

## GENERAL INFORMATION ABOUT THE CONTENTS OF THIS FILE

Submissions by the public in compliance with the Commission Rules and Operating Procedures (ROPs), Rule 4.3, are distributed to the Commission and uploaded online. Please note that “compliance” means that the submission complies with deadline, delivery method (hard copy and/or electronic) AND the number of copies. Please review the Commission ROPs to ensure that you meet the submission requirements. The ROPs can be accessed at <http://planning.lacity.org>, by selecting “Commissions & Hearings” and selecting the specific Commission.

All compliant submissions may be accessed as follows:

- **“Initial Submissions”**: Compliant submissions received no later than by end of day Monday of the week prior to the meeting, which are not integrated by reference or exhibit in the Staff Report, will be appended at the end of the Staff Report. The Staff Report is linked to the case number on the specific meeting agenda.
- **“Secondary Submissions”**: Submissions received after the Initial Submission deadline up to 48-hours prior to the Commission meeting are contained in this file and bookmarked by the case number.
- **“Day of Hearing Submissions”**: Submissions after the Secondary Submission deadline up to and including the day of the Commission meeting will be uploaded to this file within two business days after the Commission meeting.

Material which does not comply with the submission rules is not distributed to the Commission.

### ENABLE BOOKMARS ONLINE:

\*\*If you are using Explorer, you need will need to enable the Acrobat  toolbar to see the bookmarks on the left side of the screen.

If you are using Chrome, the bookmarks are on the upper right-side of the screen. If you do not want to use the bookmarks, simply scroll through the file.

If you have any questions, please contact the Commission Office at (213) 978-1300.

# **SECONDARY SUBMISSIONS**



Planning APC East LA &lt;apceastla@lacity.org&gt;

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## I Support Vista El Sereno - Proposed 42-Unit Infill Housing Project

1 message

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**Arjun Kolachalam** <akolachalam@everyactioncustom.com>

Wed, May 6, 2020 at 6:22 PM

Reply-To: [akolachalam@gmail.com](mailto:akolachalam@gmail.com)

To: [apceastla@lacity.org](mailto:apceastla@lacity.org)

Dear East Los Angeles Area Planning Commission,

I am writing to you in strong support of Vista El Sereno, the proposed 42-unit single-family housing project to be located at the corner of Eastern Avenue and Lombardy Blvd. This project will be a tremendous benefit to the community of El Sereno.

In addition to adding housing to the area, Vista El Sereno will generate more than \$500,000 per year in new added property tax revenue, over \$1 million in taxes and fees in one year and create at least 165 construction jobs. Local businesses will also thrive with new families joining the community and becoming customers.

Personally sent by Arjun Kolachalam using Abundant Housing LA's Advocacy Tool. AHLA is a grassroots pro-housing organization.

Sincerely,

Arjun Kolachalam

616 N Flores St West Hollywood, CA 90048-2147

[akolachalam@gmail.com](mailto:akolachalam@gmail.com)



Planning APC East LA &lt;apceastla@lacity.org&gt;

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## I Support Vista El Sereno - Proposed 42-Unit Infill Housing Project

1 message

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**Chase Andre** <chase.andre@everyactioncustom.com>

Mon, May 11, 2020 at 3:09 PM

Reply-To: chase.andre@yahoo.com

To: apceastla@lacity.org

Dear East Los Angeles Area Planning Commission,

Thanks for taking the time to read my letter. For 7 years, I've been a resident of El Sereno (90032). I am writing to you in strong support of Vista El Sereno, the proposed 42-unit single-family housing project to be located at the corner of Eastern Avenue and Lombardy Blvd. This project will be a tremendous benefit to our community.

In addition to adding housing to the area—something Los Angeles desperately needs—Vista El Sereno will generate more than \$500,000 per year in new added property tax revenue, over \$1 million in taxes and fees in one year and create at least 165 construction jobs. Local businesses will also thrive with new families joining the community and becoming customers.

I encourage you to support retaining some of these units for our low and very low income families. Los Angeles is a mixed-income community, and neighborhoods creating infill will do well to ensure our most economically disadvantaged continue to access the new units coming to the neighborhoods they've long occupied.

Personally sent by Chase Andre using Abundant Housing LA's Advocacy Tool. AHLA is a grassroots pro-housing organization.

Sincerely,

Chase Andre

4953 Barstow St Apt 2 Los Angeles, CA 90032-2172

[chase.andre@yahoo.com](mailto:chase.andre@yahoo.com)



Planning APC East LA &lt;apceastla@lacity.org&gt;

**APCE-2015-2048-ZC-ZAD-ZAACEQA No.:ENV-2015-1918-MND Incidental Cases:VTT-73531-SL**

1 message

Clara Solis <claramsolis@earthlink.net>  
To: apceastla@lacity.org

Mon, May 11, 2020 at 3:18 PM

**RE: APCE-2015-2048-ZC-ZAD-ZAACEQA No.:ENV-2015-1918-MND Incidental Cases:VTT-73531-SL**Attn: Etta Armstrong, Commission Executive Assistant I [apceastla@lacity.org](mailto:apceastla@lacity.org)

Dear Rudy Espinoza, President, Denise Campos, Vice President, Christopher Arellano, Commissioner, Teri Stein, Commissioner, Jacob Stevens, Commissioner

We are opposed to the project being proposed at [2520 North Eastern Avenue](#) (2532, 2608, and 2668 N. Eastern Avenue and [2647-2651 N. Lombardy Boulevard](#)).

It is appalling that the removal of 39 Protected Southern California Walnut trees (Juglans Californica) are seriously being considered when we are facing unprecedented impacts due to climate change. California is losing trees by the millions due to climate change. California lost 18 million trees due to climate change in 2018. The tree canopy in the City of Los Angeles has been decreasing in an unprecedented manner. It is well documented that the Southern California Black Walnut is a threatened species. There are few groves of Southern California Black Walnuts left in the City of Los Angeles. Please do not allow the removal of these precious threatened trees. We need our trees. Replacing mature trees with saplings will take decades to provide any benefit to the community. Please do not approve this project.

This is not a at right project. You have to grant exceptions to existing municipal codes. Its approval is contrary to existing municipal codes regarding the removal of earth. Its approval is contrary to existing municipal codes regarding the use of retaining walls. You do not have to approve this project.

Another concern we have is regarding whether residents during these unprecedented times, during a pandemic are being denied the opportunity to participate. We are English speakers that are technologically savvy yet the instructions for participating at this hearing are confusing. We clicked the zoom link and it said we lost our way. We click one link after another and have still not come across the zoom link which the hearing notice mentions. Is only a telephone call in available? Then why state this is a zoom meeting. Additionally, how can a Spanish speaker know that they need to contact the city 7 days in advance when the hearing notice for this project was not provided to residents in Spanish? Many residents signed a petition opposing this project in Spanish. This community has many Spanish speakers. How will they be allowed to participate

when many people did not find out about this hearing in time to request a translator or couldn't even read the notice to know that they need to request an interpreter?

The density being considered will probably be double what is being stated and will negatively impact the community. Two parking spots per housing unit will not be enough. Our Los Angeles residents will not be able to afford these homes without doubling up on families in a unit. We already see this with families who have recently purchased a home. These units are not low income or affordable. This project will cause more air pollution to the neighborhood and be a danger to the children who access the recreation center, park, skate park and school across the street both from traffic and air pollution (the PM2.5 count is in the 84 percentile according the CalEnviroscreen). In this pandemic we have seen what troubles high density brings. It is crazy to add so many units with such limited access. Eastern Avenue is already very impacted with traffic. What will happen if there is a fire. How will you feel if residents perish because they can not escape a fast moving brush fire.

Please do not approve this project.

Thank you for your consideration.

San Pascual Arroyo Seco Wildlife Habitat Preservation and

Clara Solis, Jeffrey Hernandez, Diego Hernandez Solis, Joaquin Hernandez Solis, [521 N. Avenue 67](#)

Gail and Marceil Crandall, [510 N. Avenue 67](#)

Cruz and Bobby Burrestia, 6640 Elgin

Erica Rice Cruz, 1005 San Pascual



Planning APC East LA &lt;apceastla@lacity.org&gt;

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## Vista El Sereno

1 message

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**Diana Coronado** <dcoronado@bialav.org>

Thu, May 7, 2020 at 11:52 AM

To: "may.sirinopwongsagon@lacity.org" &lt;may.sirinopwongsagon@lacity.org&gt;

Cc: "apceastla@lacity.org" &lt;apceastla@lacity.org&gt;, Tim Piasky &lt;tpiasky@bialav.org&gt;

Attached is a support letter from the Building Industry Association for the Vista El Sereno housing development. Should you have any questions please contact me.

Thank you,

Diana



Los Angeles/Ventura Chapter

**Diana Victoria Coronado**

Director of Government Affairs

**Building Industry Association****Los Angeles/Ventura Chapter**

350 South Bixel Street, Suite 100

Los Angeles, CA 90017

Cell: 951-233-1506

[dcoronado@bialav.org](mailto:dcoronado@bialav.org)**BIA Support Letter\_Vista El Sereno\_Area Planning Commission 05.13.2020.pdf**

198K



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Alyssa Trebil, *DuctTesters, Inc.*

Brett Trebil, *Watt Communities*

Christine Villegas, *Chelsea Investment Corp*

Rick White, *Larrabure Framing*

May 13, 2020

May Sirinopwongsagon

City Planner

200 N Spring Street, Room 621

Los Angeles, CA 90012

#### **Re: Approve Vista El Sereno – Area Planning Commission**

Dear Ms. Sirinopwongsagon:

The Los Angeles/Ventura Chapter of the Building Industry Association of Southern California, Inc. (BIA), is a non-profit trade association of nearly 1,200 companies employing over 100,000 people all affiliated with building housing for all. On behalf of our membership, we would like to express our support for the approval of Vista El Sereno. This project will provide homeownership opportunities for many families across the City of Los Angeles.

Currently, California is facing one of the most drastic housing shortages in the nation. A recent [McKinsey Global Institute report](#) estimated that the State needs 3.5 million units of housing to fill this gap and the Southern California Association of Governments estimates that the LA Metro area needs 1.4 million units of housing. The City of Los Angeles, alone, will be responsible for providing nearly 500,00 new housing units by 2029 as projected by the [Regional Housing Needs Assessment \(RHNA\)](#) allocation numbers. Every new unit of housing in the City is necessary. Vista El Sereno is a step in the right direction in helping to alleviate this crisis by replacing an underutilized site with 42 single-family homes.

There are many added benefits for the City that result from the production of housing. Vista El Sereno will strengthen the local economy with new investment and generate revenue for Los Angeles. This project will accumulate more than \$1 million in taxes and fees in just one year and it will create construction jobs during this difficult economic condition. Estimates show that for each unit of housing at least three jobs are produced. Further, the infusion of work and future residents will help support local businesses.

In addition to improving the economic sustainability of the community,



Los Angeles/Ventura Chapter

this project will maintain consistency in character with the surrounding neighborhood. The property that El Sereno is proposed to be built on has been vacant and deteriorating for many years, leaving a gap in an otherwise vibrant residential block. In working with the community, the project producers have committed to improve El Sereno's existing parks, enhance the safety of the neighborhood, and minimize any negative impacts. We are proud to support these critical efforts in the creation of housing opportunities.

For these reasons, we would like to urge the City to approve the Vista El Sereno housing development. Thank you for your consideration of this request. Should you have any questions, please contact BIA-LAV Director of Government Affairs, Diana Coronado at [dcoronado@bialav.org](mailto:dcoronado@bialav.org).

Sincerely,

Tim Piasky  
Chief Executive Officer  
BIA-Los Angeles/Ventura

*Sent via e-mail*

CC: Area Planning Commission



Planning APC East LA &lt;apceastla@lacity.org&gt;

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**Item 5, ELA APC 2520 N. Eastern Av. Project**

1 message

**Tom Williams** <ctwilliams2012@yahoo.com>

Mon, May 11, 2020 at 11:41 AM

To: "apceastla@lacity.org" &lt;apceastla@lacity.org&gt;

Cc: Sylvia Cruz &lt;aljcruzmoreno@gmail.com&gt;, Cynthia Sandoval &lt;c.sandovalla32nc@gmail.com&gt;, Paul Ferrazzi &lt;ccfasdirector@gmail.com&gt;, Nicole Sanchez &lt;nicole.sanchez@lacity.org&gt;, May Sirinopwongsagon &lt;may.sirinopwongsagon@lacity.org&gt;

**DATE:** Monday May 11, 2020**TO:** City of Los Angeles, Department of City Planning, East LA Area Planning Commission  
[apceastla@lacity.org](mailto:apceastla@lacity.org).**ATTN:** May Sirinopwongsagon, City Planner [may.sirinopwongsagon@lacity.org](mailto:may.sirinopwongsagon@lacity.org) 213-978-1372  
200 N. SPRING St., Rm 621 Los Angeles, CA. 90012**CC:** California State Attorney General  
Nicole Sanchez, Planner. [nicole.sanchez@lacity.org](mailto:nicole.sanchez@lacity.org)**FROM:** Dr. Tom Williams, Snr. Techn.Adviser, Citizens Coalition for A Safe Community  
4117 Barrett Rd., Los Angeles, CA 90032-1712 323-528-9682  
[ctwilliams2012@yahoo.com](mailto:ctwilliams2012@yahoo.com)**SUBJECT:** Planning Considerations for **2520 North Eastern Avenue**  
(2532, 2608, & [2668 N. Eastern Av.](#) & 2647-2651 N. Lombardy Blvd)  
Case Number: APCE-2015-2048-ZC-ZAD-ZAA  
and VTT-73531-SL, and ENV-2015-1918-MND**RE:** Early Public Comments for May 13, 2020 Meeting

The APC meeting will be conducted entirely telephonically by Zoom [<https://zoom.us/>]; meeting's telephone number and access code access number provided no later than 72 hours before meeting on the meeting agenda published at <https://planning.lacity.org/about/commissions-boards-hearings> and/or by contacting [apceastla@lacity.org](mailto:apceastla@lacity.org)

The proposed Project is for the new construction, use, and maintenance of 42 small lot homes

approximately 2,000 square feet of floor area and a maximum height of 26 feet on the approximately 218,270 square-foot (5 ac; 72,760 sq/yd) lot. The Project proposes to provide two (2) parking spaces in garages attached to each small lot home. Two (2) required parking spaces, up to 38 of the small lot homes have been designed to

accommodate two (2) additional parking spaces within each of the driveways, providing off-site options for residents and their guests. No sidewalks will be included for the driveways. Access to 38 small lot homes will be provided through a common access driveway accessible from Eastern Avenue, while the remaining four (4) small lot homes will be accessible from a common access driveway from Lombardy Boulevard. The Project will require the removal of 39 of 102 Protected Trees (Black Walnut trees) located on the site and the grading and export of approximately **78,000 cubic yards of dirt**.

The documents provided for the proposed Project are totally inadequate and incomplete and with many errors in community features and technical calculations.

And for the **REQUESTED ACTION(S)**:

1. The East Los Angeles Area Planning Commission shall consider pursuant to CEQA Guidelines Section 15074(b), the whole of the administrative record, including MND, Case No. ENV-2015-1918-MND, and all comments received.

Many issues arose during initial review, and these comments for the MND and current considerations which together appear to warrant as a minimum continuation of the Planning Commission's consideration of this item while the applicant can make appropriate revisions and information accessibility. I strongly recommend that the Commission require withdrawal of the current MND, its revision, and recirculation as a RMND or a Draft Environmental Impact Report (DEIR).

Presentation materials (Slides 1-19) include many inadequacies, errors, and contradictions which can be addressed by:

1. Finding the MND inadequate, with errors, and incomplete and must be withdrawn, revised, and reissued as a R/SMND or as a DEIR;
2. Providing referenced MMP for public review and comments along with correspondence with mitigation mentioned;
3. Continue consideration of retaining walls incorporated in building foundations, those with slab foundations and those with caissons or piling;
4. Continue considerations of retaining walls and fencing along south and eastern boundaries of Project.

Comments: Documents provided and linked for the meeting on 05/13/20 are totally inadequate and incomplete for Public review and comment, and thereby I strongly recommend continue the proposed Meeting of the ELA Area Planning Commission (APC) for at least one month after the provision of all requested revised and other documents, public accessible links thereto, and numerous revisions of displays for the meetings, and contents of documents mentioned below.

If not, lengthy appeals and civil actions will be undertaken to provide the Public with adequate considerations.

See attached



Planning APC East LA &lt;apceastla@lacity.org&gt;

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## I Support Vista El Sereno - Proposed 42-Unit Infill Housing Project

1 message

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**Esteban Garcia** <esteban.garcia.gar@everyactioncustom.com>

Wed, May 6, 2020 at 6:20 PM

Reply-To: esteban.garcia.gar@gmail.com

To: apceastla@lacity.org

Dear East Los Angeles Area Planning Commission,

I am writing to you in strong support of Vista El Sereno, the proposed 42-unit single-family housing project to be located at the corner of Eastern Avenue and Lombardy Blvd. This project will be a tremendous benefit to the community of El Sereno.

In addition to adding housing to the area, Vista El Sereno will generate more than \$500,000 per year in new added property tax revenue, over \$1 million in taxes and fees in one year and create at least 165 construction jobs. Local businesses will also thrive with new families joining the community and becoming customers.

Personally sent by Esteban Garcia using Abundant Housing LA's Advocacy Tool. AHLA is a grassroots pro-housing organization.

Sincerely,  
Esteban Garcia  
2669 Olive St Walnut Park, CA 90255-6323  
[esteban.garcia.gar@gmail.com](mailto:esteban.garcia.gar@gmail.com)



Planning APC East LA &lt;apceastla@lacity.org&gt;

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## I Support Vista El Sereno - Proposed 42-Unit Infill Housing Project

1 message

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**Grayson Peters** <graysonapeters@everyactioncustom.com>

Wed, May 6, 2020 at 6:23 PM

Reply-To: graysonapeters@gmail.com

To: apceastla@lacity.org

Dear East Los Angeles Area Planning Commission,

I am writing to you in strong support of Vista El Sereno, the proposed 42-unit single-family housing project to be located at the corner of Eastern Avenue and Lombardy Blvd. This project will be a tremendous benefit to the community of El Sereno.

In addition to adding housing to the area, Vista El Sereno will generate more than \$500,000 per year in new added property tax revenue, over \$1 million in taxes and fees in one year and create at least 165 construction jobs. Local businesses will also thrive with new families joining the community and becoming customers.

Personally sent by Grayson Peters using Abundant Housing LA's Advocacy Tool. AHLA is a grassroots pro-housing organization.

Sincerely,  
Grayson Peters  
715 Gayley Ave Los Angeles, CA 90024-2432  
[graysonapeters@gmail.com](mailto:graysonapeters@gmail.com)



Planning APC East LA &lt;apceastla@lacity.org&gt;

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## I Support Vista El Sereno - Proposed 42-Unit Infill Housing Project

1 message

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**Joshua Blumenkopf** <jblumenkopf@everyactioncustom.com>

Thu, May 7, 2020 at 1:04 AM

Reply-To: jblumenkopf@gmail.com

To: apceastla@lacity.org

Dear East Los Angeles Area Planning Commission,

I am writing to you in strong support of Vista El Sereno, the proposed 42-unit single-family housing project to be located at the corner of Eastern Avenue and Lombardy Blvd. This project will be a tremendous benefit to the community of El Sereno.

In addition to adding housing to the area, Vista El Sereno will generate more than \$500,000 per year in new added property tax revenue, over \$1 million in taxes and fees in one year and create at least 165 construction jobs. Local businesses will also thrive with new families joining the community and becoming customers.

Personally sent by Joshua Blumenkopf using Abundant Housing LA's Advocacy Tool. AHLA is a grassroots pro-housing organization.

Sincerely,

Joshua Blumenkopf

290 N Hudson Ave Apt 112E Pasadena, CA 91101-4427

[jblumenkopf@gmail.com](mailto:jblumenkopf@gmail.com)



Planning APC East LA &lt;apceastla@lacity.org&gt;

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## I Support Vista El Sereno - Proposed 42-Unit Infill Housing Project

1 message

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**Juan Ceron** <ceronjuan2012@everyactioncustom.com>

Fri, May 8, 2020 at 8:05 PM

Reply-To: [ceronjuan2012@gmail.com](mailto:ceronjuan2012@gmail.com)

To: [apceastla@lacity.org](mailto:apceastla@lacity.org)

Dear East Los Angeles Area Planning Commission,

I am writing to you in strong support of Vista El Sereno, the proposed 42-unit single-family housing project to be located at the corner of Eastern Avenue and Lombardy Blvd. This project will be a tremendous benefit to the community of El Sereno.

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Personally sent by Juan Ceron using Abundant Housing LA's Advocacy Tool. AHLA is a grassroots pro-housing organization.

Sincerely,

Juan Ceron

3106 Vaquero Ave Los Angeles, CA 90032-2843

[ceronjuan2012@gmail.com](mailto:ceronjuan2012@gmail.com)



Planning APC East LA &lt;apceastla@lacity.org&gt;

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## I Support Vista El Sereno - Proposed 42-Unit Infill Housing Project

1 message

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**Leonora Camner** <leonorasc@everyactioncustom.com>

Mon, May 11, 2020 at 10:25 AM

Reply-To: leonorasc@gmail.com

To: apceastla@lacity.org

Dear East Los Angeles Area Planning Commission,

I am writing to you in strong support of Vista El Sereno, the proposed 42-unit single-family housing project to be located at the corner of Eastern Avenue and Lombardy Blvd. This project will be a tremendous benefit to the community of El Sereno.

In addition to adding housing to the area, Vista El Sereno will generate more than \$500,000 per year in new added property tax revenue, over \$1 million in taxes and fees in one year and create at least 165 construction jobs. Local businesses will also thrive with new families joining the community and becoming customers.

Personally sent by Leonora Camner using Abundant Housing LA's Advocacy Tool. AHLA is a grassroots pro-housing organization.

Sincerely,

Leonora Camner

1013 16th St Santa Monica, CA 90403-4331

[leonorasc@gmail.com](mailto:leonorasc@gmail.com)



Planning APC East LA &lt;apceastla@lacity.org&gt;

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## I Support Vista El Sereno - Proposed 42-Unit Infill Housing Project

1 message

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**Stanley Johnson** <thatpackmachine@everyactioncustom.com>

Thu, May 7, 2020 at 6:45 PM

Reply-To: thatpackmachine@gmail.com

To: apceastla@lacity.org

Dear East Los Angeles Area Planning Commission,

I am writing to you in strong support of Vista El Sereno, the proposed 42-unit single-family housing project to be located at the corner of Eastern Avenue and Lombardy Blvd. This project will be a tremendous benefit to the community of El Sereno.

In addition to adding housing to the area, Vista El Sereno will generate more than \$500,000 per year in new added property tax revenue, over \$1 million in taxes and fees in one year and create at least 165 construction jobs. Local businesses will also thrive with new families joining the community and becoming customers.

Personally sent by Stanley Johnson using Abundant Housing LA's Advocacy Tool. AHLA is a grassroots pro-housing organization.

Sincerely,

Stanley Johnson

1120 S Grand Ave Los Angeles, CA 90015-2490

[thatpackmachine@gmail.com](mailto:thatpackmachine@gmail.com)



Planning APC East LA &lt;apceastla@lacity.org&gt;

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## I Support Vista El Sereno - Proposed 42-Unit Infill Housing Project

1 message

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**William Morrison** <wllmmorrison2018@everyactioncustom.com>

Fri, May 8, 2020 at 11:31 AM

Reply-To: wllmmorrison2018@yahoo.com

To: apceastla@lacity.org

Dear East Los Angeles Area Planning Commission,

I am writing to you in strong support of Vista El Sereno, the proposed 42-unit single-family housing project to be located at the corner of Eastern Avenue and Lombardy Blvd. This project will be a tremendous benefit to the community of El Sereno.

In addition to adding housing to the area, Vista El Sereno will generate more than \$500,000 per year in new added property tax revenue, over \$1 million in taxes and fees in one year and create at least 165 construction jobs. Local businesses will also thrive with new families joining the community and becoming customers.

Personally sent by William Morrison using Abundant Housing LA's Advocacy Tool. AHLA is a grassroots pro-housing organization.

Sincerely,

William Morrison

2728 Cincinnati St Los Angeles, CA 90033-3116

[wllmmorrison2018@yahoo.com](mailto:wllmmorrison2018@yahoo.com)



Planning APC East LA &lt;apceastla@lacity.org&gt;

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## I Support Vista El Sereno - Proposed 42-Unit Infill Housing Project

1 message

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**Zennon Ulyate-Crow** <zennon@everyactioncustom.com>

Thu, May 7, 2020 at 9:26 AM

Reply-To: zennon@me.com

To: apceastla@lacity.org

Dear East Los Angeles Area Planning Commission,

I am writing to you in strong support of Vista El Sereno, the proposed 42-unit single-family housing project to be located at the corner of Eastern Avenue and Lombardy Blvd. This project will be a tremendous benefit to the community of El Sereno.

In addition to adding housing to the area, Vista El Sereno will generate more than \$500,000 per year in new added property tax revenue, over \$1 million in taxes and fees in one year and create at least 165 construction jobs. Local businesses will also thrive with new families joining the community and becoming customers.

Personally sent by Zennon Ulyate-Crow using Abundant Housing LA's Advocacy Tool. AHLA is a grassroots pro-housing organization.

Sincerely,  
Zennon Ulyate-Crow  
PO Box 680 Topanga, CA 90290-0680  
[zennon@me.com](mailto:zennon@me.com)



YIMBY Action advocates for welcoming communities where everyone can thrive.  
yimbyaction.org

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**Area Planning Commission**

% May Sirinopwongsagon, City Planner  
City of Los Angeles  
200 Spring Street, Room 621  
Los Angeles, CA 90012

*May 8, 2020*

**RE: Support for Vista El Sereno**

Dear Planning Commission:

YIMBY Action is pleased to support the proposed development of 42 homes at Lombardy Blvd. & Eastern Ave. This project would transform the under-utilized empty lot into a community asset with 42 new homes for families with \$450,000 in funding towards improvements and programs at local parks. This project will help address Los Angeles' housing shortage and in particular, our need for more homes in communities like EL Sereno that offer proximity to job centers, great schools, shopping, and public transit.

YIMBY Action is a network of pro-housing activists fighting for more inclusive housing policies. Our vision is an integrated society where every person has access to a safe, affordable home near jobs, services, and opportunity. This project will help address the housing shortage and ensure a welcoming Los Angeles where everyone can thrive.

Best regards,

Laura Foote  
YIMBY Action, Executive Director

# **DAY OF HEARING SUBMISSIONS**