

## Exhibit C.

Comments from Residents at September 30<sup>th</sup> Historic Highland Park Neighborhood Council Land Use Committee Special Meeting:

**Sylva Blackstone: 23.37–** There is no rooting space for anything to grow. Trees – requirements covenants, something in deeds of property they have to take care of those trees, but there are no spaces for these trees. It is almost completely paved and cemented. There was some space in back for trees. All the trees on this property which was like a green jungle are gone. No just have very plain cement buildings, reflective buildings, heat sinks. Saw a letter from an arborist – a Letter of Certification= implies that he is a registered consulting arborist but he is not. I am a retired arborist. He has something that implies that he is a registered consulting arborist. This letter in no way substitutes for what is required. There is currently a Black Walnut, multiple trunks, it is very complex. This is not a proper report. This will not fly.

**Rosa Rivas:** Concerned about the Roof top. Are people able to congregate up there is that what he is saying. I don't feel comfortable with that roof top. That is going to be a lot of noise in that community. What is roof top for?

**Emma Espinosa:** – Resident of La Prada. Where are all of the cars going to park. I sent a picture. Where does he plan to accommodate all of the cars. That is a big concern. Developer has not been straight forward and he is not willing to work with the community and residents.. Much boxes no green spaces. Beautiful trees are being removed to be replaced with what.. I want to see something better, not so much a box. It will be a lot of noise. Will he live there to face the nightmare of the parking. Will he live here to keep up with the noise and cars blocking our driveways? Where will the trucks being during the construction. Nothing about nature or landscape. Will he be willing to reduce the number of units.

**GL Castro Trejo:** Home owner on Delphi Street the street to the south of the La Prada street being proposed for gentrification and ultimately rent increases and evictions for the surrounding apartment dwellers. La Prada is a Cul De Sac and is one of the last streets in Highland Park that offer affordable rent for families and walkability, nearby quality schools such as Annandale, Luther Burbank, and Eagle Rock HS access to amenities and resources such as convenient public transportation and easy access to major freeways. The park like medians and neighborhood on the weekend are rich in diversity and community and comradarie. I love the La Prada residents and consider myself lucky to be their neighbors all these years. I hope they fight this and the other projects with all their collective might and seek a moratorium from further development on this street. Unsurprisingly this street is targeted for gentrification for the very reasons I just stated. Beginning at the project site and not ending there another project outsized development to the south at 6044 La Prada. Both of these projects collectively were green lited by expeditors enerfacing with the federally indicted District 14 Councilman There is certainly a taint to this and many other projects in District 14. Which I wish would be audited and I wish this community would ask for a moratorium for this developent.. Certainly, the developer does not see his part in the overall Social justice

issue and stands on his absolute right to build what he wants on his acquired property. and he's Invited a comment such as mine. Most certainly he spent a majority of his time right now stating the history of why he can do this how the city allows it and how he is not doing anything he is not allowed to do. However, the urban infill ethos of the past in the 60's was not well thought out density-wise for streets like La Prada for late comers like this development . He spoke about buildings not people who live in the buildings who will lose their quality of life. There is a certain dichotomy between the home owners and renters that predates this development in Highland Park and renters have been losing. The streak will tip the balance to home owners as history has shown , The units will be out of reach for 1<sup>st</sup> time home buyers .rentists will tip the balance in favor of making existing La Prada renters no longer the desired demographic through microaggressions, systemic exclusion, through rent increases, other inequities, including calling the police for noise complaints, increased parking enforcement since these home dwellers will be having guests to entertain on their roof tops, Since the development caters to well-resourced homebuyers of mini-McMansions, small lot subdivisions. The rents in the surrounding apartment units certainly on La Prada, and also on the two nearby Heavily affordable renter centric,Hillandale and Great Oak Circle cul de sacs stand to also see disenfranchisement.

**Kelsey:** Reiterate what GL said. While I keep mentioning the community, these units inaccessible to the current community in Highland Park, by current residents you don't mean residents who already live on La Prada. How similar will these 18 condos be to the other 12 condos ones across the street at 6026 La Prada. Are 30 condos enough or are you planning to do more?

**Russell:** We all appreciate Matthew coming here to make our community better sarcastically. Matthew I don't like it. I get you are allowed to do this, but should you be doing this. Get you can. Get it follow the rules. But is this a true service to this community. Other members of community that this Is this Forcing out current residents. We all love money. Who are real losers and winners. Losers who will be purchasing these. People will buy and will rent out. Will they be rent controlled. Will they be affordable. No. Quality of street. How this will have a negative impact. I think don't try to sugarcoat it. Your responsibility to make it a better place. If you want to make it a better place just stay away.

**Patrick Ferry:** Lives at 6007 La Prada, two or three houses away from first lot. - In general, block needs a moratorium. Told Clara La Prada, is like a stove top with a bunch of pots boiling over and no one is watching it. I want to echo very articulate and passionate move for a moratorium. Echo situation district 14 is in. Does not address the needs of this community. Echo my neighbor about the Median we have. Lot of trees being removed from this project. Build affordable housing give people on block first dibs on this project. Make this 100 percent affordable. Make a green roof. Lack of permeable surfaces. Like the redesign its nicer, but redesign again. Make more community oriented.

**Julianna Ferry** – Practical questions. How long the anticipate construction will be? Currently a project across the street, although that project is smaller, it has created

enormous problems, with parking from construction vehicles and workers vehicles, that small project has blocked street for 6 months that is not even including the visitors the the project once its built. What is the plan on where to locate construction vehicles. People over to enjoy roof decks. Another thing echo desire for green space. Owners in Boston may not know how hot it is here and it is getting hotter all the time because of global warming. Talking to you on a day it was 102 degrees. Lack of trees and the amount of hardscape is a huge issue in increasing the temperature of this block. What planted and where? Don't see where additional trees will go. At this time in history issues of equity, inclusion, race, fiscal differences are being looked at like to make a plea for this developer to be on the right side of history. Not make this another gentrification project that pushes about people.

**Justin:** – Encourage all of my neighbors to write your concerns send them to the City Planning so that they are registered and recorded. I live on Hillendale Drive single family home built in 1960 Share 106 linear feet adjacent property. Basically two thirds of northern quarter of your property. Single family homes with lots of trees. I enjoy the trees. Please find way to save that Walnut produces much shade and reduces overall temperature. Not consistent with my property nor the that of my neighbor Nick Brown to the west of me, both Single Family homes. For one roof top decks are in the line of sight of my back yard and my patio. Don't want additional noise. City Draft Report says no serious noise concerns, think this is an exception. Another concern I have is grading plan and geologic stability of the hillside Given that 106 linear feet adjacent to developed area can you tell me what geologic studies conducted. Just finished a major remodel of my home don't want any part of my property de-stabled. Further more trash removal do not understand how 36 trash bins will be accommodated on the street.

**Nick Brown:** Live on Hillendale. Two of houses in project abut my property. Don't see How they are waiving environmental impact report given the level of traffic that will effect la prada and figueroa, and many more projects being allowed by city. the loss of green space and noise. Concerned about the 36 trash cans and rats and roaches that they will bring. Guest Parking is at rear. Any possibility to Guest parking at rear being moved to front, concerned about guests cars coming in all times of day. Hillside stability Massive sloping grade Hedgerow total property. Assurances Hedgerow will not be damaged. Massive sloping grade that will be excavated. Ridiculous that this will fill housing shortage. There is not a million dollar housing shortage. City needs to address its overall zoning.

**Gemma Marquez** – Echoing Everything already stated. Matthew you can't hold us responsible for not meeting with you and give you more input. I did attend the meeting where this was presented. Design a little better, but still big square box. Same format all small lot format and is all ugly. Doesn't contribute to our community. Highland Park under siege. Talking positive development. Affordable is \$500,000 range. On Avenue 56 and York, selling for a million dollars that is not affordable. What you are talking about is profitability. City, City doing what is required, I get it but are you listening to us. Are the developers listening to us, is the mayor listening to us. We want green space, mature trees. This does not go with mayor's green initiative which is a total contradiction to his policies. So which one is it climate change is more important or profitability.

**Tani Kaye:** Live in Highland Park. I have spoken to people on Delphi. People from La Prada are already parking on Delphi no room to park on La Prada. Really need to consider the difference of what City requires and what should be provided. I notice only two parking spaces per unit, I would like to know how many bedrooms each unit has. When have six units in a building that is not an individual home, they are condos or townhomes it doesn't matter what you call them got people on either side of you. These are not people who are going to be taking public transportation. They are going to be have cars. Five guest spaces are not enough for all these units. This is not affordable housing. Should be doing what should be done. Russel said a lot of good things and GL Castro agree with what they said. How many bedrooms does each unit have.

**Eric Haagenon:** - Live in Highland Park. Really see a parking problem with parking on this street. Yes, it might be zoned for what you are planning. That doesn't necessarily mean it is a good idea. You are coming into a neighborhood that has a bunch of 1960's and 1970's apartment buildings that have inadequate parking. That is why in picture has people parking on meridian. They are parking on adjacent streets. You Are not technically taking parking away, but you are providing a means for more cars to come in. to neighborhood and they are probably going to be parking on the street. There are already 60-40 multiple vs single family homes. Reiterate what GL Castro's point was, you are coming late in this show that will exacerbate the parking problem here. ing. Coming in Late wrong type of project. Russell just because doesn't mean you should. **108.25**

**Jeffrey Hernandez:** – Same sentiment of other speakers. Why couldn't you bring in additional green space or open space. More than than fair share of density. Should be done in a measured way? Why wouldn't you do that?

**Mirtala Sanchez: 1.11 – From** Highland Park since 4 years old attended Burbank Middle School and all local schools. Echo what everyone saying. I am concerned about less affordability in housing in area. There is a demand for affordable housing. Know my neighbor wants to stay in neighborhood family of 5 living in one bedroom. Projects like these are not making this affordable. Can you tell me what is the price of each unit? Affordable being thrown around but what does that mean. What are you contributing to the community?

**Steve Crouch:** Know one believes charade about affordability. No one can afford these from this neighborhood. Should be what people in the area can afford. If you do build it can you build something aesthetically desirable. Is a bit of an improvement but East and West elevations are awful. Look at the small lots on South Avenue 57 by Pasadena freeway. and new small lots on Avenue 50 and Figueroa. This is not traditional in any sense. Ugly car or attractive still costs the same. Please fix that design Especially side elevations they are horrible.

**Justin McNeil:** Simply wanted to add statement in draft are not true. Read that draft report. Highlight areas you know that are not true. Let them know that you do not agree.

**Alejandro Trejo:** Live south of La Prada on Delphi Street, proud husband of Gloria Castro Trejo. Agree with all comments she said. Met with one of developers prior assistants that came out to review. He has been harrasing people on Delphi St. He is also in charge Matt, of property being built behind my lot. No permits pulled. I was upset, weakened foundation to property line and my wall. Addressed this with this person from Boston. He told me this was fine but wall was crooked. Anyone with Huizar be audited immediately. This is ridiculous. We need a Moratorium on La Prada. These mini- Mac mansions. My opinion this is The ugliest thing I have seen in my life. Have you pulled the permits?. Have invested our lifetime here to beautiful historic Highland Park.

**Dave Rock:** Attended earlier meeting about this development These re 18 units crammed in are unmitigated greed. Not clear if have any recourse. Do we have ability to deny this build less units or ask for affordability, don't need 18 millionaires. I said things at meeting about Solar sustainability. Is there any impact in our public comments does this have any teeth.