

Your Community Impact Statement has been successfully submitted to City Council and Committees.

If you have questions and/or concerns, please contact the Department of Neighborhood Empowerment at [NCsupport@lacity.org](mailto:NCsupport@lacity.org).

This is an automated response, please do not reply to this email.

#### Contact Information

Neighborhood Council: Lincoln Heights Neighborhood Council

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The Board approved this CIS by a vote of: Yea(19) Nay(0) Abstain(0) Ineligible(0) Recusal(1)

Date of NC Board Action: 05/16/2021

Type of NC Board Action: For

#### Impact Information

Date: 05/19/2021

Update to a Previous Input: No

Directed To: City Council and Committees

Council File Number: 20-1098

Agenda Date:

Item Number:

Summary: Lincoln Heights Neighborhood Council Community Impact Statement APPROVE RE:CF 20-0198 Baseline Hillside Ordinance (BHO) Mansions Amid Poverty and The Unhoused Dear Honorable Members of Los Angeles City Council, Lincoln Heights Neighborhood Council requests the City Council and the PLUM Committee be required to reject large mansions in low income areas as to concerns for economic displacement amid a growing local unhoused community. Such a project was proposed at 2943 Alta at Flat Top, an 8,500 sq ft mega mansion approved by city planning on our substandard hills. The community rejected the approval this dangerous project. Flat Top was identified as a Sacred site by Tongva Kizh Nation through AB-52. An 8,500 sq ft mansion is over twelve times the size of any house in range and will subject families to fire, mudslides and potential death. Lincoln Heights is challenged with low income and displacement. Applicants are building large luxury homes that should be reexamined with concern for location, site appropriateness, and structural conditions overlooked by City Planning. The juxtaposition of hillside mansion projects and the unhoused shows the disconnect between City Planning and the needs of the People. We don't understand how building large mansions in our community, often on historic open space, is consistent with community objectives of equity, environmental and safety concerns. Lincoln Heights residents are being unhoused at an alarming rate, and our open space/ substandard hills in our park poor neighborhood is being seized. The City of LA must enforce rules to eliminate displacement in our community. Obscene mega mansions on our hills will not only endanger lives, but will also serve as a constant visual physical reminder of the fundamental disconnect between the desires of the developers/ investors juxtaposed violently against the essential material needs of the local families. Sara Clendening President Lincoln Heights Neighborhood Council



## Lincoln Heights Neighborhood Council

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FACEBOOK: "[www.facebook.com/LHNCLA31](https://www.facebook.com/LHNCLA31)"

WEB: "[www.LincolnHeightsNC.org](http://www.LincolnHeightsNC.org)"

SARA CLENDENING, President; BEN WADSWORTH, Vice President;  
FERNANDA SANCHEZ, Secretary; MARY LEGIER BIEDERMAN, Treasurer



### Community Impact Statement

The Board Approves This Community Impact Statement Yea (19), Nay ( ), Abstain ( ) on 5/16/21

May 16, 2021

#### Re: Mansions Amid Poverty and The Unhoused

Dear Honorable Members of Los Angeles City Council,

#### SUMMARY:

Lincoln Heights Neighborhood Council requests the City Council and the PLUM Committee be required to REJECT large mansions in low income areas as to concerns for economic displacement amid a growing local unhoused community. Such a project was proposed at 2943 Alta at Flat Top, an 8,500 sq ft mega mansion approved by city planning on our substandard hills. The community rejected the approval of this dangerous project. Flat Top was identified as a Sacred site by Tongva Kizh Nation through AB-52. An 8,500 sq ft mansion is over twelve times the size of any house in range and will subject families to fire, mudslides and potential death.

#### STATEMENT VOTED ON MAY 16, 2021:

Lincoln Heights is challenged with low income and displacement. Applicants are building large luxury homes that should be reexamined with concern for location, site appropriateness, and structural conditions overlooked by City Planning.

While City Planning claims to have reviewed such projects, due to COVID restrictions and limitations, we feel that these projects are not adequately reviewed and do not address our concerns. We request withdrawal of such Applications, review of the Application with Community Involvement, and recirculation of revised applications with an eye for downsizing and appropriateness.

The juxtaposition of hillside mansion projects and the unhoused shows the disconnect between City Planning and the needs of the People. We don't understand how building large mansions in our community, often on historic open space, is consistent with community objectives of equity, environmental and safety concerns. Lincoln Heights residents are being unhoused at an alarming rate, and our open space/ substandard hills in our park poor neighborhood is being seized.

But also important is the unsafe condition of building on soft hillsides for the foundation for such houses. These are usually built on pilings that claim to reach bedrock at 5 feet. However bedrock is reportedly at 35 feet below grade. A large whale skull was found at shale bedrock, at 35 feet below the surface, one of the most valuable and important fossil discoveries on Flat Top, our name for these historically parkland hills. This is not the place to build luxury mansions while our local unhoused sleep on the streets.

The ZIMAS page shows that the seismic hazard conditions are a short distance from the Elysian fault zone, resulting in a Richter Scale of 6.4 or greater on such hillside parcels. Yet mansion projects geotechnically refer to another fault miles away, under Hollywood. Engineering documents are under analyzed as they refer to distant fault lines and are likely deficient and a safety concern.

The engineering documents often rely on old surface pit diggings and not on actual soil borings. The steepness of these slopes based on hand dug pit information is not sufficient or adequate. Actual soil borings should be made and submitted. We question whether such foundations will stay in place. The geology should be re-examined by contemporary specialists in this matter.

The City of LA must enforce rules to eliminate displacement in our community. Obscene mega mansions on our hills will not only endanger lives, but will also serve as a constant visual physical reminder of the fundamental disconnect between the desires of the developers/ investors juxtaposed violently against the essential material needs of the local families.

Sara Clendening  
President

Lincoln Heights Neighborhood Council