

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

If you have questions and/or concerns, please contact the Department of Neighborhood Empowerment at NCsupport@lacity.org.

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

Contact Information

Neighborhood Council: Lincoln Heights Neighborhood Council

Name: Sara Clendening

Phone Number:

Email: Sara.lhnc@protonmail.com

The Board approved this CIS by a vote of: Yea(16) Nay(0) Abstain(0) Ineligible(0) Recusal(0)

Date of NC Board Action: 02/17/2022

Type of NC Board Action: Against

Impact Information

Date: 05/12/2022

Update to a Previous Input: Yes

Directed To: City Council and Committees

Council File Number: 22-0133

Agenda Date:

Item Number:

Summary: Lincoln Heights Neighborhood Council Lincoln Heights, CA 90031 February 17, 2022
COMMUNITY IMPACT STATEMENT Council File: 22-0133 Honorable Los Angeles City Council 200 North Spring Street, Room 395 Los Angeles, CA 90012 ZA-2019-1962-ZAD, ENV-2019-1963-CE RE: CF 22-0133. 2751 N ABRIGO AVE / OFFER TO DEDICATE EASEMENT (ACCELERATED PROCEDURE). BOE REPORT, 2/02/22, OFFER TO DEDICATE EASEMENT FOR EMERGENCY VEHICLE ACCESS; ROW no. 36000-101044 POSITION: OPPOSE. REQUEST EXTENSION OF COUNCIL FILE. Please add our Community Impact Statement to the record in preparation for the hearing to be held by: LA CITY COUNCIL TUESDAY, MAY 24, 2022. On 02/17/2022 the LHNC PLUC opposed the city's requirement for a 5 ft easement dedication to meet the 20 ft adjacent minimum roadway requirements for fire access at 2751 N Abrigo, a home that has already been built. LHNC seeks clarification on why a home was permitted to be built in a Very High Fire Hazard Severity Zone without proper fire emergency vehicle access in place beforehand. LHNC is requesting an extension on this Council File and a site visit with BOE, LADOT, LAFD and CD1 before the city makes a determination on any street improvements on Abrigo, a limited hillside substandard road, inaccessible on both ends. There should be no vehicle access on Abrigo past the gates nor homes built if the road can't accommodate emergency vehicles and fire trucks. The LHNC General Board took up this item on 2/17/22 and voted unanimously to Approve this CIS by a vote of 16 ayes, x nay and x abstentions.



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February 17, 2022
COMMUNITY IMPACT STATEMENT
Council File: 22-0133

Honorable Los Angeles City Council
200 North Spring Street, Room 395
Los Angeles, CA 90012

ZA-2019-1962-ZAD, ENV-2019-1963-CE

**RE: CF 22-0133. 2751 N ABRIGO AVE / OFFER TO DEDICATE EASEMENT
(ACCELERATED PROCEDURE). BOE REPORT, 2/02/22, OFFER TO DEDICATE EASEMENT
FOR EMERGENCY VEHICLE ACCESS; ROW no. 36000-101044**

POSITION: OPPOSE. REQUEST EXTENSION OF COUNCIL FILE.

Please add our Community Impact Statement to the record in preparation for the hearing to be held by: LA CITY COUNCIL TUESDAY, MAY 24, 2022.

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The LHNC General Board took up this item on 2/17/22 and voted unanimously to Approve this CIS by a vote of 16 ayes, x nay and x abstentions.

Sincerely,

Sara Clendening,
President,
Lincoln Heights Neighborhood Council

RE: CF 22-0133

2751 N ABRIGO AVE 90031

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re: RE: CF 22-0133. 2751 N Abrigo - ROW no. 36000-10104.

Dear Hon. Councilmembers,

LHNC took official action on the item and submitted a CIS for CF 22-0133 on 02/17/2022. This case is expedited and we must make sure the concerns of the community are addressed before any Abrigo road improvement occurs. The LHNC seeks to arrange an in person on-site evaluation with BOE, LAFD, LADOT and CD1 before action is taken on this item. LHNC seeks clarification on why a home was permitted to be built in a Very High Fire Hazard Severity Zone without proper fire emergency vehicle access in place beforehand. This site was not suited for the construction of that home. The city's requirement for 5 ft easement dedication to meet the 20 ft adjacent minimum roadway requirements for fire access after the home has already been built sets dangerous precedent. The city determined that a continuous 20 ft paved roadway is infeasible because it would require the demolition of surrounding homes, mature trees and need for retaining walls on sites adjacent to that property. The entrance/ exit of Abrigo are too small and the hammerhead built on that site is a band aid on a bigger issue. Abrigo is landlocked and the city made a mistake when they approved this construction which sets dangerous precedent for our hillsides.

The LHNC opposes the dedication at 2521 Abrigo for the following reasons:

1. The 12/30/2019 Zoning determination letter states that the applicant made the following comments at the Public Hearing on 12/19/2019:
LADBS has completed the plan check and the construction has started. However, the plan check engineer found that the project does not meet the street access requirement...

The 12/30/2019 Zoning determination letter also states:

The applicant shall obtain all necessary permits from the Bureau of Engineering (BOE) to complete the street improvements of the Adjacent Minimum Roadway along the frontage of the subject property on Abrigo Avenue to the satisfaction of City Engineer prior to the construction of the proposed dwelling unit. BOE may allow less than 20-foot wide right of way improvement where roadway transition is necessary at where the project site meets the adjacent properties.



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The BOE REPORT DATED 2/2/2022 BOE Counter Comments state:

12/17/2020- Received County record for hammerhead doc. re R/W3600010104

12/29/2020- Application was NOT APPROVED by Survey Dept. Lawrence Tay, The dedication is not correct. What is being dedicated? The turnaround and 5-ft dedication? If so, must include the 5-ft dedication in the legal & provide the approval from BOE & LADOT of the configuration of the turnaround.

01/27/2021- Survey dept. Lawrence T. requested the following from applicant Geovany; "We can process both the Hammerhead and the 5' dedication together, but there are a few things we will need. 1) Have the application updated by the District Office to reflect the two dedications and include all the required documents for it. 2) Combine the two; Exhibit A and Exhibit B into one so that we can use the same R/ W#. You can combine the two like this: Parcel #1(Street): Legal Desc. here. Parcel#2(Emergency Vehicle Access): Legal Desc. here"

02/05/2021- Upload Legal Description and Exhibit B...cm

2. It is the position of the LHNC that a house should have never been built at this site due to hillside limitations that make a 20 ft roadway infeasible. Abrigo is inaccessible to fire trucks, therefore, nothing has been built there for the past 152 years. Vehicles have not had access to this road for decades because it cannot be made navigable; hence the locked gates at the top and bottom and previous failed / abandoned attempts at improvement. The entry and exit points are too sharp and narrow at the top (Prewett) and bottom (Minnesota/ Gates) for emergency vehicles to enter/ exit and they cannot and never will be able to maneuver or access said home or future homes at this site. Abrigo is a substandard dirt trail. Re: safety, it takes LAFD #1 an hour to reach a home approx. half a mile away from the station on these hillsides.
3. It is the position of the LHNC that a house should have never been built at this site for geological reasons. The 3 story house embedded into the hillside at 2751 N Abrigo has been sitting vacant for 3 years and the hillside is dangerously eroding- most alarmingly around the foundation and top level of proposed driveway where road improvement will further compromise structural integrity of said hillside. The construction of this home required cutting into a hill which encroached on any future



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road improvements frontally. Abrigo is just a paper road hemmed in by unreinforced cuts in the hillside that are crumbling and much of this area is infill approx 0.84 km away from the Upper Elysian Park Fault therefore prone to mudslides. This paper road only exists because it was established as a horse trail in the 1800's. It was never intended for vehicular use. That is why 152 years later there exists a gate at the top and bottom flanked by homes that front a limited substandard street wide enough for one car. Any house built on Abrigo is trapped and a fire risk so any widening of Abrigo beyond the width of the entrance and exit points does nothing to ensure the safety of residents.

4. Both the Minimum Adjacent Roadway and Paved Continuous Roadway would mean the Loss of a cultural site: it means a loss of an iconic vista and environmental asset so popular that thousands of people visit the exact spot every year. This is an internationally known photographic destination with a distinct iconic vantage point of downtown through the palms of ELA Park est. 1880. The City of LA actually takes promo photos of Downtown framed by the palm trees of ELA Park from this site for its City of LA marketing / tourism advertising campaigns. Greater than that, it's where our families have walked and watched the sunset together for the past 152 years since the founding of East Los Angeles (Lhts) in 1871 and is now park poor and in the 99th percentile of environmentally burdened communities. This piece of land was part of Johnston's tract in which he marketed as ELA in 1880 and there has never been a structure on this hillside Abrigo pocket area because for 152 years it been used as parkland and valued as a resource unique to Lincoln Heights.

LHNC would like to meet with LAFD, BOE, LADOT and CD1 at the site to properly evaluate the proposed road improvement.

Sincerely,

Sara Clendening
President, Lincoln Heights Neighborhood Council
Chair, Planning & Land Use Committee
Sara.lhnc@protonmail.com
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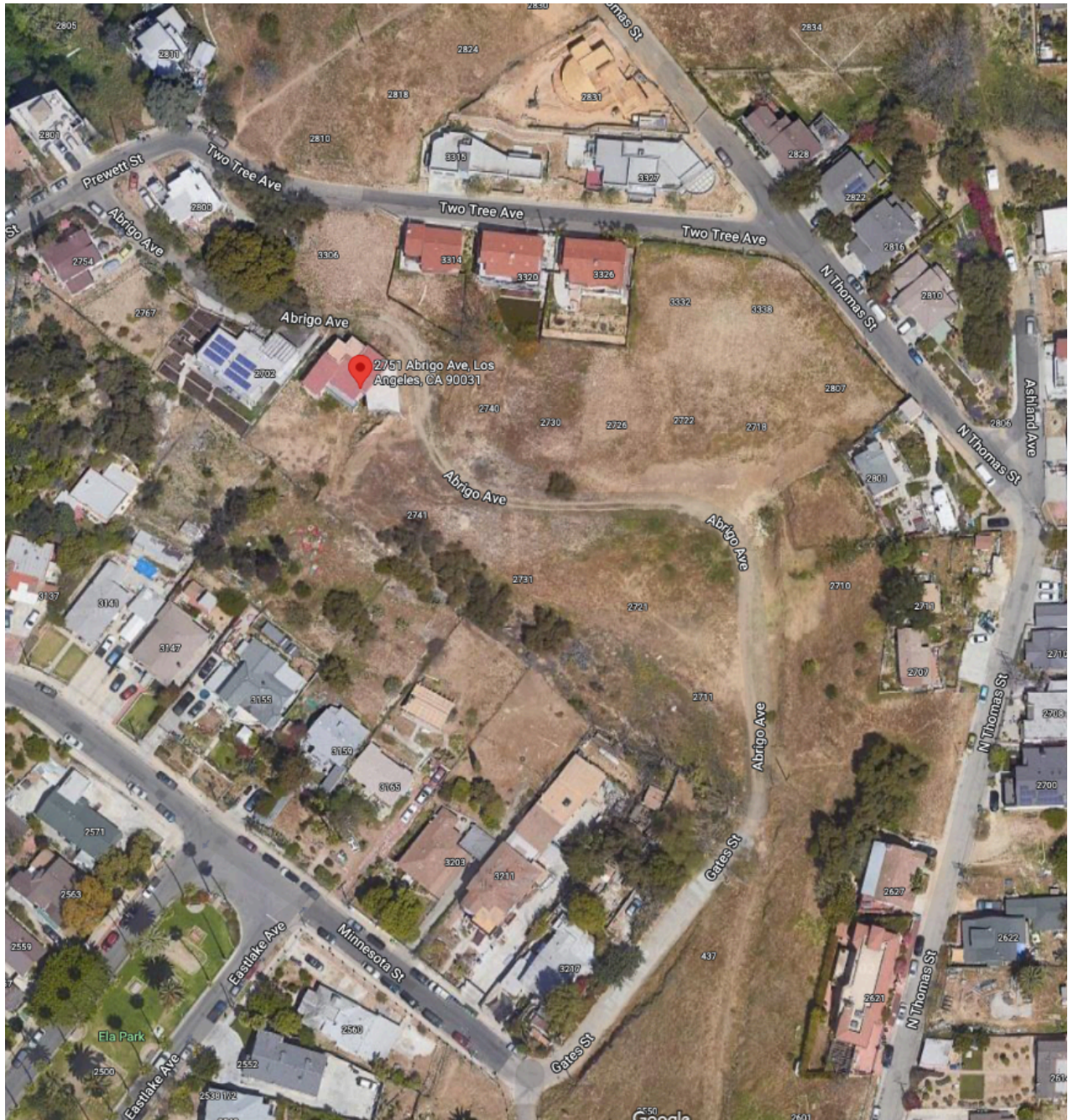
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