

Communication from Public

Name: Gina Kwon

Date Submitted: 09/18/2021 05:17 PM

Council File No: 21-0656

Comments for Public Posting: September 18, 2021 City Council Members City of Los Angeles
Case No: ZA-2019-4701-ZAD-SPP-1A CEQA:
ENV-2019-4702-CE Dear Council Members, Thank you very much for your time and attention. I'm a resident at 620 Frontenac. In 2014, my husband and I built our home and incurred a considerable expense to widen and improve the street, with the understanding that any future development on the 7 vacant lots on our block would be required to do the same. Through the process of the Zoning Administration and East LA Area Planning Commission Hearings for 617 and 621 Frontenac, the first two of the seven lots being developed, it's become clear that there is an inconsistency in application of the street improvement requirements, which will exacerbate the existing hazardous conditions on our street. In the ZA determination letter for 617 Frontenac dated 10/25/19, Maya Zaitzevsky, the Zoning Administrator, conditioned the approval of the project on widening the street, and building a four foot sidewalk, curb and gutter. I'd like to quote from her ruling, which is a part of the public record, to give you a sense of these hazardous conditions: "The ZA took the case under advisement to visit the site and discuss the street dedication issue with BOE. Frontenac Avenue is narrow, has no sidewalks, and the pavement is in poor condition past the project site. There are no designated turnaround areas and the narrow width of the street make it difficult to turn around even using a driveway. The ZA encountered approximately 30 young children accompanied by 3 adults walking in the road in front of the property. She asked why they were walking in the street and was told they were going to the recreation center. The ZA agrees that this is not an appropriate location to grant a reduction in the adjacent street improvement, especially due to the lack of visibility on the curving street. The intent behind the Hillside regulations is to provide for safe access for residents, visitors, and for emergency vehicles in case of fire or other emergency. It is critical to ensure that roads are safe not just for cars, but for pedestrians as well... When the adjacent vacant properties to the south are developed, the four-foot sidewalk can be continued, which will further improve the safety of the street for pedestrians and drivers." At the East LA Area Planning Commission meeting on April 14, 2021 for 621 Frontenac, all three Commissioners

present, Jacob Stevens, Denise Campos, and Sarah Rascon, all expressed unanimous support for the sidewalks and sought assurance from both the City attorney and the Planner Christina Toy Lee that the Bureau of Engineering would enforce them, and they were assured that they would be. I have come to understand that the Bureau of Engineering will not do this without the explicit condition to do so. There are three contiguous lots, 617, and then directly to the south, 621, the subject of this meeting, and next 629 Frontenac, which my husband and I own. We want to highlight that 617 is being required to have a sidewalk, and 621 Frontenac has no conditioned improvements whatsoever, no paving, no sidewalk, not even a curb and gutter, potentially creating a dangerous, and permanently compromised street. As owners of 629, we are willing to do our part to improve the street & create a continuous sidewalk when we go to build a home. We hope that you can please help us to create a better infrastructure in our Mount Washington hillside community, and have more consistent oversight of safe, legal street improvements for the safety of our residents. Thanks, Gina Kwon 620 Frontenac Avenue, LA, CA 90065

September 18, 2021

City Council Members
City of Los Angeles
Case No: ZA-2019-4701-ZAD-SPP-1A
CEQA: ENV-2019-4702-CE

Dear Council Members,

Thank you very much for your time and attention.

I'm a resident at 620 Frontenac. In 2014, my husband and I built our home and incurred a considerable expense to widen and improve the street, with the understanding that any future development on the 7 vacant lots on our block would be required to do the same.

Through the process of the Zoning Administration and East LA Area Planning Commission Hearings for 617 and 621 Frontenac, the first two of the seven lots being developed, it's become clear that there is an inconsistency in application of the street improvement requirements, which will exacerbate the existing hazardous conditions on our street.

In the ZA determination letter for 617 Frontenac dated 10/25/19, Maya Zaitzevsky, the Zoning Administrator, conditioned the approval of the project on widening the street, and building a four foot sidewalk, curb and gutter. I'd like to quote from her ruling, which is a part of the public record, to give you a sense of these hazardous conditions:

"The ZA took the case under advisement to visit the site and discuss the street dedication issue with BOE. Frontenac Avenue is narrow, has no sidewalks, and the pavement is in poor condition past the project site. There are no designated turnaround areas and the narrow width of the street make it difficult to turn around even using a driveway. The ZA encountered approximately 30 young children accompanied by 3 adults walking in the road in front of the property. She asked why they were walking in the street and was told they were going to the recreation center. The ZA agrees that this is not an appropriate location to grant a reduction in the adjacent street improvement, especially due to the lack of visibility on the curving street. The intent behind the Hillside regulations is to provide for safe access for residents, visitors, and for emergency vehicles in case of fire or other emergency. It is critical to ensure that roads are safe not just for cars, but for pedestrians as well...**When the adjacent vacant properties to the south are developed, the four-foot sidewalk can be continued, which will further improve the safety of the street for pedestrians and drivers.**"

At the East LA Area Planning Commission meeting on April 14, 2021 for 621 Frontenac, all three Commissioners present, Jacob Stevens, Denise Campos, and Sarah Rascon, all expressed unanimous support for the sidewalks and sought assurance from both the City attorney and the Planner Christina Toy Lee that the Bureau of Engineering would enforce them, and they were assured that they would be. I have come to understand that the Bureau of Engineering will not do this without the explicit condition to do so.

There are three contiguous lots, 617, and then directly to the south, 621, the subject of this meeting, and next 629 Frontenac, which my husband and I own. We want to highlight that 617 is being required to have a sidewalk, and 621 Frontenac has no conditioned improvements whatsoever, no paving, no sidewalk, not even a curb and gutter, potentially creating a dangerous, and permanently compromised street. As owners of 629, we are willing to do our part to improve the street & create a continuous sidewalk when we go to build a home.

We hope that you can please help us to create a better infrastructure in our Mount Washington hillside community, and have more consistent oversight of safe, legal street improvements for the safety of our residents.

Thanks,

Gina Kwon
620 Frontenac Avenue, LA, CA 90065