

## Communication from Public

**Name:** Jim & Annie Geoghan

**Date Submitted:** 10/29/2021 05:48 PM

**Council File No:** 21-0627

**Comments for Public Posting:** We support the Appeal for the proposed TOC project at 6555-6561 Franklin Avenue (Council File: 21-0627 / ENV-2020-7353-EAF-1A) No projects, not even TOC projects should be given 70-75% density bonuses in 'Very High Fire Severity Zones' where only 30-35% is allowed for Safety, or in the Alquist Priolo Zone.. According to ZIMAS, 6555 Franklin Ave. IS in both a 'VERY HIGH FIRE SEVERITY ZONE' and 'THE ALQUIST PRIOLO ZONE', while the 'Notice of Exemption' states it is NOT. As 30+ year residents of the project area, we are well aware we are in a 'VHFSZ' and in the 'ALQUIST PRIOLO ZONE'. This is also a HILLSIDE community, and according to ZIMAS, in a HILLSIDE ZONE. INCORRECT ZONING INFORMATION: Link to the official 'Notice of Exemption'.....with Mayor's seal. Quote excerpts below come from 'Notice of Exemption', and incorrect information.  
[https://clkrep.lacity.org/online/docs/2021/21-0627\\_misc\\_2\\_06-02-21.pdf](https://clkrep.lacity.org/online/docs/2021/21-0627_misc_2_06-02-21.pdf)  
Notice of Exemption: "Moreover, based on a review of the data reported on the Department of City Planning's ZIMAS for the subject property, the site is NOT located within a... Very High Fire Hazard Severity Zone", According to ZIMAS.....6555 Franklin Ave. IS IN a 'VHFSZ'. Notice of Exemption: "According to ZIMAS, the project site is NOT located within the... Alquist-Priolo Fault Zone " According to ZIMAS ....6555 Franklin Ave. IS in the 'Alquist Priolo Zone'..... We have photographed the ZIMAS page showing 6655 Franklin Ave is IN both a Very High Fire Severity Zone AND The Alquist Priolo Zone, and sent to the PLUM Committee, Planning Dept. and CD4 Councilmember Raman's office. The Whitley Ave. HILL, which the 6555 Franklin project is also on, is the main EMERGENCY EVACUATION Route for the HILLSIDE COMMUNITY, and the HILLSIDE community would be evacuating out onto FRANKLIN AVE., an overloaded critical artery--Franklin-- between Cahuenga and Highland--bookended by F-rated intersections.which has F GRADED INTERSECTIONS. . We urge you to accept the CEQA appeal and PLEASE, for SAFETY SAKE, scale back this development for the future tenants and for our current residents.. The location is clearly unsuited for a project of this size, whether a TOC project or not. If there is a FIRE, EARTHQUAKE, or other disaster, it already will be difficult getting everyone out of here. Please do not place our lives at even greater risk. Please reject the up zoned TOC project at Franklin and Whitley Ave. in favor of something of appropriate scale for a VERY HIGH FIRE SEVERITY ZONE that will not endanger lives. Thank you, Jim and Annie Geoghan

## Communication from Public

**Name:** Kathleen Larsen

**Date Submitted:** 10/29/2021 06:06 PM

**Council File No:** 21-0627

**Comments for Public Posting:** RE: 6555-6561 W. Franklin Ave. Council File: 21-0627 CEQA Appeal ENV-2020-7353-EAF-1A Hearing Date: Nov. 2, 2021  
From: Kathleen Larsen 550 S. Norton Ave. Los Angeles, CA 90020 kalertfin@yahoo.com Date: October 29, 2021 To Whom It May Concern: I write IN SUPPORT of a resident's CEQA Appeal of a TOC in the neighborhood. The proposed project building is 70 ft. in height plus roof-top deck. Current zoning allows only 35 ft. height in a Hillside Very High Fire Severity Zone (VHFSZ). The City appears to be acting irresponsibility in doling out huge density bonuses of TOCs and then routinely denying appeals by citizens who are seriously concerned with common sense safety issues. Let's see how the City tries to excuse away the toxic mix of unreasonable cumulative density, F graded traffic, Alquest-Priolo Earthquake zone, emergency evacuation access for the hillside community. The solution: Allow close examination provided by CEQA. GRANT THIS APPEAL.  
Kathleen Larsen

## Communication from Public

**Name:** Shane Swerdlow

**Date Submitted:** 10/29/2021 06:24 PM

**Council File No:** 21-0627

**Comments for Public Posting:** I am writing to express support for the proposed multi-family residential development at 6555-6561 West Franklin Avenue. I live on the Franklin Avenue corridor (at Las Palmas Avenue, one block west of this development site). I chose this neighborhood for its walkable, urban, multifamily residential character, which is so rare in Los Angeles. In my opinion, this area combines the best attributes of a big city with the scenic qualities of a hillside neighborhood, creating a distinctive sense of place and strong sense of community. This urban character was initially shaped by the dense concentration of 3-6 story apartment buildings constructed in the 1920s and 1930s and reinforced by later development. Two of my favorite buildings in the area reach approximately 12 stories, including the Art Deco Montecito Apartments (6650 Franklin Avenue) and Mid Century Modern Hollywood Ardmore (1850 Whitley Avenue, directly across from the development site), as well as additional high-rise buildings located to the south. This neighborhood is fortunate enough to include a remarkably intact historic district known as the Whitley Heights HPOZ. The development site is separated from the HPOZ boundary by multiple existing mid-rise buildings and will not adversely affect the strong sense of time and place that characterizes the HPOZ. The development site is the perfect location for a TOC project that creates significantly needed new market rate and affordable housing units at a scale that is consistent with what has existed in this area for decades. Thank you for your consideration of my public comment.