

## Description of Lincoln Place (Physical)

Lincoln Place was built from 1949-50 in the "Hollywood" garden apartment style. Originally there were 52 buildings with 795 units on approximately 38 acres. The apartments consist of attached two bedroom bungalows of one story, and one and two bedroom apartments in two story buildings the tallest are approximately 27 feet in height. All apartments and bungalow have oak floors in the living and bedrooms, and tile in the kitchen and bathrooms. Most buildings are grouped around an open courtyard. Many of the lower floor apartments have patios and the upper ones have balconies. There are lawns, trees and paths between all buildings.

The zoning is RD1.5 and there is a height restriction for building on the property of 30 feet to the top of the roof. (This includes all roof structures.) There are thirty-five lots displayed in the original environmental report.

The approximately 38 acres include the internal alleys and streets on the property.

The property is bounded by Lake Street to the north.

The northern alley of Palms is the boundary on the south.

Penmar Avenue is on the east.

Frederick Street is on the west. (Frederick Street is a two blocks long, bisected by California Avenue. It is one block east of Lincoln Blvd and parallel to it.)

Now there are 45 remaining buildings including one that underwent a "rehabilitation" in 2001 by the former owner Robert Bisno and AIMCO. At the time of this rehabilitation to the building on the corner of Frederick and Lake Streets, AIMCO was a 50% owner along with Robert Bisno.

In July 2003, AIMCO purchased from Bisno his 50% interest and became the sole owner of the property.

There are two empty lots on the property, both lots had buildings demolitions while Robert Bisno was the major property owner and AIMCO was the silent partner.

In total, seven of the original 52 buildings have been demolished. Two buildings were demolished on Lots 10 and 11 at Frederick Street entranced between Frederick and Doreen Place. These buildings were demolished in March 2003. The Frederick and Doreen Place demolitions of two U shaped buildings and ancillary garage structures

contained between 40 units total (20 each.) The tenants who had resided there were evicted under the Ellis Act as part of the rehabilitation project.

Five Building (which included 59 units total) were demolished in the summer of 2003. These building are on the 3 lots, all along Lake Street. This occurred early in the morning, just before a court hearing that was scheduled to hear arguments about stopping the demolitions. The tenants in those buildings had been evicted to provide a major rehabilitation for the buildings, but these buildings were demolished rather than rehabbed.

This demolition has been deemed illegal by the California State Court of Appeals in 2005. The court ruled that the demolition permits should not have been issued by the city and that the demolitions were illegal because AIMCO had failed to follow the conditions of the tract map approved by the city for the redevelopment of the property.

In total, over 127 units of rent controlled apartments. 59 plus 40, from the demolished buildings plus 28 units, as part of the rehabilitation of the building at the corner of Frederick and Lake, have been removed from the market through demolition.

Of the original 795 units, there are 696 units remaining at Lincoln Place. These have been deemed historic by the California State Historical Commission, first in 2003 and twice again after AIMCO contested the designations.

The property contains over 340 mature trees. In addition to these trees there are many mature tropical shrubs, including giant birds of paradise, banana palms, and others. There are many fruit trees, roses, herbs, and other flowers planted over the years, many by the tenants.

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The current maintenance on the grounds consists†mainly of mowing the lawns. The watering system is in disrepair since many of the sprinklers have been broken.

In the future AIMCO can:

- 1) Provide a completely new project and abandon its Tract Map
- 2) Ask for a Modification of the existing Tract Map

The Court cases and subsequent rulings, and historic status will decide many facets of what can be done with the property.

Report from the Lincoln Place Task Force compiled by:

Laddie Williams

Jataun Valentine

Laura Silagi

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