



Wednesday February 10, 2021

Henry Chu, Associate Zoning Administrator
Los Angeles City Hall
200 N. Spring Street, Suite 525
Los Angeles, CA 90012

Dear Zoning Administrator:

The Elysian Valley Riverside Neighborhood Council General Board voted on Sept. 11, 2019 against **Case Number: DIR-2019-2776-DB; ENV-2019-2777-EAF**. Today, we are discussing and voting on this second letter opposing the 5 projects owned by Mark Baatz on Allesandro Street, that have been converted from industrial tow yards to multi-family residential housing in the past 6 years because of the way the City has approved them without proper environmental protections, affordable housing covenants, housing replacement requirements or infrastructure.

New Multi-family housing, owned and developed by M. Baatz in EVNC since 2014

Location	Case Numbers
2908, 2910 and 2914 N. Allesandro St,	DIR-2019-2630-DB; ENV-2019-2631-EAF.
2923,2927 Alesandro St	DIR-2019-3063-DB/ENV-2019-3064-EAF
2957, 2961, 2963, 2965 Alesandro St	DIR 2019-2775-DB/ENV-2019-2777/EAF.
2956-2980 Allesandro Street,	DIR-2014-2951-DB;
2938 N. Allesandro Street;	DIR-2018-2207-DB;

CONCERNS

In several sections of the Building Applications, and EAF applications, this developer directs the applicants to indicate “no” project is not part of another project, Cumulative effect should be analyzed and so should mitigations. Without such, it is referred to as “piece-mealing” in CEQA.

Developer should be required to provide sidewalks, street lights, street end improvements which is where residents access the river, clean up and add required infrastructure.

The City seems to be subsidizing the new utilities, lighting, sewer and road work.

We are seeing the loss of low-income housing as it is removed and not replaced.

Density Bonuses are given by the Director at 30%-45% in exchange for 11-17% low income units. [Q] Conditions adopted in 2015, require meeting the City’s Affordable housing ordinance.

Director is granting 30% density bonus in a Q-CM XL zoning area. The Mayor's recent executive order states that 30% Density Bonus Public Benefit projects must provide 20% to 30%. 30% of 36= 10.8 units. Seems like the density bonus program needs to be reviewed.

HCID did not enforce replacement of demolished RSO units, on any of the sites (one for one).

The Density bonus affordable units are not being marketed to low income families or being protected with affordability covenants for a minimum of 55 years.

Liquefaction and history of contaminants characterize site: We have n't seen any soils studies: Is site clean enough for residential use?

Mark Baatz and his various LLC's on Alesandro Street in Elysian Valley over the past 10 years, have circumvented the rules of development, by omissions in his building applications.

RECOMMENDATION

The Elysian Valley Riverside Neighborhood Council opposes the way in which these projects are reviewed by City Planning and approved by your office, without adequate low-income housing or off-site improvements, a site visit or input from the Neighborhood Council. We therefore recommend that given the Housing Element review, demonstrates that the City is not focusing on building low income housing, that you Revise the Density Bonus Program:

- The density bonus program is producing too few units;
- There is a lack of enforcement by HCID of the Density bonus units being affordable and being rented to eligible families.
- There is a lack of enforcement by HCID of the RSO units being demolished.
- The conversion to high density multi-family residential of industrial properties is causing gentrification and displacement of working-class Latinos here. The City should be providing protections to low income households.
- There should be a transparent process for site plan review or subdivision review, if more than one project (of over 12 units) is planned for one residential street.
- Require infrastructure plans, traffic studies, public access to the LA River greenway, housing trust fund contributions, QUIMBY fee contribution and other impact fees.

Sincerely,

Frank Mendoza, President
Elysian Valley Riverside Neighborhood Council

cc: Honorable Mitch O'Farrell, Council District 13
Honorable Eric Garcetti, Mayor
Yeghig Keshishian, External Affairs, City Planning