



Armando Bencomo <armando.bencomo@lacity.org>

Fwd: SUPPORT APPEAL-6555-6561 Franklin Ave./ CF: 21-0627 /ENV-2020-7353-EAF-1A /'Notice of Exemption' Page # with False Zone Info/TOC Roof Top Party Decks? in a Residential Community..Zimas pix..PROOF 6555 Franklin Ave IS in a VERY HIGH FIRE SEVERITY ZONE & ALQUIST PRIOLO ZONE..

1 message

Kevin Golden <kevin.golden@lacity.org>

Mon, Nov 1, 2021 at 2:09 PM

To: Armando Bencomo <armando.bencomo@lacity.org>

Hi Armando,

I have a new letter to forward for the Council File for tomorrow's PLUM, CF-21-0627. Please see the email below.

Sincerely,

KEVIN GOLDEN

CITY PLANNER

Department of City Planning
Expedited Processing SectionT: (213) 978-1396
200 N. Spring St., Room 763
Los Angeles, CA. 90012

----- Forwarded message -----

From: <poonsy6603@aol.com>

Date: Sat, Oct 30, 2021 at 3:24 PM

Subject: SUPPORT APPEAL-6555-6561 Franklin Ave./ CF: 21-0627 /ENV-2020-7353-EAF-1A /'Notice of Exemption' Page # with False Zone Info/TOC Roof Top Party Decks? in a Residential Community..Zimas pix..PROOF 6555 Franklin Ave IS in a VERY HIGH FIRE SEVERITY ZONE & ALQUIST PRIOLO ZONE..

To: gilbert.cedillo@lacity.org <gilbert.cedillo@lacity.org>, councilmember.harris-dawson@lacity.org <councilmember.harris-dawson@lacity.org>, councilmember.blumenfield@lacity.org <councilmember.blumenfield@lacity.org>, councilmember.lee@lacity.org <councilmember.lee@lacity.org>

Cc: contactCD4@lacity.org <contactCD4@lacity.org>, mashael.majid@lacity.org <mashael.majid@lacity.org>, jorge.plascencia@lacity.org <jorge.plascencia@lacity.org>, kevin.golden@lacity.org <kevin.golden@lacity.org>

ADDITIONAL INFORMATION:

The incorrect information in the 'Notice of Exemption' regarding 6555 Franklin, as mentioned below, not being in a Very High Fire Severity Zone or in the Alquist Priolo Zone, which it most certainly is, can be found on Page 7 (a) of 'Notice of Exemption'.

Link to the official 'Notice of Exemption'.....with the Mayor's seal.

https://clkrep.lacity.org/online/docs/2021/21-0627_misc_2_06-02-21.pdf

From ZIMAS:

Alquist Priolo Zone:

Alquist-Priolo Earthquake Fault Zones are regulatory zones that encompass surface traces of active faults that have a potential for future surface fault rupture.

There is an active fault present within the zone and the fault may pose a risk of surface fault rupture to existing or future structures. If the property is not developed, a fault study may be required before the parcel can be subdivided or before most structures can be permitted.

For developed property, the Alquist-Priolo Act requires that the seller disclose to a prospective buyer that the property is situated within an earthquake fault zone.

Very High Fire Hazard Severity Zone:

Lands designated by the City of Los Angeles Fire Department pursuant to Government Code 51178 that were identified and recommended to local agencies by the Director of Forestry and Fire Protection based on criteria that includes fuel loading, slope, fire weather, and other relevant factors.

These areas must comply with the Brush Clearance Requirements of the Fire Code.

The Very High Fire Hazard Severity Zone (VHFHSZ) was first established in the City of Los Angeles in 1999 and replaced the older "Mountain Fire District" and "Buffer Zone."

Also, regarding 'no noise' (mentioned in Notice of Exemption') from the project, the proposed Roof Top Party Deck(s) in a residential community already dealing with all the Hotel Roof Top Party Decks below, with music until all hours of the morning, and other noise from all the Hotel Roof Top Party Decks below the Hillside Community, and many more to come, is abusive.

Do TOC projects really need Roof Top Party Decks in residential neighborhoods surrounded by residential buildings?

Ask our Neighborhood Prosecutor, ETHAN WEAVER, what this community has been going through with all the Hotel Roof Top Party Decks right below, destroying quality of life here!

-----Original Message-----

From: poonsy6603@aol.com

To: gilbert.cedillo@lacity.org <gilbert.cedillo@lacity.org>; councilmember.harris-dawson@lacity.org <councilmember.harris-dawson@lacity.org>; councilmember.blumenfield@lacity.org <councilmember.blumenfield@lacity.org>; councilmember.lee@lacity.org <councilmember.lee@lacity.org>

Sent: Fri, Oct 29, 2021 4:57 pm

Subject: Zimas photos.. 6555 Franklin Ave IS in a VERY HIGH FIRE SEVERITY ZONE & ALQUIST PRIOLO ZONE...SUPPORT APPEAL of 6555-6561 Franklin Ave./ Council File: 21-0627 /ENV-2020-7353-EAF-1A

Dear PLUM Committee,

We support the CEQA Appeal for the proposed TOC project at 6555-6561 Franklin Avenue (Council File: 21-0627 / ENV-2020-7353-EAF-1A)

Something is terribly wrong here...

Attached are photos of ZIMAS proving that [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 HILLSIDE community, and according to ZIMAS, in a HILLSIDE ZONE.

We support the CEQA APPEAL...For the proposed TOC project at 6555-6561 Franklin Avenue (Council File: 21-0627 / ENV-2020-7353-EAF-1A)

MISLEADING ZONING INFORMATION:

Link to the official 'Notice of Exemption'.....with Mayor's seal.
Quote excerpts below come from 'Notice of Exemption'.

The incorrect information in the 'Notice of Exemption' regarding 6555 Franklin, mentioned below, not being in a Very High Fire Severity Zone or in the Alquist Priolo Zone, which it most certainly is, can be found on Page 7 (a).

https://clkrep.lacity.org/online/docs/2021/21-0627_misc_2_06-02-21.pdf

*****"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,

See photo attached of ZIMAS.....6555 Franklin Ave. IS IN a 'VHFSZ'.(see photos)

" ****"According to ZIMAS, the project site is NOT located within the...

****Alquist-Priolo Fault Zone*** "

See photo attached of ZIMAS6555 Franklin Ave. IS in the 'Alquist Priolo Zone'.....

From ZIMAS:

Alquist Priolo Zone:

Alquist-Priolo Earthquake Fault Zones are regulatory zones that encompass surface traces of active faults that have a potential for future surface fault rupture.

There is an active fault present within the zone and the fault may pose a risk of surface fault rupture to existing or future structures. If the property is not developed, a fault study may be required before the parcel can be subdivided or before most structures can be permitted.

For developed property, the Alquist-Priolo Act requires that the seller disclose to a prospective buyer that the property is situated within an earthquake fault zone.

Very High Fire Hazard Severity Zone:

Lands designated by the City of Los Angeles Fire Department pursuant to Government Code 51178 that were identified and recommended to local agencies by the Director of Forestry and Fire Protection based on criteria that includes fuel loading, slope, fire weather, and other relevant factors.

These areas must comply with the Brush Clearance Requirements of the Fire Code.

The Very High Fire Hazard Severity Zone (VHFHSZ) was first established in the City of Los Angeles in 1999 and replaced the older "Mountain Fire District" and "Buffer Zone."

The Whitley Ave. HILL, which the 6555 Franklin project is also on, on the corner of, is the main EMERGENCY EVACUATION STREET 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. .

Our former CD4 Councilmember, Councilmember Ryu, was very aware and concerned about this.

He knew that our neighborhood had become 'A TOC Development Opportunity' and being advertised to developers as that...

And that the kind of 70-75% Density Bonuses TOC projects are getting, would be very dangerous here, when only 30-35% is allowed for PUBLIC SAFETY, and would potentially place lives at risk and he promised to support this community regarding our FIRE SAFETY at a community meeting and promised..

"I WLL FIGHT FOR YOU"

Regarding dangerous Density Bonuses being given to TOC projects.

And to do all he could to make sure lives would not be placed at risk for those kinds of irresponsible dangerous density bonuses in our HILLSIDE ZONE, ALQUIST PRIOLO ZONE, and VERY HIGH FIRE SEVERITY ZONE.

We urge you to accept the CEQA appeal and scale back this development to one that is safer 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.

Also, sadly, we have had number of fires here in our area, very frightening in our Very High Fire Severity Zone, due to homeless encampments all around us.

Please do not place OUR lives, or THEIR lives at even greater risk.

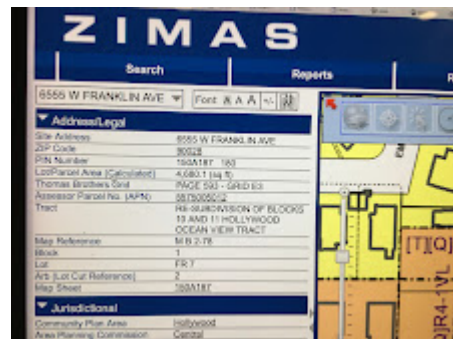
Please reject the up zoned TOC project at Franklin and Whitley Ave. in favor of something of appropriate scale for a VERY HIGH FIRE SEVERITY ZONE that will not endanger lives.

Thank you,

Jim Geoghan
Former Traffic Chair HHWNC
Former Whitley Heights Civic Association board member

Annie Geoghan (Gagen)
Former HHWNC board member
Former WHCA board member

4 attachments



IMG_1258.JPG
2689K



IMG_1263.JPG
3822K



IMG_1264.JPG
3761K

IMG_1265.JPG
4758K

ZIMAS

Search

Slope Type	Priority Combined
Down Dip Width (ft)	14.0000000
Upstream Top	0.0000000
Rupture Bottom	13.0000000
Dip Angle (degrees)	18.0000000
Maximum Ridge Height	0.0000000
Rupture Photo Field Zone	None
Landfill	No
Logarithmic	Yes
Reinforced Earth Rupture Study	No
Area	
Tsunami Inundation Zone	No

Economic Development Areas

Resource Improvement District	None
Subzone	Not Qualified
Opportunity Zone	No
Promote Zone	None
State Enterprise Zone	None

Housing

Direct all requests to	Los Angeles Housing Department
Phone Number	(213) 361-7968

ZIMAS

Search

Reports

6555 W FRANKLIN AVE

Font: A A A +/-

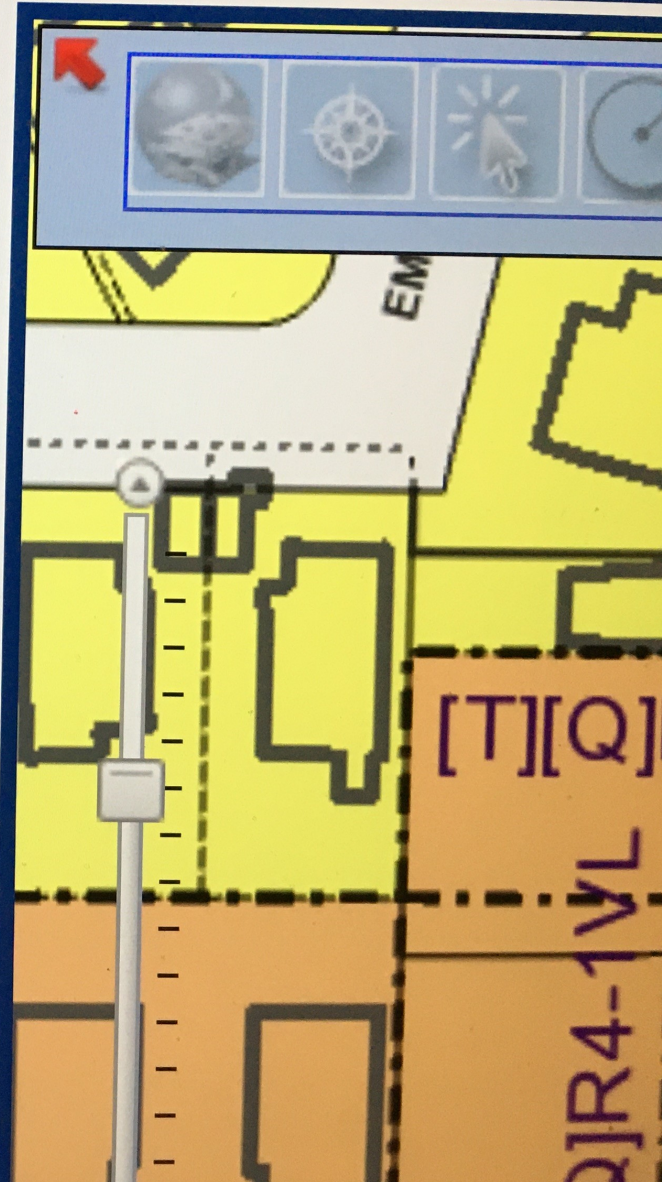


▼ Address/Legal

Site Address	6555 W FRANKLIN AVE
ZIP Code	90028
PIN Number	150A187 180
Lot/Parcel Area (Calculated)	4,680.1 (sq ft)
Thomas Brothers Grid	PAGE 593 - GRID E3
Assessor Parcel No. (APN)	5575005012
Tract	RE-SUBDIVISION OF BLOCKS 10 AND 11 HOLLYWOOD OCEAN VIEW TRACT
Map Reference	M B 2-78
Block	1
Lot	FR 7
Arb (Lot Cut Reference)	2
Map Sheet	150A187

▼ Jurisdictional

Community Plan Area	Hollywood
Area Planning Commission	Central



Z I M A

Search

Zoning Information (21)

[21-2421 Highway Ave](#)
[Advisory Notice for S](#)
[Uses](#)

General Plan Land Use	<u>High Medium Reside</u>
General Plan Note(s)	<u>Yes</u>
Hillside Area (Zoning Code)	<u>Yes</u>
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
HistoricPlacesLA	<u>View</u>
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RFA: Residential Floor Area	None

Search

Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	<u>YES</u>
Very High Fire Hazard Severity Zone	Yes
Fire District No. 1	No
Flood Zone	<u>Outside Flood Zone</u>
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	Yes
Wells	None

▼ Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	0.169526712
Nearest Fault (Name)	Hollywood Fault
Region	Transverse Ranges and Los Angeles Basin

Search

Slip Type	Poorly Constrained
Down Dip Width (km)	14.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	70.00000000
Maximum Magnitude	6.40000000
Alquist-Priolo Fault Zone	<u>Yes</u>
Landslide	No
Liquefaction	<u>Yes</u>
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No

▼ Economic Development Areas

Business Improvement District	None
Hubzone	<u>Not Qualified</u>
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	None

▼ Housing

Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
	ing.lacity.org