



**Lincoln Heights Neighborhood Council**  
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**Los Angeles, CA 90031**  
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GILBERT AREVALO, President; BEN WADSWORTH, Vice President;  
PETER TANG, Secretary; VACANT, Treasurer



## Community Impact Statement

The Board Approves This Community Impact Statement Yea (x), Nay (x), Abstain (x) on

October 26, 2020  
October xx, 2020

### **Re: Mansions Amid Poverty and Homelessness**

Dear Honorable Members of Los Angeles City Council,

#### SUMMARY:

The 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 homeless community.

#### STATEMENT VOTED ON OCTOBER XX, 2020:

Lincoln Heights is challenged with low income and homelessness. Applicants here are building large luxury homes that we feel 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.

There is a decidedly abstract juxtaposition of homeless and hillside mansion projects. 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. We also have a growing homeless community of former Lincoln Heights residents to consider.

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 nearby homeless sleep on our 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.

Please join us in the effort to reduce mansions, and provide for our homeless. Enforce rules to eliminate displacement in our communities. These luxury mansions are an unhealthy imposition of luxury during an era of displacement and homelessness.

Respectfully,

Richard Larsen, Lincoln Heights Neighborhood Council

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