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January 17, 2023

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Ricardo Moura (R)  
Moura Design  
5236 Yarmouth Avenue  
Encino, CA 91316

CASE NO. ZA-2021-5204-ZAD  
ZONING ADMINISTRATOR'S  
DETERMINATION  
2824-2830 North Prewett Street  
Northeast Los Angeles Planning Area  
Zone : [Q]R1-1D  
D. M. : 141A225  
C.D. : 1  
CEQA : ENV-2021-5205-CE  
Legal : Lot 1, TR8002 Tract

Pursuant to California Environmental Quality Act (CEQA), I hereby **DENY A DETERMINATION THAT THE PROJECT IS CATEGORICALLY EXEMPT:**

based on the whole administrative record, that the project is **NOT** exempt from CEQA pursuant to CEQA Guidelines Section 15303, Class 3, and there IS substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the State CEQA Guidelines regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways, or hazardous waste site, or historical resources applies (see Finding No. 9); and,

Pursuant to Los Angeles Municipal Code (LAMC) Section 12.24 X.28, I hereby **DENY:**

a Zoning Administrator's Determination to permit the construction, use, and maintenance of a new single-family dwelling on a lot fronting on a Substandard Hillside Limited Street without providing a 20-foot wide adjacent minimum roadway adjacent to the property along Prewett Street as required by LAMC Section 12.21C.10(i)(2);

Pursuant to Los Angeles Municipal Code Section 12.24 X. 28, I hereby **DENY**:

a Zoning Administrator's Determination to permit the construction, use and maintenance of a new single-family dwelling on a lot fronting on a Substandard Hillside Limited Street (Thomas Street) where a minimum 20-foot wide Continuous Paved Roadway is not provided from the driveway apron to the boundary of the Hillside Area, as required by LAMC Section 12.21 C.10(i)(3).

Pursuant to Los Angeles Municipal Code Section 12.24 X. 26, I hereby **DENY**:

a Zoning Administrator's Determination to permit the construction, use and maintenance of three (3) retaining walls in lieu of the otherwise two (2) retaining walls permitted per LAMC Section 12.21 C.8(a).

### **FINDINGS OF FACT**

After thorough consideration of the statements contained in the application, the plans submitted therewith, and the statements made at the public hearing on November 10, 2021, all of which are by reference made a part hereof, as well as knowledge of the property and surrounding district, I find that the requirements and prerequisites for granting a Zoning Administrator's Determination as enumerated in Section 12.24 X.28 and Section 12.24 X.26, of the Los Angeles Municipal Code have **NOT** been established by the following facts:

### **BACKGROUND**

The subject property is a 9,536 square-foot, vacant lot fronting on Prewett Street and Thomas Street (corner-lot). The project is for the construction, use and maintenance of a new two (2)-story, 3,873 square foot single-family dwelling with an attached two (2)-car garage and an attached 800-square foot Accessory Dwelling Unit (ADU) under separate Administrative review. The project also proposes the construction of three (3) retaining walls measuring, 62-feet, 35-feet 6-inches, and 35-feet and 3-inches long and up to six (6) feet in height and the grading of 745 cubic yards of soil and the exporting of 645 cubic yards of graded material. The property is zoned [Q]R1-1D, is designated for Low Residential land uses and is located in the Northeast Los Angeles Community Plan area. The subject property is located within the Northeast Hillside Ordinance area, the Baseline Hillside Ordinance area, Urban Agriculture Incentive Zone, Very High Fire Severity Zone, Special Grading Area, and is located 0.94 kilometers from the Upper Elysian Park Fault Zone. It is also listed in the State of California Native American Heritage Commission's

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Sacred Lands File. The adjacent lots are zoned [Q] R1-1D. The adjacent lot to the southeast has an abandoned home on it that is half complete, and there are three recently completed homes on Two Tree Avenue that are completed but of unknown occupancy. The lots on the easterly side of Thomas Street are vacant except for four homes between the intersection of Ashland Avenue and the building site.

**Prewett Street**, adjoining the north side of the subject property, is a Local Street – Standard with a right-of-way width of 55 feet and is an undeveloped paper street.

**Thomas Street**, adjoining the easterly side of the subject property, is a Local Street – Standard with a right-of-way width of 30 feet and is a dirt road adjacent to the site; a three (3)-foot wide street dedication is required as identified by the Bureau of Engineering Preliminary Referral Form dated January 7, 2021 and a paving of the street will be required.

According to a tree letter dated March 29, 2021, prepared by Arsen Margossian, Certified Consulting Arborist #WE-7233A, there are no Protected Trees or shrubs on site.

Previous zoning related actions on the site/in the area include:

### **Subject property**

**Ordinance No. 180,403** – On November 26, 2008, The City Council adopted Ordinance No. 180,403 which is a Zone Change for various sub areas within the Northeast Community Plan area. The Zone Change required future developments in the subareas to follow D Limitations and Q Conditions relating to floor area, height, retaining walls, grading, building design, and landscaping.

### **Cases within a 500-foot Radius of the Subject Site:**

**ZA-2019-6867-ZAD** – On March 3, 2021, the Zoning Administrator denied a Zoning Administrator's Determination permitting the construction of a new single-family dwelling on a lot fronting a Substandard Hillside Limited Street (Clifton Street) with an Adjacent Minimum Roadway width that is less than the 20 feet as otherwise required by LAMC Section 12.21 C.10(i)(2) by requiring the improvement and approved with conditions a determination permitting the construction, use, and maintenance of a single-family dwelling on a lot fronting a Substandard Hillside Limited Street that does not have a minimum 20-foot wide Continuous Paved Roadway width from the driveway apron to the boundary of the Hillside Area as required by LAMC Section 12.21 C.10(i)(3) at 506 East Clifton Street.

**ZA-2019-4258-ZAD** – On March 3, 2021, the Zoning Administrator denied a Zoning Administrator's Determination permitting the construction of a new single-family dwelling on a lot fronting a Substandard Hillside Limited Street (Clifton Street) with an Adjacent Minimum Roadway width that is less than the 20 feet as otherwise required by LAMC Section 12.21 C.1 0(i)(2) by requiring the improvement and approved with conditions a determination permitting the construction, use, and maintenance of a single-family dwelling on a lot fronting a Substandard Hillside Limited Street that does not have a minimum 20-foot wide Continuous Paved Roadway width from the driveway apron to the boundary of the Hillside Area as required by LAMC Section 12.21 C.10(i)(3) at 500 East Clifton Street.

**ZA-2019-1962-ZAD** – On December 30, 2019, the Zoning Administrator denied a Zoning Administrator's Determination permitting the construction of a new single-family dwelling on a lot fronting a Substandard Hillside Limited Street (Abrigo Avenue) with an Adjacent Minimum Roadway width that is less than the 20 feet as otherwise required by LAMC Section 12.21 C.1 0(i)(2) by requiring the improvement and approved with conditions a determination permitting the construction, use, and maintenance of a single-family dwelling on a lot fronting a Substandard Hillside Limited Street that does not have a minimum 20-foot wide Continuous Paved Roadway width from the driveway apron to the boundary of the Hillside Area as required by LAMC Section 12.21 C.10(i)(3) at 2751 North Abrigo Avenue.

**ZA-2016-1809-ZAD** – On March 7, 2018, the Zoning Administrator approved with conditions a determination permitting the construction, use, and maintenance of a single-family dwelling fronting on a Substandard Hillside Limited Street which does not have a 20-foot wide continuous paved roadway from the driveway apron to the boundary of the Hillside Area as required by Section 12.21 C.10(i)(93) of the Municipal Code at 2831 North Thomas Street.

**ZA-2015-4321-ZAD** – On February 29, 2016, the Zoning Administrator approved with conditions a determination permitting the construction, use and maintenance of a new single-family dwelling fronting on a Hillside Street, Two Tree Avenue, with the rear driveway apron abutting a substandard Hillside Limited Street, without providing a minimum 20-foot wide continuous paved roadway from the driveway apron to the boundary of the Hillside Area, otherwise required by Los Angeles Municipal Code Section 12.21-C, 1 O(i)(3) inasmuch as there is no driveway apron or vehicular access from Abrigo Avenue as the property is a thorough lot which will provide vehicular access on Two Tree Avenue, which is improved to a minimum 36-foot roadway; and without providing a minimum 20-foot wide roadway adjacent to the property's driveway apron on

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Abrigo Avenue, as otherwise required by Los Angeles Municipal Code Section 12.21-C, 10(i)(2) at 3314 Two Tree Avenue.

**ZA-2007-4920** - On March 1, 2010, the Zoning Administrator approved with conditions a determination permitting the construction, use and maintenance of a single-family dwelling fronting onto a Substandard Hillside Limited Street that is improved to a roadway width of less than 20 feet and where a minimum 20-foot wide continuous paved roadway is not provided from the driveway apron to the boundary of the Hillside area as set forth in Section 12.21 A.17 of the Municipal Code at 486 East Clifton Street.

**ZA-2004-7327-ZAD** – On June 27, 2015, the Zoning Administrator approved with conditions a determination permitting the construction, use and maintenance of a new single-family dwelling fronting on a Substandard Hillside Street, improved to a roadway width of less than 20 feet and which does not have a vehicular access route from a street improved with a 20-foot wide continuous paved roadway to the boundary of the Hillside Area at 489 Clifton Street.

### **PUBLIC HEARING**

A Notice of Public Hearing was sent to nearby property owners and/or occupants residing near the subject site for which an application was filed with the Department of City Planning. The purpose of the hearing was to obtain testimony from affected and/or interested persons regarding the project. Due to concerns over COVID-19, the hearing was conducted telephonically and via ZOOM on November 10, 2021 at 10:00 a.m. All interested persons were invited to participate in the virtual hearing at which they could listen, ask questions, or present testimony regarding the project.

The public hearing was attended by the applicant's architect and representative as well as 41 local stakeholders 20 of whom spoke at the hearing. The hearing lasted for 2.5 hours after which the Zoning Administrator took the case under-advisement for the collection of additional written information. A transcript of the case was produced by a local stakeholder and is included in this Determination as Exhibit A.

### **COMMUNICATIONS IN THE FILE BOTH BEFORE AND AFTER THE HEARING:**

There were approximately 84 letters in the file in opposition to the project and two in favor as well as nine form letters in favor submitted by the applicant. They are summarized below:

**Letters in Favor of the Project:**

- I am writing to you about the project. Those lots are privately owned and the owners of those lots should be able to build a house of their size and choosing. I support the construction here. There are always empty alcohol bottles there and people go up there to do drugs. Building a house there would ward off that activity. Development will encourage more development in the area and drive vagrants out. I understand that people walk up there to enjoy the view, but they should not put their personal desires over that of the property owners;

**Letters opposed to the Project:**

- **The Lincoln Heights Neighborhood Council.** The neighborhood council would like to submit this letter of opposition to the project. The LHNC represents a historic low-income community significantly impacted by real estate development especially out of scale mansions on Flat Top Hill. Flat Top is one of the last open green spaces in Lincoln Heights. We oppose this project and are strongly concerned that the impact of a 4,033 square foot, single family home will irreversibly destroy Flat Top Hill, a sacred site under AB 52. This project will resonate into our hills, with adverse effects on our stakeholders with the export of 645 cubic yards of earth and 745 cubic yards of grading in an ecologically sensitive area. We took up this project and unanimously rejected it by a 14-0 vote. Board and community members questioned the destruction of a sacred site, noted that the scale was out of character for the community, noted the fragile geological composition of Flat Top Hill, cited the need for the preservation of green space and stated a preference for project that didn't impede on a beloved natural resource that has been used communally for thousands of years and is known internationally as a site for the people.
- The hill is one of the hardest for fire truck to get up, forcing anybody living up there to rely on expensive and slow helicopter water drops for fires. Just in the last year there were two that started with existing properties in the area. Seems pretty irresponsible to let more people build, especially as fires have become all too common in LA proper;
- As a resident of Lincoln Heights, I'm disturbed to hear that Flat Top, a beloved community space for exercise, fresh air, seeing the sights, hanging out safely outside, is in danger of being cut up to make mansions. It seems like residents of our neighborhood would not even be able to go up there anymore, much less see anything over the houses we can't afford to buy. More like Flat Top as we know it is in danger of disappearing entirely;
- I understand that there is likely increased competition for access to land such as this when LA's housing market is as competitive as it is now, which is why we need to begin considering, now more than ever, what areas should be preserved for the

benefit of current and future generations. It seems obvious to me that Flat Top is one of such area. It was sacred to the indigenous cultures that came before us for a reason and I believe it should stay open to the public so that many thousands of people can continue to enjoy it instead of just a select handful that can afford it;

- This project is environmentally irresponsible. The hillsides cannot bear project of this magnitude, developments on this hillside have taken away green space from our underserved communities and have sat vacant for years due to multiple environmental issues. Adding an additional project to this area is a slap in the face of a neighborhood of primarily renters with household incomes of under \$43K. The children growing up in these homes need to be able to access their green spaces as the city has limited parks and hiking trails in safe walking distance. This residence will remove a pivotal piece of public land that has been used by Lincoln Heights residents for generations without giving anything back to the community;
- I am opposed to the project. Flat Top is a beautiful place where so many locals from the neighborhood enjoy beautiful vistas in a peaceful location. Keep Flat Top for the community, please: I have spent countless hours up there walking about, reading, meditating, watching sunsets and enjoying time with friends and neighbors. It would be a blow to the community to lose;
- My family has lived in Lincoln Heights/Happy Valley since the 1960's and we have seen so much change already. So many houses being built, more traffic and congestion. One of the main reasons I decided to stay here is because of the green space, trees and wildlife that we still have. Allowing another giant house to be built will not only take away much needed land but it will also open the flood gates to more investors ruining our community to make a quick buck. It would also be destroying sacred native land and the little bit of wildlife habitat that we have left;
- The proposed project does nothing to address the housing shortage which is not at the luxury end of the scale. The developer has a track record of shoddy building, poor building materials and design which leaves half completed projects. He has a record of not engaging the community. From a fire and safety perspective, there have been several recent fires in the area where houses or hillsides have burned because fire trucks couldn't get up the hills and roads. A big part of the hillside building ordinance is for fire safety in high fire risk areas. The footprints of these houses seem to be very large for the lots they are built on;
- I am concerned for the impact to the longstanding community of this neighborhood. For many generations, Lincoln Heights has been a neighborhood where immigrant and working-class families have had a chance to flourish. The last thing our community needs is luxury housing which excludes and displaces our longstanding community. This is in my opinion, an act of grave economic injustice;



- I was shocked to hear the developer's main points at the hearing. They claim that this area is trashed, however they fail to mention that much if not most of the trash up there is due to developers of half-finished projects that have been walked away from. They claim that this area is inaccessible and abandoned. That is false many of my family and friends access Flat Top on a regular basis, and we also participate in keeping up the area. The area is regularly cleaned by the community. To the street photography community, this site is iconic, and it is evident as it has been famously documented for its unique view of the skyline and city. They claim that building a mansion will help the housing crises. Building a mansion will not benefit the unhoused, as it will not be used by homeless people, or the poor people already here. It will not be helpful to the people who are being pushed out of the area by gentrification. It will undoubtedly be too expensive to rent or buy, something that longtime residents will not be able to afford or benefit from as it will undoubtedly help raise rents on existing properties and price existing residents out of their homes;
- The main reason that I am opposed to this project is because it is considered sacred land to the Gabrielino/Tongva. The city likes to pretend that it is in support of our indigenous community, but like in the case of Flat Top, they ignore the messages of the Tongva and attempt to sell off land considered sacred;
- I strongly oppose turning a parcel of land that was promised by Gil Cedillo to become a public park as early as 2013 to be parceled off for private development. The neighboring homes recently built in the last 4 years are still unoccupied. The proposal now in question is proposing more new construction as well as environmentally unsafe construction in both scale and disruption to a fragile hillside. I stand with my Neighborhood Council who have already brought to the city's attention that our community would like to see this hill formally recognized as a public space which has been promised to us numerous times by public officials;
- The proposed site has a footpath leading right through it, this is a footpath that is obviously used and has been for a long time. Not to mention it is a historical site for many reasons including being a well know filming location. I have personally sat on the site and watched Red Tailed hawks, who live in the area eat and hunt from the site. It is also a sacred space for the indigenous people who were here long before there was a city called Los Angeles;
- I am a geography professor at Cal State Fullerton. Los Angeles is unique in the world, a global city, ringed and transected by pristine mountains and hills - our wilderness ridge lines. We, as a city and as a people, have preserved these wilderness assets for over 150 years through enormous population growth and expansive urban development. We are all familiar with the majestic San Gabriel and Santa Monica mountains that frame our city. These undeveloped ridgelines grace our urban vistas with wilderness wherever we gaze. The site of this proposed development is visible viewshed for all the millions of drivers on



Interstate 5. For the urban commuters headed northbound from downtown, as they pop through the tunnels on the 110 Parkway, this undeveloped ridgeline serves as a beacon of nature in the City. I urge you to deny this request, and to continue the careful protection of ridgeline landscapes so that all of us may continue to share these unique and precious wilderness resources amid our great City. In response to the developer's comments made at the beginning of the meeting: He mentioned "paper streets" and "vacant lots". Those terms themselves indicate that this land has never previously been developed. These are not abandoned properties, left empty by prior demolition. This is never developed land. From this land, those of us who walk here regularly can see every single house in the neighborhood spreading out in all directions down below. I wish to point out that this neighborhood has not one single pool and not one single 4,000 square foot house;

- The Northeast Los Angeles Plan acknowledges the green spaces of NELA as a resource and has codified their protection. This project spans two parcels on a sparsely populated hillside. Within the 1,980-foot buffer of these parcels is a 32-acre site being held in trust and to be developed as an environmental preserve. Other adjacent private lands are also where residents use as green space. The Plan also states that new development cannot create an imbalance of quality housing. This one project could destabilize an already fragile community due to gentrification. During the years 2017 – 2019, Lincoln Heights saw rent increases of up to 30% and created an immeasurable amount of indirect displacement. To show the imbalance this project would create we used a 660-foot radius on the Prewett Street development to measure the destabilizing effects of the proposal. The smallest adjacent home is 450 square feet in size, while the average of the 63 nearest homes is 1,217 square feet. The proposed 4,033 square foot home represents a 231% increase in size. The imbalance caused by this development has multiple consequences including economic and housing affordability for renters. This proposed project's starting value at today's cost per square foot for comparable homes in the region will be \$3.7million. This will stratify the local property market, The increase in land values will lead to rent increases and eventually to a second wave of displacement. This will affect 66% of the renters who live within 1,980 feet of the site. The cumulative effects of this \$3.7 million home and another seven lots nearby by another developer will surely increase displacement beyond our projections. Based on the poverty and renter's demographics, there is NO need in this community for a 4,033 square foot home. This project is pure exploitation;
- The current street infrastructure is substandard and cannot support diesel dump trucks removal of earth or even high-volume regular traffic. The size of the house and its amenities indicate this may become a showcase home for special event and parties. Not only will this create an untenable traffic, noise, pollution during construction problem, but the nuisance will continue for the remainder of its lifetime and will affect the 17 existing residences and two schools located on the route to the site. This project is not compatible with the community and must not be built

or must be severely reduced in size to provide more economically accessible options for the community. Better stewardship of the land is essential to vibrant and inclusive communities.

### **ZONING ADMINISTRATOR'S DETERMINATION FINDINGS**

1. **The project will NOT enhance the built environment in the surrounding neighborhood and will NOT perform a function or provide a service that is essential or beneficial to the community, city or region.**

The subject property consists of two vacant lots zoned [Q]R1-1D, designated for Low Residential land use and is located in the Northeast Los Angeles Community Plan area. The subject property has a frontage of approximately 80 feet along Thomas Street and 120 feet along Prewett Street, both of which are designated as Local Standard Streets but both streets are unimproved. The adjacent lots are zoned [Q] R1-1D and are undeveloped except for the adjacent lot on Thomas Street which contains an abandoned partially completed single family home. The surrounding properties are zoned [Q] R1-1D and are developed with residential uses or consist of vacant land. Thomas Street, which provides access to the lot, rises above Two Tree Avenue at approximately a 50-to-60-degree angle. It then runs along the top of Flat Top Hill for approximately one third of a mile and is an unimproved fire trail to its intersection with Radio Road to the northeast of the site.

The subject property is located within the Northeast Hillside Ordinance area, the Baseline Hillside Ordinance area, Urban Agriculture Incentive Zone, Very High Fire Severity Zone, Special Grading Area, and is located 0.94 kilometers from the Upper Elysian Park Fault Zone. The property is subject to the provisions of the Northeast Hillside Ordinance (Ordinance No. 180,403), which was adopted to preserve the character of single-family hillside neighborhoods and to prevent out of scale residential development in the Northeast Los Angeles Community Plan area. Property owners who want to deviate from the Northeast Hillside Ordinance development standards may apply for limited relief if the required findings can be made in the affirmative. The Baseline Hillside Ordinance limits hillside development in setbacks, lot coverage, street access, parking, sewer connection, and fire protection. The property owners for the subject property have not requested any deviations from the Northeast Hillside Ordinance; however, they have requested deviations from the Baseline Hillside Ordinance and the Retaining Wall Ordinance.

The applicant is proposing the construction, use and maintenance of a new two (2)-story, 3,873 square foot single-family dwelling with an attached two (2)-car garage, and an attached 800-square foot ADU under separate Administrative

Review, on a lot measuring approximately 9,536 square feet. Being a single-family dwelling project in the Hillside, the project must comply with the Single-Family Zone Hillside Area Development Standards of the Los Angeles Municipal Code (LAMC). One of the requirements of this Code section is to widen the street width to 20-feet (Prewett and Thomas Streets) from the subject property's driveway apron to the edge of the Hillside area, where such width is not provided adjacent to other properties. Another requirement is to improve the adjacent minimum roadway width on the Substandard Hillside Limited Street (Prewett and Thomas Streets) to a minimum width of 20-feet where the current roadway width is less than 20 feet at the property's frontage. The applicant has requested not to do the improvement to Prewett Street or on Thomas Street from the driveway down the hill. Lastly, the applicant submitted a third request to deviate from the Retaining Wall Ordinance and propose to construct three (3) sets of retaining walls, in lieu of otherwise two permitted per LAMC Section 12.21 C.8(a).

The Zoning Administrator is denying all of the requests for the subject project as stated below as the decision is to deny the project altogether. Thomas Street from the intersection of Two Tree Avenue rises straight up a hillside to the top of Flat Top Hill at an approximate 50- to 60-degree angle. The City requires a maximum grade of 15% for emergency vehicle access. Testimony was received at the hearing that fire trucks could not access the site because of the grade of the street and that helicopters had to be used to fight fires in the area. In field checking the site, it was noted that a film crew was utilizing the site. The crew had to hand carry their equipment up the hill because their truck could not access it by this steep street. The Zoning Administrator was using a four-wheel drive Toyota 4Runner SUV and that vehicle had trouble getting up the hill. The project proposes to grade 745 cubic yards of soil with 645 cubic yards of export. The export will require haul trucks to access the site up a hill which is beyond the slope required for emergency vehicles. These trucks will be required to negotiate a street (Thomas Street) which in places is not 20 feet wide and currently has private vehicles parked on the street further narrowing the accessible street. This is not only dangerous for drivers of such haul trucks but also can be damaging to vehicles parked on these narrow hillside streets.

There is a development which was started adjacent to the property that is half completed, but from field visits to the site appears to be abandoned. That project was started because the applicant did not have to file for a discretionary action with the Department of City Planning as Thomas Street would be widened in front of the property. That improvement has not occurred, and Thomas Street going up the 50%+ slope is in bad repair with patchy asphalt covering the street and not up to City standards for street improvements. In front of the incomplete residence, Thomas Street is still a dirt road as well as in front of the subject property.

Beside the danger of development on a site which has restricted fire and emergency access, the top of Flat Top Hill in general is listed on the Native American Heritage Commission's Sacred Lands File. Projects on these sites under AB 52 require consultation with the local Native American Tribe of Interest for the area for Environmental Clearances including Negative Declarations, Mitigated Negative Declarations and Environmental Impact Reports. Such

consultations, however, are not required for projects which receive Categorical Exemptions (CE). This project received a CE based on the building of a single-family home. Thus, no consultation was conducted. As can be seen from the grant clauses, the Zoning Administrator has denied a determination that the project is categorically exempt due to the fact that no consultation has taken place on a project that would have required a consultation if an Environmental Assessment had been required.

As far as specific requests in the application are concerned, the Zoning Administrator would have approved the request to not widen Prewett Street adjacent to the property as Prewett Street before what would be its intersection with Thomas Street is designed to go straight up the same hillside with a slope even steeper than Thomas Street. The improvement would require extensive grading to form the roadbed which was not analyzed by the Department of Building and Safety in their grading report which analyzed grading for the house but not for the street. The street directly adjacent to the house could be built, but it would serve no purpose as the steep slope beyond the property would not let the street be connected to the portion of Prewett adjacent to the lower intersection with Two Tree Avenue. Because of the access problems due to the slopes of the streets leading too the site specifically Thomas Street, the Zoning Administrator is denying the construction of the residence due to reasons of public health, welfare and safety.

The Bureau of Engineering's request to improve Thomas Street from the driveway apron to the beginning of the Hillside Area has been denied due to the less than 20-foot width of the street being difficult to improve due to public and private improvements being built into the right of way including utility poles, street lights, retaining walls and portions of houses. As the property owner has no right to condemn the property of others or purchase it from a willing seller, the improvement would be difficult to accomplish and in many cases on this steep hill, extensive grading would be required to widen the street where existing lots have not been developed because of the adjacent hillside slopes.

The request for a third retaining wall on the site would also be turned down. One of the intents of both the HBO and the independent of the HBO, Retaining Wall Ordinance is to restrict the use of retaining walls to flatten out hillside lots in order to develop private recreation areas for ground level patios and swimming pools in hillside areas. The site plans for the site list retaining wall #2 for the residence's entry, retaining wall #3 for its LAMC required stormwater filtration planter which is a requirement for containing storm water runoff from flowing in an unrestricted manner down the hillside and retaining wall #1 for a pool and deck. The retaining wall numbering is from the site plan. From the plan, it can be noted that two of the retaining walls are for the stormwater filtration planter at the rear of the house, another variable height retaining wall for the front entrance and a storm water filtration planter in the front of the house facing Thomas Street. The third retaining wall is purely for the use of a private recreation area at the residence which includes a swimming pool, a jacuzzi and a pool deck. This retaining wall is unnecessary for the construction of the residence and purely for recreational purposes and is denied.

The project will not enhance the built environment in the surrounding area as it would be the only completed house on the top of Flat Top Hill. The remaining lots on the hill are not developed. Thus the completion of the residence would not perform a function or provide a service that is essential or beneficial to the community as seen from the extensive public comment against the project for being built in an area with little or no emergency access and on a site which is listed on the Native American Heritage Commission's Sacred Lands File for which the local Gabrielino/Tongva peoples have not had a chance to comment on except in the public testimony at the hearing.

2. **That the project's location, size, height, operations, and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.**

The subject property is an upward sloping, vacant lot measuring approximately 9,536 square feet. The applicant is proposing a new two (2)-story, 3,873 square foot single-family dwelling with an attached two (2)-car garage and an attached 800-square foot Accessory Dwelling Unit (ADU) under separate Administrative review, three (3) retaining walls measuring, 62 feet, 35 feet, 6 inches, and 35-feet, 3 inches long and up to six (6) feet in height. The proposed development does not require any deviations from the Northeast Hillside Ordinance regulations that govern site planning, building envelope or massing. The project also proposes to comply with the Baseline Hillside Ordinance except for street improvements and to vary from the Retaining Wall Ordinance by building three instead of two retaining walls.

The project's location is a definite problem because of the access street (Thomas Street) which ascends a grade of more than 50%. City emergency access regulations of both the Bureau of Engineering and the Fire Department limit access on such streets to a 15% grade. Though Thomas Street in many areas has a slope steeper than 15% these areas are already developed with homes which were built prior to such limitations being Codified. The top of the hill on which the residence is to be constructed is vacant except for a partially built residence on the adjacent lot which is no longer under construction and surrounded by a chain link fence. As previously stated, the hill is so steep that on a field check of the site, it was observed that a film crew had to park their truck at the bottom of the hill by Two Tree Avenue and walk the equipment up the hill. In a medical emergency, an ambulance would have difficulty accessing the site and all of its internal equipment would have to be tied down so that it would not spill off of interior shelving, and the gurney/stretchers would also have to be tied down or braked in such a manner as not to slide about in the interior of the vehicle.

The foregoing alone would be enough to decline to approve the project, however, the fact that the entire top of Flat Top Hill is listed in the Native American Heritage Commission's Sacred Lands File also makes it difficult to approve the project. AB 52 which was enacted eight years ago by the State Legislature requires a consultation between the City and the local Native American Tribe of Interest for the area on MND's and EIR's. In this case, the project received a Categorical Exemption which does not require such a consultation. As the tribes were not given a chance to consult on the project, this action violates the spirit of AB 52. Even more egregious, is the fact that the site is listed in the Sacred Lands File for which a record search of the Sacred Lands File is readily available upon request to the State of California Native American Heritage Commission. Though the entirety of Flat Top Hill is the site, the proposed development is in a prominent location and its development would result in additional development pressure in the area as Thomas Street would be improved to the project site. The steep slope of Thomas Street would remain which would result in additional health and safety issues in the area.

The size of the proposed structure at 4,673 square feet (3,873 for the residence and 800 square feet for the attached Accessory Dwelling Unit) is larger than any other residence in the area. Residences in the area average about 1,500 square feet in size. The partially completed structure next door to the site is also larger than any other homes in the area at 2,598 square feet. As previously stated, the incomplete project next door to the site did not need a discretionary action from the Department of City Planning because the applicant proposed to widen Thomas Street in front of the lot. The subject property needed a Zoning Administrator's Determination because the applicant was not improving the street on the side of the house and because they desired there to be three retaining walls on the site instead of the Code required two. Though larger than any other residence in the area, at 22 feet in height it is lower than other new residences in the area which complies with the 26-foot height limit in the area of the Northeast Hillside Ordinance.

If the Zoning Administrator was approving the site for the construction of the requested dwelling, he would have disapproved the request for the retaining wall designated on the plans for the swimming pool and deck/patio in the rear yard. The retaining wall ordinance (Section 12.21-C, 8 of the LAMC) was written to control both the number and height of individual retaining walls on a piece of property. Additionally, the grading portion of the Baseline Hillside Ordinance (Section 12.21-C, 10 (f) of the LAMC) was developed in order to reduce the number of projects which would attempt to grade or use retaining walls and fill to produce flat areas

for private recreational use on sloped lots in hillside areas. This particular property has a number of different slopes on it from side to side and from front to back. First, there is an approximately eight-foot rise from the southerly corner of the lot next to Thomas Street to the northerly corner of the lot. There is also a sharp six-to seven-foot slope at the Thomas Street frontage of the lot which then rises gradually to a crest and then descends 30 feet from the 654-foot high crest of the hill to 624 feet at the bottom of the lot. In order to make flat areas for both the house and swimming pool, the crest of the hill will be shaved off and a retaining wall placed approximately two-thirds of the way down the slope for a flat area for both the swimming pool and the deck/patio six feet above the pool. There will be a retaining wall at the front of the house to support the entry to the home as well as a required Low Impact Development Ordinance (LID) planter and another retaining wall on the south side of the lot for a second LID planter. The LID planters are required by the City's LID Ordinance to control stormwater runoff during rain events. There are additional retaining walls for the home and the ADU which are a part of the foundation of the home and are not counted as independent retaining walls subject to the retaining wall ordinance. As the retaining wall for the pool and patio above it are not required for the integrity of the residence but to form a flat recreation area for it, the Zoning Administrator has denied the request for the third retaining wall. The retaining wall for the LID planter on the south side of the home is required to prevent excessive storm water runoff from the site down the steep slope beside the Prewett Street right-of-way to the homes at the bottom of the summit slope of Flat Top Hill.

3. **That the project DOES NOT substantially conforms to the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.**

The Northeast Los Angeles Community Plan designates the property for Low Residential land uses, with corresponding zones of RE9, RS, R1, RU, RD6, and RD5. The proposed use of a single-family dwelling is consistent with this land use designation. The proposed project does not adhere to the purpose, intent, and provisions of both the General Plan and the Community Plan. The Community Plan, which is part of the Land Use Element of the General Plan, sets various objectives for the planning and development of the community, and it seeks to guide development to be in character with the existing community. The Community Plan's Objectives include:



Objective 1-1: To preserve and enhance existing residential neighborhoods.

Objective 1-3: To preserve and enhance the residential character and scale of existing single- and multi-family neighborhoods.

Objective 1-5: To limit the intensity and density of development in hillside areas.

Though proposed as a single-family dwelling, the proposed project does not help to achieve these objectives of the Community Plan. The project does not meet Objective 1-3 of the Plan as it is twice the size of other single-family homes in the neighborhood and does not maintain the scale of the residential character of the neighborhood. The only structure close to the proposal in size is the abandoned project which began construction next to the site. This would have led to two large out-of-scale residences at the top of an otherwise undeveloped hilltop. The improvement of Thomas Street, which was not accomplished by the adjacent project before it was seemingly abandoned, besides being a danger to the health and safety of any residents on the hilltop due to steepness of the grade which exceeds that for emergency access, would also lead to the development of the remaining lots at the top of Flat Top Hill which would now have a paved, though steep, access road. One of the studied areas of environmental impact of a project. The improvement of Thomas to the top of the hill would ease the development of up to 25 lots on the hilltop which are currently vacant due to lack of access. The Categorical Exemption did not analyze the growth inducing impacts of improving the street. The improvement of Thomas would not have been consistent with Objective 1-5 to limit the intensity and density of development in hillside areas as it would have led to the development of these lots thereby increasing the intensity of development in this hillside area which has been listed as a site in the Native American Heritage Commission's Sacred Lands File.

Plan Objective 1-5 includes three policies that directly influence the denial of this project.

*Policy 1-5.1: Limit development according to the adequacy of the existing and assured street circulation system within the Plan Area and surrounding areas.*

*1-5.2: Ensure the availability of paved streets, adequate sewers, drainage facilities, fire protection services and facilities, and other emergency services and public utilities to support development in hillside areas.*

*1-5.3: Consider the steepness of the topography and the geologic stability in any proposal for development within the Plan area. Program: The Plan Map retains restrictive land use designation.*

The denial of this case has taken into consideration the steepness of both the topography of the plated streets leading to the top of Flat Top Hill and their adequacy for emergency access. Prewett Street dead ends into a extremely steep hill which was obviously not taken into consideration when the Meadow Glenn Tract was subdivided nor was it when the later Tract 8002 was subdivided from it. The dividing line between the two tracts is the midpoint of Prewett. Similarly, the not as steep Thomas Street forms the divide between the ELA Hills Tract and Tract 8002. Both of these streets exceed the 15% slope required for fire and emergency access. As if to show the difficulty of access on these two streets, of the 49 lots in Tract 8002, only 14 lots have been developed and all of the developed lots are either on the lower flatter portions of Prewett and Thomas Streets or on Two Tree Avenue which runs at a horizontal and flat plain between Thomas and Prewett. The adjacent lot to the proposed project has attempted to be developed, but as previously found in this determination has ceased to be constructed halfway through the process. Thus, because of the inadequacy of the existing street circulation system, the project has been denied.

4. **The subject use is NOT in conformity with the public necessity, convenience, general welfare, and good zoning practice and that the action will be in substantial conformance with the various elements and objectives of the General Plan.**

The proposed project is located at the top of a partially paved street with a grade that exceeds the 15% grade needed for unrestricted fire and emergency access. The site of the residence is also on the Sacred Lands List of the Native American Heritage Commission. Because of the steepness of the grade, the construction of a residence at the top of this grade would not be in conformity with general welfare or good zoning practice as emergency access to the site would be constrained by the grade exposing any residents of the site with both fire safety problems and emergency access for ambulances responding to life threatening emergencies. There is a fire plug at the intersection of Two Tree Avenue and Thomas Street, but fire trucks will have difficulty advancing over the grade and fire fighters would be required to lug hoses up the hill from the fire plug. This will place the entire undeveloped top of Flat Top Hill in danger and would expose the homes down-hill in Happy Valley to the east of the site in danger. As previously stated above, the

project is not consistent with the Northeast Los Angeles Community Plan's Objectives and Policies in that the access streets to the site are not adequate or exceed safe grades for emergency services to the site.

**CONTINUOUS PAVED ROADWAY FINDINGS FOR SECTION 12.21 C.10(i)(3)**

5. **The vehicular traffic associated with the building or structure WILL NOT create an adverse impact on street access or circulation in the surrounding neighborhood.**

The vehicular traffic associated with the dwelling itself will not create any additional adverse impact on street access or circulation in the surrounding neighborhood as the use is that of a single-family dwelling on a single-family zoned lot. The project will provide required parking and all street improvements directly adjacent to the site along Thomas Street. The improvements necessary to meet the strict application of the LAMC would not be proportionate to any potential impacts generated by the project. The Applicant is seeking to deviate from the Continuous Paved Roadway requirements of the LAMC for the construction, use, and maintenance of a new single-family dwelling fronting on a Substandard Hillside Limited Street that does not have a minimum 20-foot wide Continuous Paved Roadway from the driveway apron to the boundary of the Hillside Area. The widening and improvement of the Continuous Paved Roadway would require access to other private property owner's private improvements or land where the road construction may impact those sites, which is an unfair burden and infeasible for the Applicant. The traffic associated with the dwelling itself will not create any additional adverse impact on street access or circulation in the surrounding neighborhood as the use is that of a single-family dwelling. The proposed accessory dwelling unit is permitted by the State of California Government Code and is not subject to denial by this determination except that it cannot be built without the approval and construction of the proposed residence. The primary objections to this project is that the access road to the area is too steep for emergency access to the site, and the site is on the Sacred Lands Registry.

6. **The building or structure WILL have a materially adverse safety impact on the surrounding neighborhood.**

While Thomas Street would be improved in front of the site, the steepness of the grade of Thomas Street precludes fire access to the site except for hoses connected to the fire plug down the steep hill at the intersection with Two Tree Avenue and then carried up the hill to the site. Testimony was received at the public hearing about the lack of fire access to the top of the hill, and that helicopters were required to fight fires which occasionally break out on the hilltop. This difficulty in fighting fires in the area, even with the new construction requiring internal fire sprinklers creates a danger for downslope residences at the mid-point of Flat Top Hill and to the residences that are downhill from the site in Happy Valley to the east of the site.

7. **The site and/or existing improvements MAKE strict adherence to Section 12.21 C.10(i) of the Code impractical or infeasible.**

The applicant seeks a waiver of the requirement to construct a new single-family dwelling on a lot fronting a Substandard Hillside Limited Street (Prewett Street) with an adjacent minimum Roadway that is less than 20 feet and a waiver of the requirement to provide a continuous minimum 20-foot wide paved roadway on Thomas Street from the driveway apron to the boundary of the Hillside Area. The proposed single-family dwelling was designed to conform to the applicable Los Angeles Municipal Code, Baseline Hillside Ordinance, and Northeast Hillside Ordinance regulations. To require the applicant to further improve the roadway from their driveway to the boundary of the Hillside Area is disproportionate to the impact created by the project since the applicant must obtain private land from owners of lots located along public streets to widen the road, it is, therefore, infeasible to widen the Continuous Paved Roadway. The financial and legal burden on the applicant to bear the cost associated with purchasing or obtaining easement or improvement rights to all of the lots located along the route that provides access to the property from the boundary of the Hillside Area would render the project infeasible. Further, due to the down-sloping lots and the grade differential between the slopes and the paved street, the required off-site improvements would require additional unstudied grading and the installation of retaining walls.

#### **ADDITIONAL MANDATORY FINDINGS**

8. The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is located outside of a Flood Zone.
9. **ENVIRONMENTAL:** The project received a Categorical Exemption pursuant to Section 15303, Class 3 of the CEQA Guidelines for the construction of a single-family home and an accessory dwelling unit. However, the project does not meet all of the exceptions listed in Section 15300.2 of the CEQA Guidelines. Due to the project's location at the top of Flat Top Hill, the project is not Categorically Exempt. The top of Flat Top Hill is listed on the Native American Heritage Commission's Sacred Lands File. Projects on these sites under AB 52 (Public Resources Code Section 21080.3.1) require consultation with the local Native American Tribe of Interest for the area for Environmental Clearances including Negative Declarations, Mitigated Negative Declarations and Environmental Impact Reports. Such consultations, however, are not required for projects which receive Categorical Exemptions (CE). This project received a CE based on the building of a single-family home. Thus, no consultation was conducted. As can be seen

from the grant clauses, the Zoning Administrator has dismissed and denied a determination that the project is categorically exempt due to the fact that no consultation has taken place on a project that would have required a consultation if an Environmental Assessment had been required. Additionally, the project would lead to a cumulative impact to the top of Flat Top Hill because the project would result in a street improvement which would result in the remaining 32 vacant lots at the top of Flat Top Hill and along the right-of-way for the undeveloped Thomas Street being developed as street access, which currently does not exist at the top of the hill, would be accessible to development because of the improved street to the top of the hill. As neither of these were triggered by the filing of an Environmental Assessment which would have required the consultation and the cumulative assessment, the Categorical Exemption has been dismissed and denied for not meeting all of the exceptions pursuant to Section 15300.2 of the CEQA Guidelines.

### **APPEAL PERIOD - EFFECTIVE DATE**

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper public agency. Furthermore, if any Condition of this grant is violated or if the same be not complied with, then the applicant or his successor in interest may be prosecuted for violating these Conditions the same as for any violation of the requirements contained in the Municipal Code. The Zoning Administrator's determination in this matter will become effective after **February 1, 2023**, unless an appeal there from is filed with the Department of City Planning. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms, accompanied by the required fee, a copy of the Zoning Administrator's action, and received and receipted at a public office of the Department of City Planning on or before the above date or the appeal will not be accepted. Forms are available on-line at <http://planning.lacity.org>. Public offices are located at:

Downtown  
Figueroa Plaza  
201 North Figueroa Street,  
4th Floor  
Los Angeles, CA 90012  
(213) 482-7077

San Fernando Valley  
Marvin Braude  
San Fernando Valley  
Constituent Service Center  
6262 Van Nuys Boulevard,  
Room 251  
Van Nuys, CA 91401  
(818) 374-5050

West Los Angeles  
West Los Angeles  
Development Services  
Center  
1828 Sawtelle Boulevard,  
2nd Floor  
Los Angeles, CA 90025  
(310) 231-2598

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became

final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Inquiries regarding this matter shall be directed to Adrineh Melkonian, Planning staff, at (213) 978-1301 or [adrineh.melkonian@lacity.org](mailto:adrineh.melkonian@lacity.org).

A handwritten signature in black ink, reading "Charles J. Rausch, Jr." with a stylized, flowing script.

CHARLES J. RAUSCH, JR  
Associate Zoning Administrator

CJR:DL:NS:AM:ds

cc: Councilmember Eunisses Hernandez  
First Council District  
Adjacent Property Owners  
Interested Parties

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**TRANSCRIPT** 11/10/21 10:00 a.m. Item 2

ZA-2021-5204-ZAD , ENV-2021-5205-CE

PUBLIC HEARING

CITY OF LA, DEPT. OF CITY PLANNING-OFFICE OF ZONING ADMINISTRATION

CHARLES RAUSCH ASSOCIATE ZONING ADMINISTRATOR

Applicant Name: Duc Truong

Representative Name: Ricardo Moura

Plan Area: Northeast Los Angeles

Council District: 1

**Project Address: 2824-2830 North Prewett Street**

**Speaker Key:**

ZA	Zoning Administrator Charles Rausch
TR	Translator
M	Moderator
A	Applicant
PC	Public Comment

ZA We are now going to hear from the applicant's representative. Mr. Moura, if you could please speak slowly since some of the information will be translated. Go ahead.

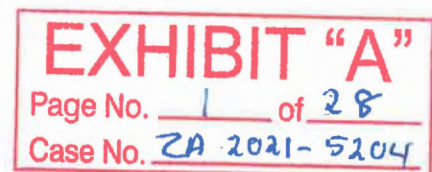
A. The project is located at two vacant parcels at the intersection of Thomas and Prewett Street. Prewett is an unimproved street and Thomas is a fire road. The front lot for the properties is along Prewett, but for this project we are proposing to maintain that front lot on Prewett, but car access from Thomas and improve the street to 20 feet wide along Thomas. The project is a single family dwelling for a family about 4,000 sq. ft. with an attached ADU (accessory dwelling unit), per state law, of 800 sq ft. The project is adjacent to the ridgeline of this hill, and therefore it it was designed to stay below the 15 foot maximum height envelope dictated by the Northeast LA Ordinance.

TR Can you repeat that again?

B. Sorry, the house was designed to stay below a 15-foot maximum building height per Northeast LA Ordinance. And for that reason when you look at the design you will see that the building is broken into small boxes to step down the hill and follow the maximum height envelope. Another thing that we worked on accomplishing with this design was mitigating the amount of export out of the site. For that reason we terrace the site, so we cut at the top and fill at the bottom.

[5:00]

TR What was the first part? To mitigate the export?





A. Correct. Grading export. And that results in the request for additional retaining wall because the best solution to mitigate storm water is to use planters in this site and--oh my god this is going to be a long one [Laughter] --okay. The first retaining wall is for the house entry due to the low house profile. We needed the wall to frame the entry into the house. The second one is to retain the hill to create flat areas and to fill some of the grading that is being cut for the house. And that wall is being used to build the swimming pool as well. The third one and the additional one that we're requesting is to build a lead planter--a storm water treatment planter--at the lowest point to collect storm water from the house. I have the presentation in slides. I don't know if you guys want to go--maybe this will take too long, right? I'm trying to focus on the main points--

ZA That's all right; this is for me too, so i'll look at the slides.

A Yeah; I wasn't prepared for the translation part of it.

ZA Yeah, it's okay. Ernesto, you can see the slides?--oh, can they see the slides, Don?

A I can share screen if that's possible.

ZA Yeah, you can share the screen.

M I have to promote him to a panelist so that he can share screen.

ZA Yeah, if you can. Ernesto, you're gonna have to explain the slides; I don't think they could see it.

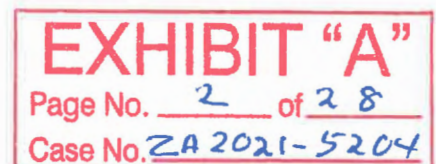
TR Yeah; I'll do my best--

ZA Well actually why don't you just tell them this is a slide show that's for the Zoning Administrator and no need to translate it. And then if they want something you can come back to it later. Okay go ahead. Ricardo you can go forward now.

[9:00]

A. Can you hear me? Perfect, okay. So this image shows you how the house steps down the hill to stay below that 15-foot maximum height envelope. It also shows you how we're terracing down to mitigate the slope and try to achieve that cut and fill on site. We are exporting a little bit below the 750 feet maximum export cubic yards that we would be allowed. And we are also asking for a deviation from the requirement of the road being 20 feet wide all the way to the base of the hillside just because of the hardship that it would cause for everything in this case.

ZA I realize that.

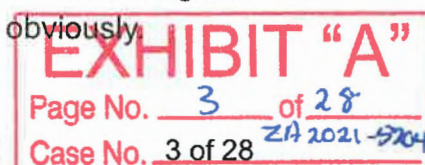


A. Yeah. But we are proposing three foot dedication as required by BOE along Thomas and we are proposing also to develop the street all the way to the top of the hillside, which I'll show you in another view that speaks more about that. This is an aerial view just to show you how the house steps down the hill. It creates terraces for the house. And we are also proposing green roofs to mitigate the impact of the house on the landscape, and we are locating systems like solar panels on the higher roofs so they are not visible from the street. This view here is the main street view along Thomas. You can see that that keeps a very low profile due to the proximity to the ridgeline. It has a higher profile on this side just because we are cutting down to provide access to the garage. The house has an attached two-car garage, and we are proposing two outdoor parking stalls on the left here. This view shows you how the house steps down the hill, and by doing so, from the top of the hill you still have views to downtown. The community had a concern about developing the site and losing that ability to, one, hike up the hill, and they can still do it along Prewett, and from the top of the hill, to enjoy those views, which are still possible. And on the rendering here I'm showing the end of the street, but--we still have to coordinate this with fire department--most likely there will be a turnaround of some shape at the top, which improves also the access to the top of the hill, and in case of fire it provides a better access for the fire department.

ZA So you're going to put in a cul-de-sac or something there?

A We don't know yet; we need to coordinate that with BOE and fire department. But either a cul-de-sac or a hammer head or just redesign how the three streets intersect, right, because the three paper streets already create a t-shape that naturally provides a turnaround. The permit here will dictate that. This is a view from the bottom; basically these two gray boxes are the attached ADU that face the Prewett side with access from the top, steps on grade. And again, I'm repeating myself, but as you can see the house stays below that 15-foot line by stepping down the hill. We have a survey showing the exact location of the ridgeline, which we used to design the house. Basically that line is here; in our drawings this is the 50-foot projection; everything within that envelope, and 50 foot from that side as well, stays below 15 feet.

I can just quickly highlight the retaining walls that I was mentioning. This is the one along the house entry. This is the one that retains part of the fill and at the same time works as a shell for the pool. And this is the one for LID planter at the lowest point that could collect water from roofs and decks to that point. We can resolve this in a different way given that it's a hillside a planter works--it's more stable than putting rain barrels in a platform. It is aesthetically not as good and it's also structurally challenging because the tanks would be considerable in size, so we think that building this third wall and LID planter is the best solution, but it's not the only one, obviously.



Again, sections just showing how the house stays underneath that envelope. We're showing the natural grade line here so you can see that the cut that we're doing here—oh, this is actually not a good section to show that—but this one: some of the cuts, then it's filled in these areas. Again, some of the cuts, filled at the bottom there and the LID planter would mitigate even more of that cut on site.

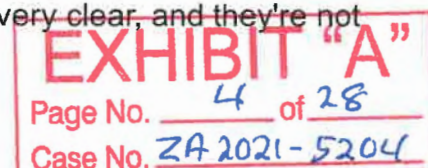
[14:45]

Floor plan very quickly: main entry right at the center here from Thomas; car access also from Thomas; additional parking on the south here; open floor plan with living spaces and office, media room, and then the ADU; it's attached to the house with entrance from the side. Going up to the second floor the footprint is much smaller; it's just the bedrooms, again, to stay under that envelope. Roof: as I mentioned, we're putting the solar panels on the highest roof so they stay out of sight and the rest of the house is a combination of decks and green roofs to mitigate the appearance of the house, given that it's right at the top of the hillside. The elevations just show what I just said. I can just highlight that we're representing the retaining walls here, the three retaining walls that we are proposing; you can see on this elevation as well. Low profile of the house along Prewett from this top elevation. This is an elevation that—you never see the house this way, right, because the house projects back, but it's more of a diagram to show you that retaining wall behind the pool and the second one—or in this case the third for the LID planter.

The material palette: it's a warm neutral tones and a combination of natural materials like concrete or green roofs and we are also proposing a composite decking that uses recycled plastic materials or fiber cement panels that also have a percentage of recycled material. We're including more technical information about the materials, including the pavers. We are using permeable pavers to mitigate the quantity of storm water that could potentially flow to the street or down the hill and cause erosion problems. So we are containing that on site.

[17:00]

We presented the project to all of the adjacent neighbors; all of them signed a letter of support that I shared with Adrineh. I believe you should have it too, Charlie. Only one of the neighbors did not sign. We had a language barrier issue presenting the project to him. He doesn't speak English or any of the languages either me or Duc speaks so we couldn't communicate with him. We also presented the project to the Neighborhood Council. They're not in favor of developing the hill. That was very clear, and they're not





supporting the project. But we believe the project is um it's good for the community and for a city for multiple reasons. For the community, one, because it provides--

ZA This I want translated.

A Okay, got it.

ZA So you can go a little slower.

A Okay, we'll do so.

ZA Okay. Ernesto, if you could translate this—

TR This is Cora; I will be translating. I'm just a little unclear where you wanted me to start translating.

A I'll start from the beginning. Okay, we believe that the project it's uh good for the community and for the city for the three following reasons:

ZA Okay, hold there.

A For the community because it will provide access and maintenance of a site that it's abandoned at this point. And by abandoned, I mean there is deposit of trash, which can be a hazard condition at the site, and by developing we fix that issue. Um, the project is good for um the city at large given the housing crisis that we have. Any housing development helps in any way. It's a numbers game. One more house and one more ADU will help. The project will also benefit the community financially because of the fees that we'll have to pay for approval of the project, including linkage fees for affordable housing, and that's helpful. One of the main arguments from the Neighborhood Council against the project is to not develop this land, but this land has been zoned to be developed, and by building here we alleviate the pressure of building where wildlife is more important to protect. This is an urban site due for development.

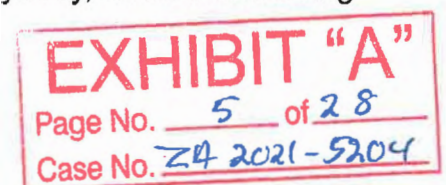
Yes. And that concludes my presentation and our comments.

ZA Okay, thank you.

A Thank you.

ZA We'll now open it up for public comment. And I would ask everybody, since this is being translated, to please speak slowly.

[22:20]

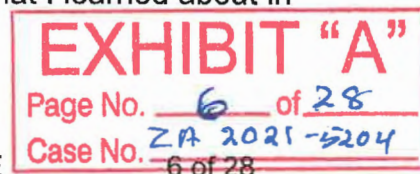


PC Yes, I'm **Rosalio Muñoz** and I have lived in that area from 1995 to 2005, visited the home of my brother just below that site on Abrigo which is about half the way down the hill towards Eastlake. And I have worked and lived in Lincoln Heights and Highland Park and actually in Maravilla area for the last 73 years, where the Repetto Hills, of which this is one, stretch from—actually, I guess from, well, the Angeles Crest mountains all the way to Montebello, if not beyond. And these are some key hillside places in the city, relatively—it's not like Beverly Hills or Rolling Hills or Malibu hills or any of these other places. It's more of a low- and moderate-income housing around them and just below them. And my brother living on Abrigo, which is right next to Prewett and just below, actually, Thomas, where many of the abandoned houses that have been built there and have not been used had thrown a lot of trash down the hill to what my brother has owned there since 1980 until the present.

And number one, I think the area should really be kept entirely--that is, not developed. Above the confluence of Abrigo and Prewett should be open space--entirely open space--for the city, and especially as a park, if possible. And i could see--would like to see a lot of trees and other things there, just as we have in Debs Park about a mile and a half along the ridge, that I have walked quite often. And the projects there to have indigenous plants, to bring the indigenous birds and animals of that here and that--oh in past centuries, the 19th century, that sheep raising in those hills destroyed over the years, and much other destruction. But it also is, to me--I consider it historically sacred land of the Tongva people that had a village across the ridge and probably used that as a major kind of thoroughfare towards what we call now the Lincoln Heights area.

[25:45]

And up there, one of the most wonderful things you can do along that ridge is view where the Tongva lived. Just about the entire spread of their territory out towards the Pacific Ocean, which you can see on days, the reflection of the sun on the shoreline. Out towards Orange County, out into the San Gabriel Valley and up into the San Fernando Valley up towards Glendale and in parts around Pasadena. You can't see the Channel Islands, but you can see quite a few things. And development like this would also change the residential character of the surrounding areas in Happy Valley and Lincoln Heights in particular, in that it would be really luxury housing that would be a wedge to change the entire character of the local area and be what we used to call "poor people's removal" of much of Lincoln Heights and Happy Valley and other areas. And that would be in line, I'm afraid, with some of the plans like the city planning recommendations that are going to be going to the city council for the central city, which is like one of the centers of Tongva culture called Yaangna that I learned about in



Lincoln Heights at a school that was torn down for the Golden State Freeway, which affected my life pretty much.

But we learned in the third grade about Yaangna being a central place where there was much water, the confluence of the Los Angeles River and the Arroyo Seco River that made that a more an ideal place for human habitation. But you had to be a little bit higher than at the level of the river and the stream because of flooding. And that's why they were there, and it was prime land for the Spanish Colonialists to take it away from the Tongva people, which was the beginning of you might call gentrification. They used to call--it was for *gente de razón*, which in their feudal order was real decent human beings and not savages like the Tongva. In fact, for my church parish in East Los Angeles we think that that's something that could be--I mean Epiphany Episcopal Church, it used to be a parish; it's now a mission church. Because in the 70s I was working there as a coordinator for the East-Northeast Committee to Stop Home Destruction where we tried to stop--we did stop much of the development to make that a higher-end housing along those hills, and to actually--when they were planning to extend the 710 Freeway and make what is now Debs Park, make it into--have a golf course, and hotels, and things on those areas. And that's a signal of what we think is in line now, given some of the planning to make downtown L.A. stretching to the L.A. River into an international destination by 2040 but, I think, get well along the way for the 2028 Olympics.

ZA Okay, Mr. Muñoz, can you uh go back to the house here?

[30:00]

PC No, but you can see all—

ZA I realize that.

PC Okay, and you can understand a little better about how this is human habitation--has been kept more and more from the indigenous people and their descendants, *mestizos* like myself are kept--are being pushed more and more out of their areas. In my lifetime out of Bunker Hill, out of Chavez Ravine, really, which was not called Chavez Ravine, but was Loma, Bishop, and Palo Verde neighborhoods that are still in our memories, but also the uh expanse uh part of trucking areas for the railroads and others, the building of the freeways et cetera, et cetera.

And so we've experienced that and now are facing that again. It's a big concern and it will be much more of a concern. And the planning commission and others will be hearing--we did get a hearing way back in the 70s from Thomas Bradley who became mayor, who saw there being a value in our community to protect the low- and moderate-



income housing of that area. And they used to say the plans for the city under Calvin Hamilton, etc. were to make these big centers that brought us the--high rise and all these other things that we have in downtown L.A., but that we should preserve the low- and moderate-income housing around the downtown area, such as Lincoln Heights, Boyle Heights, Pico Union, Westlake, Temple Beaudry--which now has basically disappeared--and other areas. And we have that, that's still in the memory of many of us, and it's not going to be forgotten and we're teaching it all around. So it is related, and I know you look--your smirk indicates your value of what I'm saying, perhaps, and that's okay; we dealt with that before.

M Don Jefferson, planning staff. Mr Charlie Rausch, we have uh 41 attendees for this item and 20 speakers with their hands raised—

PC Oppose this proposal.

ZA Thank you, sir. And thanks for the history lesson; it was quite good. Thank you.

M Next speaker is **Ansiz Hosel**

PC Hello, can you hear me?

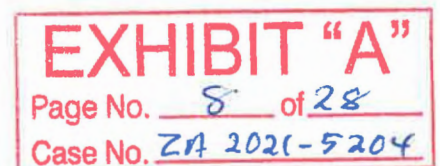
ZA I sure can.

PC Sure, um, I'll keep it brief; I would just love to advocate for this to be kept as open space. In the areas of Northeast Los Angeles, East Los Angeles there's such a lack of open space, but in the city and in general there's a lack of open space and this needs to be preserved for the people, for the community, not for one individual who wants to commandeer the hill for his own personal benefit. This should be zoned as open space; I don't know why it's not. This is like the biggest community benefit we have in this area. It attracts people from all around to enjoy the views. This would disturb wildlife. I really appreciate the previous commentator's educated history lesson and I think we should look at that history and preserve our unstable hillsides, especially when it comes to the history of Chavez Ravine and the way we've massacred the Elysian hillsides, which is where I grew up. Yeah, I would just really love to see this preserved as open space as a community benefit not just a pathway for profit and capitalist greed. Thank you very much.

ZA Thank you.

M The next speaker is **F.S.**

PC Hi, can you hear me?





ZA Sure can.

PC Hi, thank you for your time. I first want to say that it's true disservice to the Spanish-speaking community for the slideshow to not have been translated, as the slideshow literally explained the outrageously massive scale of this project. Next, it's important to note that the hill is not sustainable for such a massive project. On October 14<sup>th</sup>, City Attorney Mike Feuer filed 35 charges for the construction of very similar projects on Laurel Canyon for safety violations and I believe that that sets precedence for these kinds of projects and structures like these on unstable hills, regardless of whether it's been zoned or not, the houses that have already been built on Flat Top are already eroding. Lastly, this project truly strips Los Angeles of the few natural green spaces we have left. To destroy such a beautiful piece of land for a frivolous and selfish project is truly violent not only to the hills themselves but to the community as well, given that it will absolutely lead to further displacement and change of the community demographics, as it's been seen through gentrification. To say that the neighbors support this project is false, and the developers even admitted that they didn't connect to the Spanish-speaking community. Please note that majority of the people who live in Lincoln Heights are Spanish-speaking, so who did they really reach out to? To say that the site is abandoned is a complete lie. This space is used daily by the community and people all over Los Angeles, and the community actually organizes to clean these hills because we care about these hills. This project is selfish and violent. One very last thing: I don't think the agenda for this meeting was posted to the site on time and therefore also violating Brown Act rules. Thank you.

ZA Thank you.

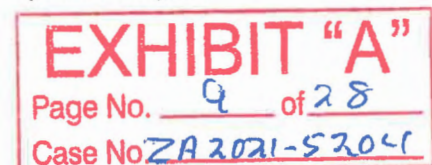
M Next caller is **Steve Lucero**

PC Can you hear me?

ZA I sure can.

PC Hi, thank you. My name is Steve Lucero, local native from Alhambra California here. I was very insulted by the speaker, the developer saying that this is not a thriving natural environment and that this should not be preserved. This is not good for a community to have a pool on the local hillside. I know personally that the neighbor who has a construction up there right now purposely has set out trash there. I thought it was ironic that you used that for a reason as if it's some sort of abandoned area. But it's absolutely not. One of your reasons for this development was that it's zoned for it, but I'm so sorry, this community does not accept that as a reason. This community is not in support of it, and we ask that you respect that. Nobody supports this project, I'm sorry, and I'm insulted by your attempts to have any persuasion on this community. Thank you.

ZA Thank you.



M Next caller is **Serena Teresa**.

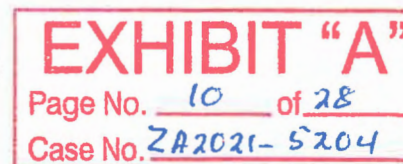
PC Hello, can you hear me?

ZA Sure can.

PC Okay great. First of all, thank you for letting me speak. I'd like to read a letter that I wrote in response to this development, so I'm just gonna start. To whom it may concern, I'm writing in defense of Flat Top hill. I strongly disapprove of the proposed property to be built on Flat Top hill. This development is extremely large and does not benefit the community, which has been historically comprised of working-class people of color. Furthermore, with increased urbanization, this space is one of the few undeveloped hill tops in Los Angeles and should not be sold to the highest bidder. Do not approve this development. The community does not want it, and we have voiced it several times. Seeing this property built upon our sacred hilltop, one of the last pockets of nature in the city, would be a great injustice to the historic community. To approve of this site is to advocate entirely against the needs of the community and ignore the voices from within it that are desperately calling for the rejection of this development. The approval of this project is a statement that you do not put people over profits or consider what the community declares is best for itself in your decision. Once again, I strongly urge you to consider the influence your action will have on the course of the future of the few remaining undeveloped hill tops in Los Angeles, and disapprove of this project. And that's the entirety of the letter which I also sent as an email before the 11/10 deadline. But I would also like to touch on the points that the speaker made about how it benefits the community and how it helps with the housing crisis. I just want to say that that is [Indistinct] for a 4,000-square-foot single family development, that is just absolutely lavish and decadent in a community that is, like other community speakers have said before me, historically working class and people of color, which is significant in this case, because we're being pushed out as the rent increasingly goes up and makes it more difficult for families with children that have been generations deep in this area to stay. So although it may sound repetitive, I agree with all of the statements of the community members that have made before me, especially the first speaker. I'm sorry I forget what his name was, but I think that all of those points were very very important and should be taken not lightly, very seriously in your decision making. I believe I had one other point. Well, it's escaped my mind, so that is all. I ask that you please disprove this project and put the community's needs above the profit of one large mansion development that does not serve us. Thank you.

ZA Thank you. And did you say you sent your letter into here my email?

PC Yes, I did, to the [adrineh.melkonian@lacity.org](mailto:adrineh.melkonian@lacity.org) address.



ZA Yeah I've got about 10 to 15 letters I haven't opened yet, but I'm sure yours is in there.

PC That's one of them.

ZA Okay great, thank you

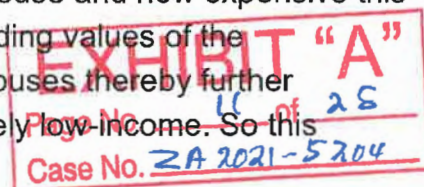
PC Thank you.

[41:25]

M Next caller is **Melanie Bellomo**.

PC Hi, thank you. I live in Lincoln Heights. I go up to Flat Top often with the Lincoln Heights Hike Club. It's a group of children who like to spend time outdoors in Lincoln Heights. This is the only place that that can happen truly in nature. I want to talk about a couple of the items that the presenter brought up. The statement of mitigating the impact of the house in the landscape--there is no mitigating the impact of this house in the landscape. It being there has huge impact. There's no way around that so I don't appreciate that it's being presented as, you know, this green roof and you can't see the solar panels from the street. That's neither here nor there because it has huge impact on the landscape and community at large. Regarding us still having access to the view--that again, like that slide and I do--like Fernanda had mentioned, I wish it would have been translated as well, because that slide you can see that entire view the entire hillside I commandeered by this one residence, and sure, maybe the community may still have some access--likely not--after the this is built, but it's off to the side, like you can't see anything, and I don't know if you've been up there before, but up until recently it was an entire 360-degree view of Los Angeles. There is one house that's obstructing that view now, and this mansion would completely obliterate that. Again, I take offense to it being called an abandoned site. All of the trash that is up there is due to developers. All of it. Waste and paint and trash--it is a nightmare to look at, and it is the community, the surrounding community that takes care of that land, that has been stewards of that land, that removes the trash. So no developer who's coming in to build their quote-unquote dream home is going to care for that land, because they would have been up there already doing it. And they're not. They're only adding to the trash and the disarray and the destruction of habitat.

Um, let's see here, what else did I want to say? Yeah, that one house does not fix the housing crisis. It will do the opposite. So the scope of this house and how expensive this house will be and the value of it will affect all of the surrounding values of the neighboring houses thereby increasing the price of these houses thereby further pushing out our community who is traditionally very extremely low-income. So this



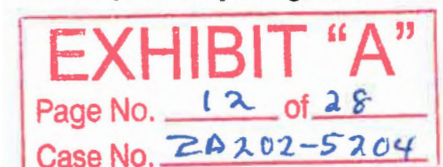


house, this mansion will cause displacement. So no, it does not--it's not a numbers game, and it's not like one more house helps to mitigate the housing crisis. This house will worsen the housing crisis because of the displacement that will take place. And also, you know, raising money for the community by putting money towards affordable housing--what needs to be understood is that we don't qualify for affordable housing. We don't have enough money; we don't meet, you know, the maximum; we don't make enough to qualify for affordable housing. Maybe extremely low-income housing—maybe. But affordable housing means nothing to us because we can't even afford that. So that again is neither here nor there. Um yeah and then a very weak argument about it actually protecting the habitat by being built. It's so backwards that I'm not even going to comment on it further.

I do want to add I am the wife of an L.A. County firefighter. I don't know if this is common knowledge, but it is in my household. When you have a cul-de-sac and you have an area that is difficult to get to, and there's a fire, especially in a hillside area, the trucks and the engines--that are massive--they have to find a safe place to do a three-point turn prior to entering the area where the fire is taking place. They have to back up into that cul-de-sac to be able to properly reach the area that is of concern. So that if there is an issue, if there is something that gets out of control they can safely remove themselves from that area because let's not forget these aren't just trucks and engines that are going up into these spots; these are people these are my husband, the father of my children. These are the people that have to go up there to take care of when there is a fire that takes place. So I will say personally I have a huge problem with you thinking that it's okay to just quickly add a cul-de-sac in to accommodate for the fire trucks and the fire engines that have to go up there if there is a fire hillside, which we know happens all the time because of the state of the world right now. So I have a huge problem with that; I don't think you're taking into consideration the lives that are going to be put on the line having to back these humongous engines and trucks up to this cul-de-sac that you've made where there is not enough room for them to do a natural turn. There just simply is not, and I think that that needs to be stated. And lastly, all of this is really unimportant because the truth is, this is sacred land. There should be nothing built on this land. I don't care that it's owned by somebody. I don't care that it's been sold off. It should never have been. It is stolen. It should be returned. And that is--I think that's all I have to say on it for now. Thank you for taking the time to listen to all of us.

ZA Thank you.

M Don Jefferson, planning staff. As a reminder we do have plenty callers wishing to get public comment. If we can try to keep our comments brief and not repeat anything, we would appreciate it. Thank you.

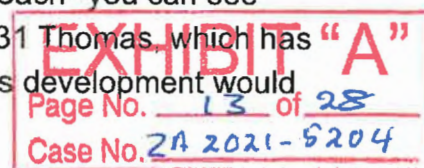


M The next caller is **Jordan Lewicki**  
[47:30]

PC Hi there, my name is Jordan, can you hear me?

ZA Sure can.

PC Hi, so I live on Alta Street, which is in Happy Valley; it just runs below Flat Top. I can walk down the street right on top of the hill. It's beautiful; I go there every week. I'm a renter; I wish I could afford to buy my house, but I can't. I would have to make 100 grand a year to buy it. I really wish I could. Anyways, I'll try to keep it brief and I'd just like to say Mr. Rausch, if you're the person who receives a lot of anger here, I apologize, but, you know, there is a lot of anger out there. I'm not gonna add to it. I think—I fully concur with everyone who's spoken. Melanie really hit it on the head there; she said what I wanted to say about it not improving the housing crisis. I guess I'm asking myself why this site was chosen. I think that there are plenty of areas in Los Angeles where this project could work well. The hills near Glendale; Tujunga some little valley in Mount Washington. I just think that choosing a cherished community gathering place is very short-sighted. I'd like to add one thing about community access. I strongly disagree with the developer's assertion that this would improve access. I would just note that the home at 2828 Thomas, which is right below the gate that's currently there on Thomas Street—they've placed trees in planters in front of their house, which stops anyone from parking there. That's just the beginning, so when you want to go up on top of Flat Top and you want to walk your dog there's no parking because these people think it's more important to have an empty street in front of their house than public parking. So first of all, I don't even know how that's legal, and if you could stop them from doing that, that would be great. I find it really insulting, um, so that's just an example. So what you have is you have some people—I'm sure they're very nice people who've paid a lot of money maybe—I don't know how many millions of dollars for this home living there. **They're not gonna want teenagers up there having a beer at midnight, you know, having a blast. They're not gonna want that. And that is what Flat Top—I mean, that's a crude example, but there's something so special about that, you know, I've had friends of mine tell me they had their first kiss up there.** You know, my landlords who grew up in Lincoln Heights, you know, they met at the high school, like, they've cherished Flat Top—blah, blah, blah. All this to say, it's not going to improve access. I'm sure these people are going to be calling the police on people, you know, that just increases the—anyways, I'll stop there. One more thing, you know, when I arrived in Lincoln Heights four years ago, Flat Top had a 360 view of L.A., and that is so rare. Like, where else can you see the Hollywood sign, all of Long Beach—you can see everything, and already there's been a new development at 2831 Thomas, which has already blocked the view a good 20 percent, I would say, so this development would



really block the view at least by 40 if not 50 percent and I'm just sorry that is just--it's just not possible. I just really—anyways, I've said enough. I concur with everyone who spoke, and I think that what you would find there would be a lot of public support for would be a public park, and I think you would also find a lot of people would be willing to give their time to making that happen--doing clean-ups, public works--like, honestly, make it a park, everyone's going to be happy, go build your house in Glendale, that's all I have to say.

ZA Thank you.

[51:25]

M Next caller is **Dydia DeLyser**

PC Thank you. Can you hear me?

ZA I sure can.

PC Thank you. My name is--and I'll keep it short--I have a prepared statement—

ZA Excuse me, did you mail that in by chance? If you could email that to me I would appreciate it; it's much easier to read it on the paper than trying to take notes.

PC It's not currently effectively written but I will make it so and I'll keep my comments right now very brief.

ZA You can speak as long as you like

PC My name is--oh thank you, you're very generous and I appreciate that very much. I'm a 28-year resident of Lincoln Heights and I'm a geography professor at Cal State Fullerton. My research analyzes urban landscapes. I urge you to deny the permit request for this property. Los Angeles is a city unique in the world it's a global city ringed and transected by pristine mountains and hills. Our wilderness ridgelines. And we as a city and as a people have preserved these wilderness assets through more than 150 years of enormous population growth and expansive urban development below. We're all familiar with the majestic San Gabriels and Santa Monicas that frame our great city. No less a public resource are the connected network of hilltop wilderness ridgelines that form a viewshed for all Angelenos and all who visit and pass through our city. These undeveloped ridgelines grace our urban vistas with wilderness wherever we gaze. This land called Flat Top is visible viewshed for all the millions of drivers on Interstate 5, for the urban commuters headed eastbound from downtown. As they pop through the tunnels this undeveloped ridgeline serves as a beacon of nature in the city. I urge you to



continue our careful protection of ridgeline landscapes of this hill so that all of us past present and future may continue to share these unique and precious wilderness resources amid our great city. And I want to add in response to Mr. Maura the developer's comments. The paper streets he spoke of and vacant lots his client has purchased are wilderness land. They're paper streets because they've never been developed. They're vacant lots because they've never been developed. It's not a place where a house has been torn down and left empty it's never been developed. This neighborhood--you can see if you walk the ridgeline, and this house would break the ridgeline, which is clear from the illustrations in Mr. Maura's presentation. This house--if you walk the ridgeline you can see all the houses below on all sides. You can see that this neighborhood has not one swimming pool anywhere, and not one four thousand square foot home. I urge you to deny the request and I thank you for your time.

ZA Thank you.

M Next caller is **Jaime Escamilla**

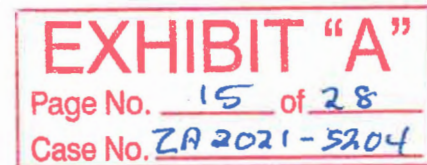
PC When I was nine years old, that was back in 2009, I lived in Echo Park, and my family had to move to Lincoln Heights through the gentrification that happened in Echo Park, and seeing that happen in this community that I call my home now is just so heartbreaking to see, and like the previous caller just said where do you see another 4,000 square foot, you know, mansion? That's a castle that doesn't need to be at the top of, you know, a community space.

Yeah there's just a lot of pushback from the community and if you're not listening to the community that you want to be a part of, then what are you doing, you know? It's just kind of like a slap in the face seeing all the developers trying to push this on the community when the community has spoken, and we're very vocal that we don't want this. Who in this neighborhood, which is--more than half live under the poverty line--is gonna look at that and think that they're gonna achieve that, you know? It's just another reminder that yeah, you're down there and we're gonna be up here in our castle. That's really it, um, it's not good for the community. The few birds that I do see up there, they're probably not gonna be there for long after--if this development goes through, you know? And just from 20 years ago, from what I've heard from people who've lived here, the wildlife that lives up there, it's nothing like it was before. It's just gonna wreak havoc on the ecosystem of the hill and the community space that we all share. That's all.

ZA Thank you, sir.

M Next caller is **Candice Maples**.

[58:00]





PC Yes, hi, can you hear me?

ZA I sure can.

PC Okay great. I just wanted to add that the posting that is at the base of the hill doesn't have any meeting information on it. It's completely blank, and I can send you picture evidence of that if that's helpful. Someone had mentioned that there was a posting put about the meeting and there's nothing on the posting. It just says public hearing and there's no information where it's supposed to be like filled out, at what time the meeting is, or what day, or even what's being proposed.

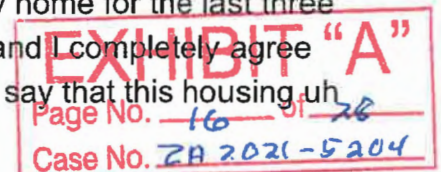
ZA Okay, thank you.

PC I am in opposition of the proposed project. The three reasons given do not outweigh what is being taken away from our community. I am a resident. My partner owns our house in Lincoln Heights. I was a real estate appraiser for 10 years, and to take away this particular open space will have direct negative effect on property values due to destroying the natural resource of Lincoln Heights, the oldest neighborhood in Los Angeles. The proposed is known to our community as Flat Top and has been a cherished open space since the beginning of Los Angeles. To allow one oversized household compared to the average size house in the neighborhood at the expense of the whole community's open space will have irreparable consequences and have a direct negative effect to property values. All of Los Angeles benefits from this open space. To conserve is what our community needs. It was deemed sacred land, and the history of the discovery site of Lincoln Heights whale needs to be preserved for generations. The community has gathered at Flat Top since it is one of our last remaining open spaces and is crucial to Lincoln Heights heritage and the direct value. With great respect, please deny this proposal.

ZA Thank you.

M Next caller is **Alec Grant**

PC Okay, first, my name is Alec Grant. I just wanted to first thank Mr. Rausch and Mr. Jefferson for giving us the time. I just think it speaks volumes that every single caller that has added to public testimony has opposed and vocally opposed this proposed project, especially since the early beginnings, and I just wanted to fully say that I'm fully behind the community members. I've been part of Northeast L.A. since 1996 the year I was born, and I've been so fortunate to call Lincoln Heights my home for the last three four years. I think the only other point I really wanted to add—and I completely agree with each and every speaker—is that it's completely criminal to say that this housing uh



this one single family housing unit would help the housing crisis. I think it's just really criminal that you use the housing crisis to your own personal gains and use it as one of your main arguments to propose this land. Again, I thank you for giving us the time to speak about what we care about and stand up for our own community, so hope you guys have a good day.

ZA Thank you.

M Next hand raised is by Coltie. If you may please take your name as well

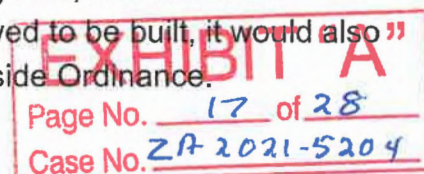
PC Hello, my name is **Ethan Arias**. I live right here in the city of Lincoln Heights and I'd like to agree with all the other speakers, and I also agree with the first speaker that it should be made into like a park; that would be like pretty cool, but I just strongly, like, agree with all the speakers and um that's all I have to say. I don't think it should be like built into a house; I think that's pretty dumb, but yeah that's it.

ZA Thank you, sir.

M Next caller is by **Sara Clendening**.

PC Hi Charlie, I really want to thank you for having us here today. I'm the president of Lincoln Heights Neighborhood Council. We issued a letter denying the project. I'm just going to read some excerpts from it. I'm the president of LHNC and chair of the Planning and Land Use Committee.

All right. Letter of denial dated 11/4/21. The LHNC represents an historic low-income POC community significantly impacted by real estate development especially out-of-scale mansions on Flat Top hill. Flat Top's one of the last open green spaces in Lincoln Heights. The LHNC opposes this project and is strongly concerned that the impact of a 4033 square foot single-family home will irreversibly destroy Flat Top hill, **a sacred site under AB52. It was identified a sacred site.** This project will resonate into our hills with adverse effects on our stakeholders with the export of 645 cubic yards of earth and 745 cubic yards of grading in an ecologically sensitive area. The LHNC Planning and Land Use Committee took up this item on November 3rd 2021 and voted unanimously to oppose the project. The board and community members questioned the destruction of a sacred site, noticed that the scale was out of character for the community, noted the fragile geological composition of Flat Top hill, cited the need for preservation of green space, and stated a preference for a project that didn't impede on a beloved natural resource that has been communally used for thousands of years, and is known internationally as a site for the people. If this project is allowed to be built, it would also violate the city's own stated objectives in the Northeast Hillside Ordinance.



[1:03:50]

I just have a couple notes here for Mr. Rausch. The applicant's proposed turnaround site--so the applicant purchased five lots up there and so there are two lots, um, on the west side. It's 2831 and 2825 Prewett--those are, landslide zones under ZIMAS. So fire trucks are turning around; that's a landslide zone. And then the parcel just touching 2831 to the north, that has storm damage, I believe it's infill now. So, you know, that's also not sustainable. And, let's see--and we want to thank Mr. Rosalio Muñoz for speaking at the beginning. If anybody doesn't know, he was the organizer of the Chicano Moratorium and the East L.A. Walkouts and has been an organizer for decades here in Lincoln Heights through Church of the Epiphany. We want to also mention that the applicant purchased the land and applied for new construction about that the month he purchased the land. There is a path up Prewett--public right-of-way path going up the hill on that property that has been there for generations. And I want to say another thing: this hill was blocked off by a gate on Thomas Street imposed by another neighborhood, Montecito Heights, in the late 80s to stop people from cruising, to stop the people of Lincoln Heights from accessing their own hilltop. And it was approved by Gloria Molina, and it's illegal. And now the hilltop is being marketed as a gated community. Also, yeah, so the houses that are already built there, that have been built in the past decade, I think there are--well, there are three of them right now, they've been sitting vacant, not sold, they're eroding off the hillside. And there's a mansion on Paradise Drive that is now slated for demo that has never been lived in that was approved by LADBS at the same time as that Bel Air mansion that's now like a really big deal. There's an issue with people building these giant mansions and then leaving them vacant and then, you know, I guess LADBS is red-tagging them. And I also want to mention that--so the four parcels going down the hill that they bought-- there's 2830 and then 2824, right? And then below that there's 2818 and 2810, I believe 2810 is infill. And I guess that's about it. We voted to deny this project for the sake of the community. Thank you very much.

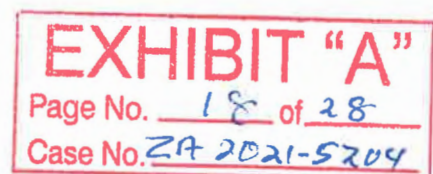
ZA Thank you ma'am, and I do have the neighborhood council's letter. If there's anything else that you just said that you want to put in writing, if you could email it to me

PC All right, thank you.

M Next caller is **Stephanie Morales**.

PC Hello, good morning.

ZA Good morning.





PC Okay, I grew up in Lincoln Heights, went to Lincoln High School and I'm just very saddened by this project. I feel that the hills--Flat Top and Paradise Hill they're both sacred and historic and they're my favorite places, my favorite views. I feel like there's nothing in L.A. like them. I just feel we need to preserve it, not just for the community but for the wildlife. Those tales just mean a lot to me and my family, and I just want, you know, to stop the project. That's it. Thank you so much for your time.

ZA Thank you, ma'am.

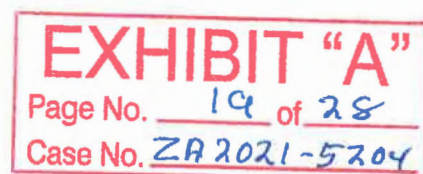
M Next caller is **Ilisandro Magna**

PC Hi, good morning, my name is Ilisandro Magna and I'm a homeowner just below Flat Top along Sierra and I'm new to the Lincoln Heights community. I was born and raised in Echo Park and I lived there for 39 years, really in that community. I was eventually just recently priced out. My family worked very hard. We're all Cal State L.A. graduates; we're all educators in this community that we're talking about right now. I work at East L.A. College. And, you know, I'm just real concerned with the development that's planned here and along other places of Lincoln Heights. Having the experience of being in Echo Park over the last 20 years, seeing the changes there, I just know what's going to happen once a project like this is accepted or allowed. It's a domino effect. You could already see it along some of the other hills behind--going up towards Paradise Hill, and I think the--one of the things that I always do whenever I go into any community is listen to the people who have been there, right, listen to the residents. And I think Rosalio, the first speaker, just hit it on the nail, right? He's the OG right there, and my understanding of this entire community is that it is traditional lands of the Tongva people, just as he said; I did all that research myself. I am also indigenous, Nahua Pipil, which are Nahua people just like the Tongva of Central America. I was here because my parents had to migrate as political refugees due to the U.S. involvement in Central America, right, in the 70s. So I think the entire community requesting that we create a park up in Flat Top, create a park on Paradise Hill, and as a homeowner here who works very hard, working class, to be able to afford to live in this community, I as a homeowner feel that we should have green spaces here for our residents and have housing being addressed in other kinds of ways, not these humongous mansions up on these hilltops. So I thank you for allowing us to still send emails and letters I'll be working on the letter along with the rest of my family to express our sentiments on this. Thank you so much.

ZA Thank you.

[1:11:11]

M The next caller is **Elizabeth Abrams**.



PC Hi, my name's **Elizabeth Abrams** and I'm a homeowner in Happy Valley. I'm a relative newcomer to this area, but in the two years that I've been here it's been really obvious how special Flat Top is to this neighborhood. And I would also like to echo all the sentiments expressed by speakers before me; I'm not going to try to repeat any people's specific points; I just think that what we need right now is to understand that just because it's zoned for development and just because this person is the legal owner of this land, it doesn't make it right for them to build this building, you know, for their family and only for their family. This land needs to be accessible to the community and I would just beseech them--the property owner and the developer and the city--to just--you know, let's just stop pain right here and do the right thing, and let's find a way to keep this land accessible to the public now and forever. And I don't mean accessible like they can see the view around their house. I mean let's make it a park; let's make it official. It's for everyone, not just for one family. That's all I have to say. Thank you for your time.

ZA Thank you.

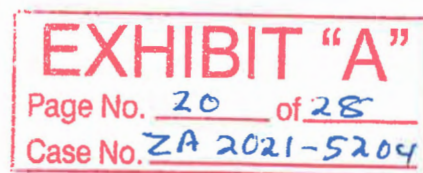
M Our next caller is from **Max Maslansky**.

PC Hi, I sent in a letter and I'm going to be repeating one or two points that I wrote on there I am a ten-year-long resident of Lincoln Heights and one of the first things that I discovered here was Flat Top. I live right on Alta Street right below Flat Top, and when I actually went up there for the first time I had one of the few times for a few moments in my life where something local to my area felt so incredibly special and precious. And I always thought to myself, like, I can't believe I get to live next to this. So I can't imagine how anyone else who's been here a lot longer than me would feel about it. So I just want to then say that I think the owners of these plots of land have a moral responsibility to refrain from building on it. I think this land should be donated to the city for eventual conversion to a park land, or at least sold to another buyer who actually cares about the community, because it's clear that these people do not, and they therefore do not deserve to have their quote-unquote dream home built here on our hills. What I mean is that it is a form socio-economic violence; its long-term effects are quite stark, and basically if they were to build this house it's basically at the cost of everyone else. And I guess that's all I can say about it. Thank you.

ZA Thank you. And you've got a letter in the file?

PC Yes.

ZA You sent it in an email? Okay, I'll see it.

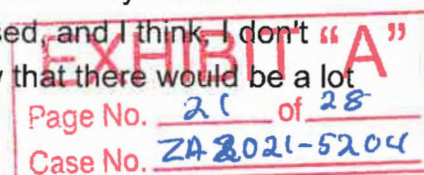


M Next caller is from **Elida**

PC Hi, can you hear me? Hi, good morning and thank you for your time. I'm a long-time resident. I've been living in Lincoln Heights for at least 40 years. I actually live up here on Flat Top. Okay, I really would like you to deny this project just because I know the issues, living on the hillside. You know, my house was built during the Great Depression, I'm up here on the hill. Yeah, there's, you know, there's retaining walls—it really doesn't really help with landslides, you know what I mean, every time it rains, you know, we do live in fear. Remember, you do have our only local major high school in the area here right down the street. The traffic that this building would cause would greatly impact our students here. I have students going to Lincoln High School and that's my way in and out. Also, the pollution—these kids already live in L.A. They have enough pollution going on. You know, you're gonna cause some more uh land movement and pollution to our kids. Also, this is an open space. I walk there daily, and, you know, I drive out there daily. So I really think that you should rethink this project. You know, I'm a five-mile-an-hour driver up on the hills and honestly, I've seen trucks drive in and out, you know what I mean, speeding past. This creates a huge danger. Also um on the houses that were built on Thomas, those three vacant houses that were built maybe 15 to 20 years ago. I know the neighbors that live on Pomona down the street and they've had much damage due to landslides, and of course, you know what I mean, any builders or the city that allowed these buildings to go up are not liable for anything. So at that time when houses are damaged like this, who would be liable? Other than that homeowner who honestly gets by day by day because we're all working class and we can't afford a 4,000 square foot home. The average square foot home around here would be 12 to 15 if we're lucky. You know, what kind of a person lives in in those homes? You know what I mean? Just—their income does not meet the income of the rest of our community. Our community is medium to lower class community, so I really want you to really rethink this whole project and really deny this. Thank you. Have a good one, you guys.

M Next caller is from **Nicole Corona**.

PC Hi, my name is **Nicole Corona**, I'm 22, and actually I've grown up in Lincoln Heights my whole life. I've lived on the north part of Hancock Street right by where it ends. But today I'm speaking because I'm not in favor of the permit request. I know that my parents and my family aren't either; I found out about this a few hours ago and I've been trying to let as many people know, so I just wanted to also speak on maybe how this hasn't been presented as widely to the community, like I don't know how my parents would have ever found out about this meeting going on today, so definitely not everyone in the community knows that this is a project going on—that is proposed, and I think, I don't know, that's just um—I have an issue with that because I know that there would be a lot





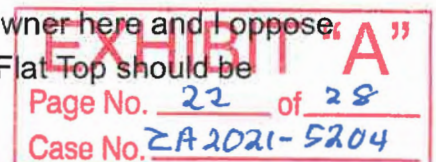
more opposition and it's just been--it was really important for me to get on and express that for me. I've used the Flat Top space for like years; I go hiking there, I've introduced all my friends there, um, for Fourth of July I've gone up there to see the fireworks--it's just a very important space for the community and I've appreciated for many years that that I've lived here and I just wanted to express that. I also--and I'm really not gonna try to repeat anything, but the representative Ricardo, what he mentioned about housing crisis is just--it's just embarrassing to me that you'd think that that's gonna solve anything. And it really frustrated me to hear because I was like, fix the housing crisis for who? Not for me or my family, because we're not buying that house; we can't afford to. We don't--we just rent here. This space is incredibly important to me, to my family, to all of the community, and it's just not something that I'm in favor of or know anyone who, quite frankly, is. And I wanted to express that today, um, and I really appreciate all the other speakers before me who have commented and talked a lot about like zoning and housing and it just helped me understand the situation better. I just hope that this information can also be passed to people like my parents who speak Spanish and might have a difficult time understanding what's going on in their own neighborhood. But thank you again so much for allowing us to speak today, um, and again I'm really opposed to this, and I volunteered to go clean up the space like as much as possible I will join that community group that already goes there because this how much this means to me. So thank you.

ZA Thank you.

[1:20:40]

M Our next caller is from **Jennifer Wong**

PC Hello, I'm a homeowner here in Lincoln Heights my house is just under the Flat Top hill. I live by Ela Park. And I want to register my opposition to this project. I walk this hill every single day up to the Flat Top with my dog. It's one of the few green spaces where I can walk and breathe during this pandemic. I'm an emergency department nurse, and during this pandemic, I came up to Flat Top a lot to walk and breathe and just enjoy our beautiful neighborhood. I also personally have come up to Flat Top many times to pick up trash over the years, and since they started building that new house, there's been exponentially more construction-related trash and I think that the builder should be cited for that. I've picked it up, taken it down, carried it down to my own trash cans, and I know people in the neighborhood, I know other people in the neighborhood are also doing that, and we shouldn't have to do that just to be able to enjoy this beautiful space in our own community. I was born and raised in this community; my family owns the homes that they live in in this community. Again, I'm a homeowner here and I oppose any further construction on what is a gem in this community. Flat Top should be





preserved as one of the last green spaces and parks available to us. It's already connected to the park that they're trying to build towards the Montecito side of the same hill, where Northeast Trees has been putting in native plants, and I would like to advocate for Flat Top to be added to that park because they're already connected. A lot of us in the neighborhood, including my elderly Chinese family and elderly neighbors, we walk these hills for exercise. We walk up to Flat Top and then walk over to the Montecito side. By allowing this property to be built, you'll be robbing our community of a healthy place to exercise and connect with each other in a really beautiful outdoor space. Thank you for your time.

ZA Thank you.

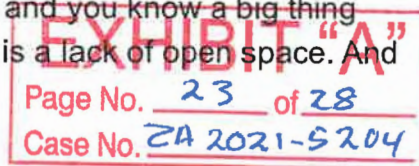
M Our next caller is from Galaxy S10E; you may please state your name as well.

PC Hi, my name is **Imelda**, um, I grew up in Northeast L.A. and I have gone to Flat Top as a teenager with friends, and I recognize the importance of it. I'm in opposition to the development, just because I work restoration; I work with native plants, and I understand how detrimental it'll be to the native flora and fauna in the area. We need more open spaces, more public spaces for the community to be able to connect with nature, because as we all know we are in a climate crisis, and if there's more development there won't be any more future. There won't be no future for our children, for our communities, so we need to kind of think about how that's gonna affect the future of our lives and this earth that we're on. This isn't like something that's really minor and that won't be impactful. It will be. Just because, um, native plants, they are going extinct. By the year 2040 we might lose native plants up to like 300 species, so that's something that we need to think about as well. So that's all I have to say. I'm in agreement with what everybody else has said. This is really important. We shouldn't be developing on Flat Top, and keep it for the community, and make it a public space. I'm willing to work on that area as well; I'm sure a lot of people are. Please listen to the community. Don't develop just because it's in your own self-interest. Thank you for listening, and have a good day.

ZA Thank you.

M Our next caller is from **Alex R.**

PC Hey, good morning, um, thank you so much for giving the community the opportunity to come on and just share how important this space and how important this land is to us. I am a yoga teacher in the area; I've taught to children at the Lincoln Heights youth arts center complex and I've also taught to kids in South Central and you know a big thing that I see affecting our kids, especially our teenagers today, is a lack of open space. And



we know how urban green open space is a valuable resource for physical activities for people that live in the community and also has a great potential to reduce chronic illnesses and to improve health. So building on flat top is not only going to be detrimental to the health of the people in the community; it's also detrimental to the planet. As Imelda previously mentioned, we are--sorry about that um we are in a--I'm working my remote job right now and I'm also listening to the call so if you if you hear a weird um noise coming that's what that is sorry about that. Um yeah we're at a climate crisis um let me actually shut that off first okay um we're in a climate crisis and we can no longer afford to pillage the earth for profit. There was a recent—I think it was on ProPublica that it was published--so it's a recent climate heat map showing the communities are going to most be affected by climate change within the next 10 years. This is one of the only free open spaces in the community so we need to not only not build on it, we need to turn this open space into a park, we need to preserve it, and we need to plant trees. This is for all of our survival. We need to change the way we think; we need to change the way that we live. It is absolutely criminal to allow people to continue to build mansions when that is excessive, for one family, for one person. That is excessive and our planet is no longer going to tolerate it. So, you know, we can continue to live this way; we can continue to build and to pillage the earth for profit, but sooner or later we're going to pay the price. And so I'm imploring you, the community is employing you, please listen to the community and please do not continue with this project. Thank you.

ZA Thank you.

M Our next caller is from **Perry Petchar**.

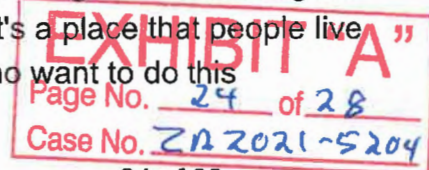
PC Yes. I live on the next hill over by that monstrosity house that was built on Paradise Drive that was never finished. And I agree with all the previous callers that I hope you deny this project and that's all; I just agree with all the other callers. Thank you.

ZA Thank you.

M Our next caller is from **Arthur Jones**.

[1:29:20]

PC Hi um I'm a 10-year resident of Lincoln Heights. I've rented in a variety of locations and currently live on Pomona Street. I walk Flat Top all the time and I would encourage you to listen to the longtime residents and um hear their passion for this issue. If there is development on Flat Top it really is stabs at the heart of Lincoln Heights. The teenagers need a place to make out; we need a place to walk our dogs; it's a place that people live on and use every day. I think it's very telling that the people who want to do this



development sent a representative here today are not willing to face the community. I think if you look on social media, if you look in other places, you'll realize that this is an overwhelming opposition to this happening. I've emailed my sentiments as well in a longer letter. I appreciate you looking at those. If you ever want to come to Lincoln Heights, email me back. Let's go walk the hill. If you see it, you'll realize how beautiful it is, and you will also see the devastation that has already happened through irresponsible development on the hillside. There is precedent for this. There's been a lot of blighting that has happened as a result of irresponsible development and you can see that; that's marring the view right now currently. So just please listen to um the overwhelming opposition to this. We appreciate your time. Thanks, man.

ZA Okay, thank you.

M Next caller is from **Chantelle Weber**

PC Hello, can you hear me?

ZA Sure can.

PC Hi, sorry I'm on a really noisy street. I'm also a resident in Lincoln Heights on Johnston Street and live directly opposite the proposed development. Um and yeah, I agree with everyone who's spoken before, like Lincoln Heights is an incredible community and Flat Top is at the heart of that community and I've been very sort of actively involved in like planting natives and trees in the space and trying to re-wild on the hill where we are opposite, and I think what's needed in the neighborhood is more open space and park space and not a luxury development. I think the development that was proposed doesn't add anything at all to the community. It just takes away from that community and destroys it. So I would urge you to deny this proposal. It's gonna affect everything negatively rather than bringing any positives at all. Thank you for the opportunity to speak.

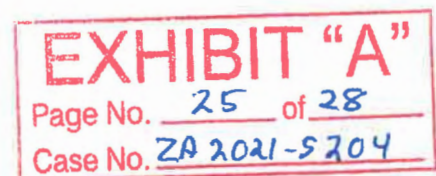
ZA Thank you.

M Next caller is from **Brenda Contreras**.

PC Hi can you hear me?

ZA I sure can.

PC Yeah great, thanks. I'm calling in opposition to this project. It needs to be denied. It's completely out of scale and illegal according to the Northeast Hillside Ordinance. This project is also super disrespectful to the community and its history. It's a sacred site and that really needs to be considered. What needs to happen is the community needs to be





heard. We need to put the community at the forefront. We need to support the biodiversity. The zoning is antiquated and needs to be changed. There's a lot that has happened since that zoning was allocated and this is a hillside that needs to be preserved. We need to support the biodiversity; we need to restore this. Plant some black walnuts up there; plant some natives. Um, yeah. So I'm asking that you just listen to the community. If you do support this project, it's gonna lead to more problems for not only the community but for government. Your hands are going to be tied later on. So don't set a precedent here. Support the community.

ZA Thank you.

M The next caller is from **Selena Ortega**

PC Hello, can you hear me?

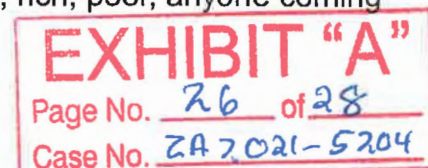
ZA I sure can.

PC Good morning, thank you for your time. I'm gonna make this very brief I'm a 30-year resident of Lincoln Heights. I'm here representing my community. I think it's very important that we protect Lincoln Heights's collective urban identity. My community is very special to me, just like it's special to so many other people, so I wholeheartedly want to reject this this proposal and this project on Flat Top. I also want to say that I second um and I agree with the comments that were made by Ms. Belomo, the speaker F.S., and the first gentleman who spoke; I didn't get his name. Thank you so much.

ZA Thank you.

M Next caller is from **Esther Petchar**.

PC Hi, I used to live across the street from Glen Alta in 1949. Flat Top was our playground. We were eight children. We used to go up the hill; we used to hunt for the bobcats and coyotes. We didn't do anything to them, but we used to have tarantulas that were five inches in circumference. We used to look for the trapdoor spiders. We used to use cardboard, so we used to slide down the hill on the grass, on the dry grass, or after it rained the wet grass, the green grass. **When I was a kid I never saw the view because I didn't have glasses. It wasn't until the 70s where I had glasses and I went up there and I saw the view. And I could not believe the view. I get very emotional, sorry, but I thought, nobody should be denied to go on the top of the hill to see our city.** It's awesome. Especially to see the sunsets. So please, I oppose the project. Leave the land open for the people, for everyone, rich, poor, anyone coming to our city too. Thank you.



ZA Thank you.

M Next caller is from **3339**. You can press star six to unmute.

[1:36:30]

PC Hello, I just want to say I agree with everything else that everybody else said, and I also wanted to add that in the Planning and Land Use Committee meeting, the developer was saying how the owners wanted—they loved the community and really wanted to be a part of it and grow old there and if they ever had spent any time in the community they would be like the other owners that I've met up there that have expressed wanting to donate and protect the land. They realize how special it is. And also if they had spent any time in the community that they would want to get involved to protect and participate in the community. I have not lived there long, but I definitely have gotten involved as soon as I arrived. Many people I've met up there are from all over the city; people come there and enjoy that from all over the city and all have expressed how they want to help to save it. Everybody has a concern with that because they know how special it is and how there aren't very many places like that in the city. And also, just wanted to touch on the fact uh when everybody's speaking about how Lincoln Heights is so low income that uh Lincoln Heights is the lowest income, uh, city; the only place that is lower income is Terminal Island. It's below Skid Row and the housing crisis is really uh you know perpetuated by developments like this coming into you know areas where there is affordable housing so just really think that that would exacerbate that and I just kind of--those are things that, you know, um--I really like how people talk about the uh ethics you know that um you know they do own the property but I know there's been um a fight and different uh you know I think there should just be an opportunity for you know us to be able to try and make it an open space. I know there has been a fight for this in the past and uh different things have gone with that and you know even if uh they do own it's a moral and ethical kind of a situation. That's all. Thank you.

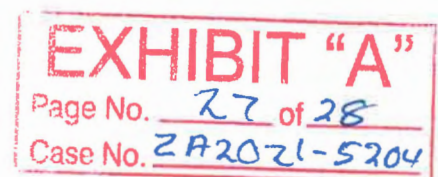
ZA Thank you.

M There are no more hands raised at the moment.

ZA Okay uh then we will conclude the public hearing uh it's been two hours so um I've got plenty of information. I'm gonna hold this case under advisement; there are so people sending in letters and I have not—

M We have one more—

ZA Oh, one more hand. Fire away. **Mr. Salazar**.



PC Hello. Hi, can you hear me?

ZA I sure can.

PC Okay hello, my name is **Ishmael Salazar** and I live on Eastlake Avenue across from Ela Park, and I strongly oppose this project as well. The people in Lincoln Heights have spoken. I visited Flat Top since I could walk the streets of L.A. alone, so please oppose this project. It is sacred land and the approval of it would be detrimental. So please don't ignore the people, as they have spoken.

ZA Thank you. As I said, I'm going to hold this under advisement. I'm not going to make a decision on this right away, not because there's opposition to it, but because I like to field check my cases, especially controversial ones. So I haven't had the chance to get up there yet. I did see it approximately 15-20 years ago when my staff did the Northeast Hillside Ordinance, so I am familiar with both.

So I'm going to not make my decision. For everybody to know I've got about 20 cases ahead of this before I even will start on it yet so it's down the line in my cases to be done. It's an interesting case, and I thank you all for your comments today, especially the first speaker. I may look like I had a smirk on my face but um I got a big mouth and it smiles a lot, so don't take that as a not paying attention to what you're saying. I pay attention to everything people say and often make my decisions based on it.

So the file will be open for another two weeks so that you can continue to send in uh letters or emails to me. Again, my email address is [charlie.rausch@lacity.org](mailto:charlie.rausch@lacity.org) so you can continue to send in comments to me, and the same with the applicants. But with that I'm going to close the hearing at the moment and uh thank you all for your participation. It was interesting and useful. Thank you.

M Ernesto, do you have any last final comments in Spanish?

TR This is Cora. I'm just gonna try to summarize what Charlie finally said in Spanish.

ZA Cora could you add one more thing for me? Um basically if you're Spanish-speaking and you feel more comfortable writing an email to me in Spanish, that's fine, we do have trans--people who can translate it for me, so if they feel more comfortable with sending it in in Spanish, they may do so.

ZA Okay, thank you all.

M All right, thank you everyone, thank you staff, that concludes all the hearings for today. Meetings are now adjourned. Thank you.

