



Armando Bencomo <armando.bencomo@lacity.org>

Public Comments Not Uploaded 621 Frontenac PLUM Committee Hearing September 21, at 2.

1 message

Padraic Cassidy <padraic@padraiccassidy.com>
Reply-To: clerk.plumcommittee@lacity.org
To: clerk.plumcommittee@lacity.org

Fri, Sep 10, 2021 at 6:39 PM

Dear Armando,

Thanks for this notice.

The main points I have tried to make are very simple:

1. The Existing Frontage the B-Permit referral form is depending on for its 20' right of way is neither permitted, properly inspected, nor in the correct position of the Public Way. The failure of the initial review process to identify this as substandard work limited the ability of the Planner to address it as such. As a result this project (see site plan) intends to silently claim some of this Public Way, as well as make official the viability of this illegal roadway. Its driveway, bridging between the edge of the existing paving and the downhill slope, will prevent any further improvement as its revocability would render the house inaccessible. Both the driveway and the stair access claim starting points within the Public Way.

By the way, this site plan shown is with a 4' dedication so there should be an exhibit provided of a corrected site plan in order for the Commission Members to favorably rule.

No supporting documents are present on the Planning portal in spite of their prior existence there.

2. The Area Planning Committee believed their unanimous ruling in support would compel the applicant to build a sidewalk. All three members present for the April Hearing asked both the City Attorney and the Planner if their approval would compel the applicant to build a sidewalk and were assured it would. The subject of the sidewalk had previously been conditioned on the adjacent property at 617 Frontenac which similarly fronts a portion of un-permitted/un-inspected roadway west of the improvement at 620 Frontenac.

3. Upon Reading Condition 7 I inquired with the City Engineer (Wesley Tanijiri, BOE) if they in fact would require the sidewalk and the street improvement inferred by the APC and they told me they have no such jurisdiction, absent this explicit conditioning by the planner as at 617.

I believe acceptance of the conditions of the existing approval would intensify the use of the existing roadway while degrading the safety of both those living adjacent to it and our community and other passersby and have filed the CEQA appeal on this basis.

Please assure me the commission's packets will be reviewed by your committee members prior to the hearing, at your earliest convenience. Also please confirm the applicant has resubmitted plans which conform to the required 8' dedication for this committee's review. I believe these plans should be made accessible/public prior to the hearing, and hereby request a copy. I must admit, for all I know, all of the shortcomings I have highlighted may have already been corrected.

Also, is there any staff report prepared prior to this hearing, and if so, where and when will it be published?

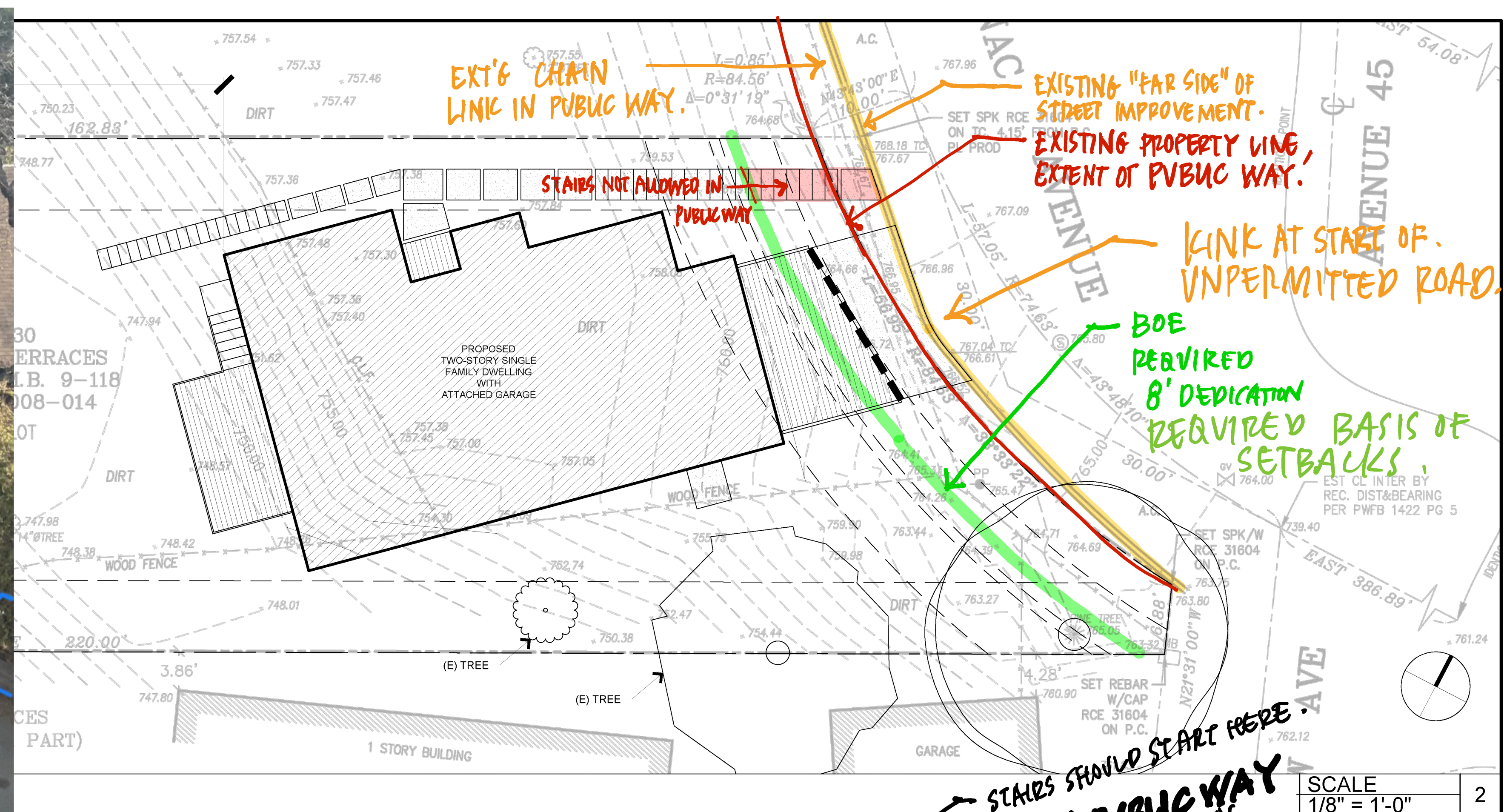
Thanks
Padraic

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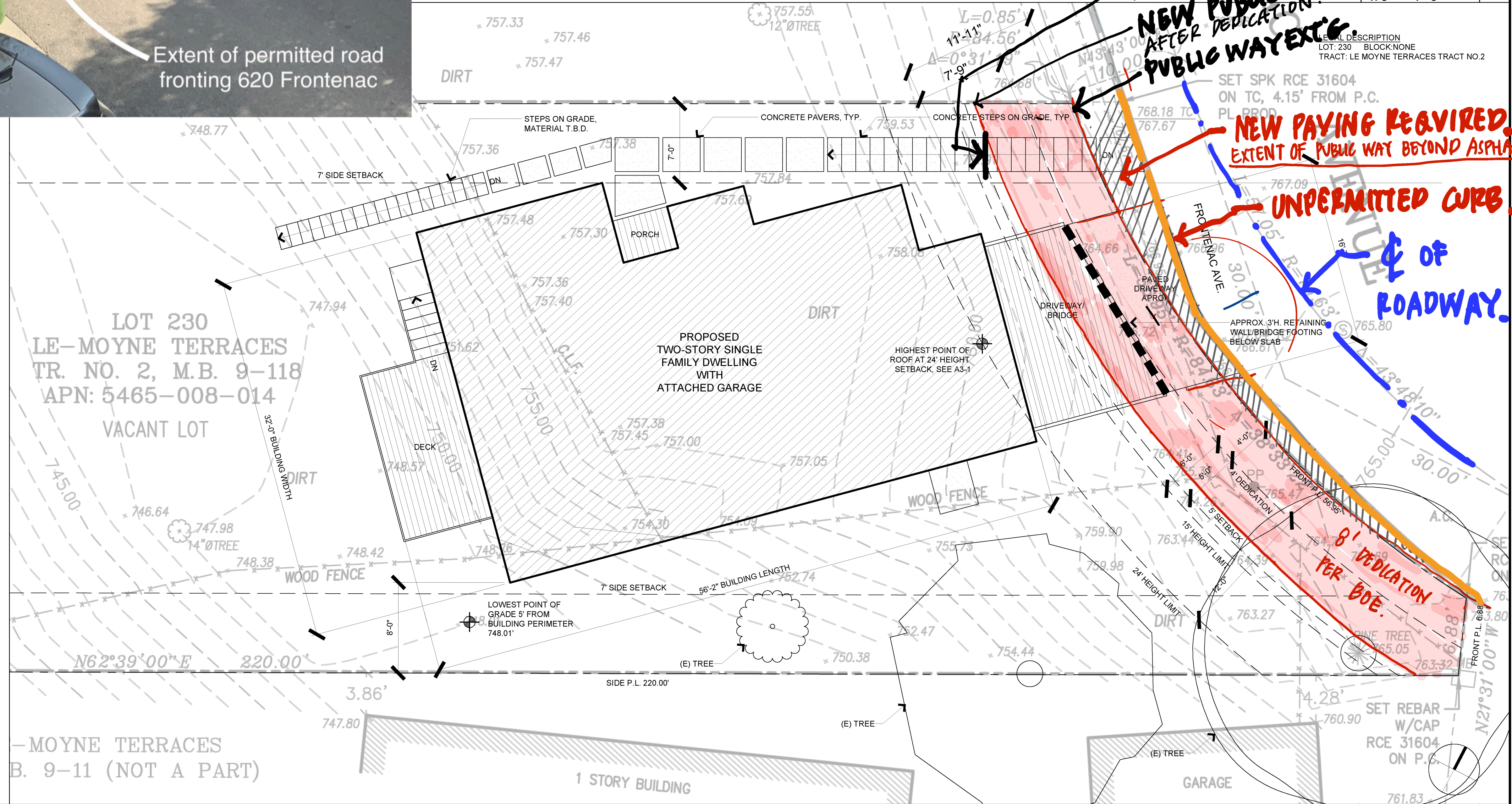


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FAR SIDE OF PERMITTED ROAD AT 620 FRONTENAC IS ASPHALT BERM INTENDED TO BE DEMOLISHED AND REPLACED WITH CONCRETE CURB AND GUTTER AT REVISED PROPERTY LINE SUBJECT TO DEDICATION.



LID INFORMATION

NO SCALE

3

ENLARGED SITE PLAN

SCALE
3/16" = 1'-0"

1