



Armando Bencomo <armando.bencomo@lacity.org>

## Fwd: SUPPORT APPEAL-6555-6561 Franklin Ave./ CF: 21-0627 /ENV-2020-7353-EAF-1A /Dangerous Project IS in VHFS Zone & Alquist Priolo Zone

1 message

**Kevin Golden** <kevin.golden@lacity.org>  
To: Armando Bencomo <armando.bencomo@lacity.org>

Tue, Nov 2, 2021 at 10:45 AM

Hi Armando,  
Another one. Will you please add this to CF 21-0627 ?

Sincerely,

**KEVIN GOLDEN**

CITY PLANNER

Department of City Planning  
Expedited Processing Section



**T:** (213) 978-1396  
200 N. Spring St., Room 763  
Los Angeles, CA. 90012

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

From: **Bill Miller** <nyc.bill@aol.com>

Date: Mon, Nov 1, 2021 at 4:52 PM

Subject: SUPPORT APPEAL-6555-6561 Franklin Ave./ CF: 21-0627 /ENV-2020-7353-EAF-1A /Dangerous Project IS in VHFS Zone & Alquist Priolo Zone

To: Bill Miller <nyc.bill@aol.com>

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

The property is in the 'Alquist Priolo Zone' and 'Very High Fire Hazard Severity Zone'.

The 'Notice of Exemption' regarding 6555 Franklin, not being in a 'Very High Fire Severity Zone' or in the 'Alquist Priolo Zone', (Page 7 (a) of 'Notice of Exemption') is WRONG.

And The Mayor's SEAL on a document that has lied, should mean SOMETHING.

[https://clkrep.lacity.org/onlinedocs/2021/21-0627\\_misc\\_2\\_06-02-21.pdf](https://clkrep.lacity.org/onlinedocs/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'.

"According to ZIMAS, the project site is NOT located within the Alquist-Priolo Fault Zone "

See photo of ZIMAS....[6555 Franklin Ave.](#) IS IN the Alquist Priolo Zone.

It is also a 'Special Grading Zone', and a 'Hillside Zone'.

Whitley Ave. is a VERY STEEP and narrow HILL and many times Emergency Vehicles, Fire Trucks, etc., have had great difficulty maneuvering up and back down the WHITLEY AVE. HILL.

Franklin Ave.between Highland and Cahuenga is F Graded Traffic and Intersections are all F Grade Traffic.

Franklin is a small Two Lane Ave. always congested with traffic jams.

The area is surrounded by homeless tent encampments and sadly, fires have been set off by them.

Response Times in NORMAL areas, and this is a VHFS zone area, are not meeting the city's benchmark (NFPA 1710) for adequate Response Time, which for EMS is within 5 minutes 90% of the time, and Fire 5:20 minutes 90% of the time

The FireStatLA.org reports AVERAGE response times, not the 90% number .

In addition, during the Hollywood Bowl Season, which keeps extending, they have the vehemently opposed by the community, and very controversial 'HARD CLOSURES' on both the WEST of Highland - Hill community at CAMROSE, and the EAST of Highland - Hill Community at 'Milner', right before the entrance to the 101, NOT ALLOWING EVEN RESIDENTS IN OR OUT, and Franklin Ave., and all the surrounding avenues are in total gridlock.

If there is a Disaster, Fire, EQ, or any Emergency on any Hollywood Bowl night lives will be at great risk.

With way over densified TOC projects here, it will make things even worse.

LAFD said they will have to send out helicopters to get people out of here if there is a disaster or emergency on Hollywood Bowl nights!

How can the City approve any projects, including TOC projects, that are so way over the existing zoning allowed here, and dangerous for the zoning in Very High Fire Severity Zones and Alquist Priolo Zones.

The Zoning for Whitley Ave./ Franklin Ave.North at Whitey Ave., was discovered to be incorrect and three separate 'usage' zones.

From Whitley Terrace at the top of the Whitley Ave. Hill is the least usage, the middle at Emmet Terrace, Medium usage, and bottom, at Franklin, is Higher usage, the same Higher usage as Cahuenga, and Wilcox, which are Very High Usage, leading to the 101 Freeway.

Former CD4 Councilmember Ryu was aware of this Incorrect Zoning, as Whitley Ave HILL/North Franklin Ave. at Whitley Ave., had never been 'surveyed' and fell through the cracks.

(See CD4 Councilmember Ryu... 'Hollywood Heritage - Whitley Ave. Conservation Project Team' correspondence below)

He was working with the community to remedy the problem, have Whitley Ave Hill / North Franklin Ave. at Whitley Ave. all ONE usage zone, matching the Lesser Usage at the top of the Hill, for Safety and Preservation, and have it entered in the new Hollywood Community Plan.

Hollywood Hills West Neighborhood Council wrote a letter supporting this change, and Whitley Heights Civic Association voted to support it..

Unfortunately Councilmember Ryu was not re-elected and the job was never finished.

But he knew the Higher Usage Zone at the bottom of Whitley Ave Hill could cause dangerous situations, in a Very High Fire Severity and Alquist Priolo Zone, and potential dangerous Density Bonuses for those zones, being given, as with this proposed TOC.

The community presented the History and Zoning Correction Case to the new CD4 Councilmember Raman's staff member, Jessica Salans in the beginning of the new Councilmember taking office.

But that staff member was shortly gone from the CD4 office and nothing came of it.

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

Since the area is now being advertised as a "TOC Development Opportunity" and developers are buying up buildings, many, sadly, Hollywood Heritage 'Historic Contributors'... 100 year old bldgs, and from the 1920's 30's, and all are RSO and AFFORDABLE BUILDINGS..

Sadly, two, from 1919, have already been demoed for this [6555 Franklin Ave.](#) TOC.  
(see below)

The potential of the whole Very High Fire Severity and Alquist Priolo Zone area being granted 70-75% density bonuses when only 30-35% is allowed for SAFETY, so as not to risk the lives of residents, present, and into the future, we urge you to not approve this project and to support this Appeal.

The Cumulative Impact of more TOCs going up along Whitley Ave Hill and North Franklin Ave. at Whitley Ave., and the City DISMISSING those dangerous ZONES, is frightening to think about, if they are given such dangerous - to - lives density bonuses.

And to be honest, TOCs SHOULD provide WAY MORE affordable units, than something like THREE out of TWENTY EIGHT units, and should be able to do that without adding Dangerous Heights and Density, PLUS Roof Top Party Decks to these projects.

As it is now, it looks like greedy developers are taking advantage of the TOC situation, AND of the the CITY, getting as much bang for their buck, not providing nearly enough affordable housing, and unfortunately, the CITY is ENABLING this, doling out dangerous 'gifts' to them, that threaten the lives of current and future residents.

Those if us who voted for Measure JJJ, do NOT remember voting for these sorts of developer giveaways, that endanger lives.

Thank you,

Bill Miller  
Hollywood, Ca. 90068  
CD4

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Correcting Whitley Ave. Hill/ Franklin Ave. North at Whitley Ave. incorrect zoning with CD4, Councilmember David Ryu's office:

It was a pleasure to meet you all. We look forward to working together!

**Emma G. Howard**  
Senior Planning Deputy  
Office: (213) 473-7004  
[www.davidryu.lacity.org](http://www.davidryu.lacity.org)

Tue, Apr 24, 2018

Dear Councilmember Ryu and Staff,

Thank you so much for taking time to meet with us Monday, April 16th for a presentation of 'Hollywood Heritage - Whitley Ave. Conservation Proposal'.

Thank you, Alice and Emma for joining..

The discussion that followed was very helpful, the issues were clearly understood, and many possible solutions were addressed.

Included here are recaps of the issues.

#### RECAP:

While not included in the Whitley Heights HPOZ, Hollywood Heritage has determined that TEN parcels on Whitley Ave, (including some on Franklin Ave. at Whitley Ave.), the very steep hill starting at Franklin Ave., and main entryway into the Whitley Heights HPOZ, are 'Historic District Contributors'.

A 'Multi-Family Residences Historic District' was identified on Whitley Ave. South of Franklin Ave...

However, the 'Multi-Family Residences', at Whitley Ave. and north Franklin Ave., which are older, seemed to have fallen through the cracks and are 'National Register Historic District - Whitley Heights HPOZ adjacent', have never been surveyed by the CRA or the City..

These Whitley Ave. Hill properties, and Franklin Ave. North at Whitley Ave. properties, identified by Hollywood Heritage as 'Historic Contributors' are of the original 'Whitley Heights Ocean View Tract' development.

And they are of an Affordable Price Point, RSO and Affordable Buildings.

Whitley Ave. Hill and Franklin Ave. north at Whitley Ave. were part of the original Whitley Heights development.

<b>1930 Whitley Ave:</b>	1923
<b>1929-1933 Whitley Ave</b>	1928 - <b>Ojai Apartments, Historic Cultural Monument #842</b>
<b>1926 Whitley Ave:</b>	1923
<b>1921 Whitley Ave:</b>	1925
<b>1920-1924 Whitley Ave:</b>	1921
<b>1916-1918 Whitley Ave:</b>	1921
<b>1907 Whitley Ave:</b>	1924
<b>6561 Franklin Ave:</b>	1919
<b>6555 Franklin Ave:</b>	1919
<b>6551 Franklin Ave:</b>	1919

There are only three non-contributing parcels on [Whitley Ave.:](#)

1. [1912 Whitley](#): original structure from 1921 demolished, new building in 1987
2. [1936 Whitley](#): original structure from 1914 demolished, new building in 1965
3. [1944 Whitley](#): original structure from 1919 demolished, new building in 1964

Since it was never surveyed, Whitley Ave., and part of Franklin Ave. is a 'smorgasbord' of Three Zones (see map attachment).

The Hollywood Heritage - Whitley Ave. downzone proposal requests:

- 1) Downzoning 'Whitley Heights HPOZ Adjacent' Whitley Ave./Franklin Ave. 'Historic Contributor' zoning, be brought into more compatibility with the Whitley Heights HPOZ zoning, or lesser usage zoning than the bottom of Whitley Ave. Hill, to implement protections of the 'Historic District Contributors'
- 2) Implementation of an 'Interim Control Ordinance (ICO)' to protect the identified parcels and allow proper analysis.

3) 'HPOZ compatible' zone change (but not HPOZ'd) for Whitley/Franklin Ave. be included in the Hollywood Community Plan Update.

The current Trio of Zones for Whitley Ave/Franklin Ave. North at Whitley Ave... from... #1 - North to #3 - South Whitley Ave.....

#1 North being closest to Whitley Terrace, Whitley Heights HPOZ are:

- 1) RD 3 - 1XL..Less Usage
- 2) RD 1.5 - 1XL..Medium Usage
- 3) R4 - 1VL...Higher Usage....Whitley and Franklin....The same Higher Usage Zone as neighboring Wilcox Ave., which is not a 'Hillside Zone', or a 'Very High Fire Severity Zone', as Whitley and Whitley/Franklin ARE, and a much heavier used street with 101 freeway access.

Additional Whitley Ave. Information:

Whitley Ave. is a very steep hill and the main entryway and emergency access to and from the Whitley Heights HPOZ Hillside Community.

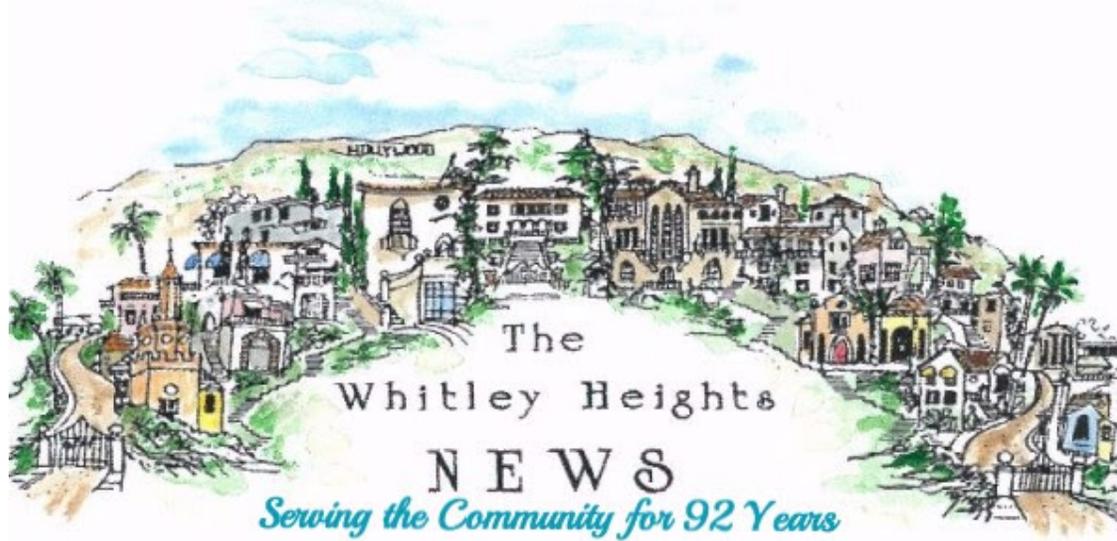
Whitley Heights HPOZ is at the top of Whitley Ave. at Whitley Terrace, and also, on the way up Whitley Ave., the intersecting streets to Whitley Ave., are Franklin Ave., Padre Terrace, and Emmett Terrace.

Padre and Emmett are part of the Whitley Heights HPOZ

Whitley Ave. is a:  
Hillside Area Zone  
High Fire Severity Zone  
Special Grading Zone  
Alquist Priolo Zone  
Freeway Adjacent Advisory Notice for Sensitive Uses Zone

Hollywood Hills West Neighborhood Council voted to support Hollywood Heritage proposal and also consideration to include change request in the Hollywood Community Plan Update and submitted a support letter to the CD4 office.

Whitley Heights Civic Association also voted to support Hollywood Heritage's proposal and shared with the community, HHWNC's letter of support to Councilmember David Ryu, in The Whitley Heights News (below).



WHCA Newsletter....

Click to HHWNC letter of support to Councilmember David Ryu

Historic Photo of Whitley Ave. Hill/Franklin Ave. to Whitley Terrace .

The three separate 'usage' zones, hopefully will be corrected soon.

### Hollywood Heritage Conservation Project



Hollywood Heritage received outreach from neighborhood stakeholders to investigate the zoning for 10 original Hollywood Grand View tract parcels (building construction dates ranging from 1919 - 1928).

Having determined the zoning is incompatible, Hollywood Heritage drafted a proposal for inclusion in the new Hollywood Community Plan to match the zoning of the Whitley Heights Historic District.

In support of Hollywood Heritage's proposal, Anastasia Mann, Hollywood Hills West NC President (HHWNC),

wrote the following letter to Councilmember Ryu.  
[Click here to read.](#)

Dear Councilmember Ryu, Alice, and Emma,

We are so grateful to you for sharing your valuable time and expertise, for listening to Hollywood Heritage's proposal, and for your willingness to work with us, and for caring and guiding us to the solutions.

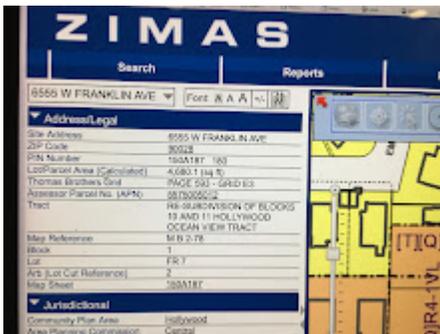
We are so looking forward to working with you.

Thank you!

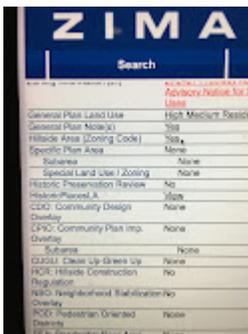
Sincerely,

Hollywood Heritage - Whitley Ave. Conservation Project Team

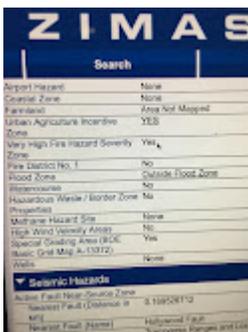
4 attachments



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