

**GREATER CYPRESS PARK
NEIGHBORHOOD COUNCIL**
1150 Cypress Ave.
Los Angeles, CA 90065
<https://cypressparknc.com/>

GCPNC OFFICERS
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**DEPARTMENT OF NEIGHBORHOOD
EMPOWERMENT**
200 N. Spring St. St. 2005
Los Angeles, CA 90012
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**GREATER CYPRESS PARK NEIGHBORHOOD COUNCIL
COMMUNITY IMPACT STATEMENT
DRAFT**

November 12, 2024

Los Angeles City Council
City Hall
200 N. Spring Street
Los Angeles, CA 90012

To: Los Angeles City Councilmember Eunisses Hernandez, Mayor Karen Bass, Senator Durazo, Congressman Jimmy Gomez, and the Department of Toxic Substances Control (DTSC)

the Mayor of Los Angeles, Department of Budget Safety and Transportation as well as the Planning Office

RE: Proposed development at 3505 Pasadena Ave, Los Angeles, CA 90031 (formerly an industrial dry cleaner known as Welch's Uniform and Laundry)

The Greater Cypress Park Neighborhood Council (GCPNC) represents stakeholders who reside, own property or conduct business in the neighborhood of Cypress Park. The GCPNC Board voted at its Board and Stakeholder meeting held October 8, 2024 to approve this Community Impact Statement (CIS) regarding the proposed development at 3505 Pasadena Ave, Los Angeles, CA 90031, which was found to be a former toxic waste site.

The former Welch's Laundry property was purchased with the intent to build a 62,000 square-foot trucking diesel distribution center on the contaminated lot, directly across from Hillside Elementary School. This proposal presents a severe environmental and public health risk to our communities, especially to the students attending the school, whose overwhelming opposition was voiced at the Environmental Justice Community Town Hall hosted on Wednesday, September 18 at Hillside Elementary by Council District 1. We join efforts to urge Eunisses Hernandez's office to oppose the project for the following reasons:

- **Public Safety Concerns:** Diesel truck emissions are linked to asthma, lung cancer, leukemia, and developmental disorders, particularly in children. The distribution center would bring 18-wheel trucks traveling for miles on residential streets, emitting harmful fumes and soot that would pollute the air, our homes, and our lungs.
- **Impact on Students:** The proximity of the proposed distribution center to Hillside Elementary is alarming. Studies have shown that children are more susceptible to the negative health effects of air pollution. Approving this development would prioritize industry over the well-being of our neighborhood's youth.
- **Inappropriate Location:** A diesel trucking distribution center does not belong in a residential neighborhood. The constant presence of 18-wheel trucks would increase traffic congestion, noise, and pollution on streets designed for local use, not heavy industrial traffic.
- **Environmental Injustice:** The property is already a known contaminated site and adding a diesel trucking hub would only exacerbate pollution in an area that is struggling with environmental degradation.
- **Air Pollution Concerns:** The California Air Resources Board (CARB) has identified Lincoln Heights as one of the most impacted communities in terms of air pollution. According to CalEnviroScreen, the neighborhood ranks within the top 10% of affected communities in the state. CARB has issued a letter stating this is the inappropriate use of the site.

We urge the City, including our City Council representative Eunisses Hernandez, to oppose this project and protect the health and safety of our communities.

We appreciate the opportunity to provide our comments, and we stand with our neighbors in making their voices heard in opposition to this harmful project.

Thank you,

The Greater Cypress Park Neighborhood Council
GCPNC@empowerla.org

Sources:

- <https://saveavenue35.com/>
- <https://www.instagram.com/saveavenue34/>
- <https://www.latimes.com/environment/story/2022-04-30/an-old-toxic-dump-brings-new-worries-for-lincoln-heights>
- <https://forms.monday.com/forms/457c16c9e328e85f7c59e3bbb6b10e94?r=use1>