



Beachwood Canyon

NEIGHBORHOOD ASSOCIATION

December 1, 2014

City Council Planning and Land Use Management Committee

Re: Council File 14-1572

Dear Committee Members,

The Beachwood Canyon Neighborhood Association supports the Argyle Civic Association's appeal of the approval of the project at 6230 W Yucca St (Applicant is David Jordan).

As you all know, the final Alquist Priolo map was released in early November of 2014 showing that this project is right in between two active earthquake fault lines. We understand that the applicant has the right to excavate for a 6-story parking garage and that's significantly deeper than Group Delta trenched. We have just recently reviewed a letter by Robert Sydnor (formerly with California Geological Survey and formerly a member of the LADBS Grading Appeals Board) saying (among many other things) that the applicant "will have to consider the subsurface set-back of 50-feet, not the surface set-back. The deep foundations of high-rises (piles and caissons) will also have to be set-back."

This new information about the location of these two fault lines and this project's position between them should be cause for inclusion into the EIR and a recirculation of that EIR. We understand that there are other elements of the addendum to the original EIR that are also questionable and should have enjoyed a recirculation long ago. Better legal minds will address these details with you, we are certain. One thing we do know, it's not right to add studies to an EIR without recirculating it and we believe that this has been demonstrated to be the pattern in Hollywood and on this particular project.

For instance, the traffic study for this project fails to analyze the project impacts on the Hollywood 101 Freeway. The developer also failed to include cumulative traffic analysis for the 101 Freeway's access points based on other projects recently built and planned for the area. How will this project impact the community and the 101 Freeway's operation? Without that data and analysis in the EIR or Addendum, this EIR is incomplete. Caltrans can't be happy about this any more than they were and are about the Millennium's failures to include these in their EIR. This omission requires a recirculation of the EIR as outlined in CEQA.

We are concerned as we observe the various inconsistencies and omissions of fact within this project, that we are about to flush a great deal of tax payer money down the bad-planning rat hole. The pattern is now established that, due to the failure of the Department of Building and Safety along with the Planning Department, projects are escorted through phase after phase of the permitting process only to end up stalled or overturned in court. Our tax dollars are being misspent in this process and it is not serving our best interest to allow this to continue. It is for that reason alone that neighbors have gathered together and spent their own personal funds to get justice through litigation.

This is an opportunity to save the City's (our) money early in this process by approving this appeal, ordering a recirculation of the EIR to ALL and including the seismic and traffic issues that we are outlining here.

Sincerely,

Fran Reichenbach, Founder and Treasurer of Beachwood Canyon Neighborhood Association