

Communication from Public

Name: Michele Girard
Date Submitted: 09/20/2021 09:44 AM
Council File No: 21-0656

Comments for Public Posting: September 18, 2021 Dear Council Members, Thank you very much for your time and attention. I'm a resident at 496 Rainbow Avenue LA 90065 on a lot that directly abuts the current project. I built my home here from 1981 to 1984. A great deal of building has taken place on the lots abutting Frontenac since that time and I have always expected that all future development on these vacant lots would be required to follow code and widen and improve the street, and keep our neighborhood safe for children and emergency access vehicles. Since I have been in residence, we have had three major fires in the canyon below the properties in question and fire access has been a real challenge. One fire of unknown origin was on my property and if it were not for the immediate help of friends and neighbors to get it under control, many homes would have been lost. The fire department could not get here for 25 minutes. With more homes being built, the risk expands exponentially. 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 the 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 and/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. When the owners of 620 Frontenac built their home in 2014, they were required at considerable expense to widen and improve the street. The same people own 629 Frontenac Avenue and are more than willing to do their part to improve the street & create a continuous sidewalk when they 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. Sincerely, Michele Girard