



Daniel Luna <daniel.luna@lacity.org>

Public Comments Not Uploaded Haul route appeal File 240002

Thu, Oct 24, 2024 at 1:35 PM

[REDACTED]
Reply-to: clerk.plumcommittee@lacity.org
To: clerk.plumcommittee@lacity.org

Attention: Appellate Team

Re: Board File 240002, 3701 Glenridge Drive

I am writing to let you know that I am vehemently opposed to the grading approval given for this site.

I have lived on Glenridge Drive for over 30 years.

It is a subpar narrow and curvy street that dead ends with no room to maneuver or turn around. To access Glenridge there is a sharp hair pin turn. Oftentimes a regular car cannot make the turn without backing up and starting over. I can't imagine how a large truck is going to do that on a regular basis without totally impeding traffic on the street-- will impede people needing to get to work, kids to school, etc. Additionally, should the truck make it to the site, there is no where for the truck to safely turn around. As it is, there is only parking on one side of the street given that the street is so narrow. Oftentimes, the car going down the hill will have to back up to a safe spot to allow a car going up the hill to proceed past.....there is no way both cars can proceed in that instance at the same time. This would be impossible with large trucks removing mass quantities of dirt thereby impacting the safety of all the neighbors accessing their properties.

The site is very steep, and I am greatly concerned that the removal of such a large amount of soil can, and will, make the hill and the street unstable leading to potential landslides and damage to existing homes. We are also in a designated wildlife corridor which needs to be taken into account.

I strongly urge you to reconsider this application.

Thank you in advance for your consideration.

Aviva Bergman

[REDACTED]
[REDACTED]
[REDACTED]



Daniel Luna <daniel.luna@lacity.org>

Public Comments Not Uploaded Subject: Haul route appeal File 2400021 message

Thu, Oct 24, 2024 at 4:16 PM

[REDACTED]
Reply-to: clerk.plumcommittee@lacity.org

To: clerk.plumcommittee@lacity.org

Attention: Appellate team

RE: Appealing hearing file # 240002. 3701 Glenridge Dr. Sherman Oaks, CA 91423

Branden and Chadie Faust
[REDACTED]

We live in the property adjacent to the entrance to 3701. The developer has been trying to develop this property for the past 8+ years. Mulholland Scenic Review board (MHSRB) never approved the plans for the site, even after 3 series of meetings. There are significant issues with drainage and the developers have not shown they have the technical knowledge to complete the project. They could not calculate the slopes correctly. The developers have tried to take a short cut at every opportunity. Every single resident (40+) living around the development space, objects to the development of this property by these developers

The proposed hauling pattern does not make sense. The only way to build an entrance to the property from Glenridge is to sink a series of caissons and build an elevated road. As outlined in the architectural plans submitted to the MHSRB the caissons would stick approximately 20 feet out of the ground to get back to the first bend in the property. We are not sure how this could be approved by the city for a home in the Mulholland outer corridor.

The developer has already graded the site without permits and has cut into the adjacent properties, with no remediation. The neighborhood does not believe these developers have the skill to develop the site properly and would subject the city to legal proceedings upon a catastrophic failure.

Please reject any further development without sign-off from city engineers for avoidance of potential slope stability or drainage catastrophes.

If the developer does receive final approval, we request these additional stipulations:

- 1- A plan be outlined on how the developer would propose to build the entrance without infringing or endangering the properties adjacent to the site.
- 2- Slope stability assessment for catastrophic failures and mitigation plans for drainage run off.
- 3- A \$10M insurance bond be issued by the developer for any potential catastrophic failure due to negligence.
- 4- No workers are allowed to park cars on the hill.
- 5- To minimize congestion one truck on Benedict Canyon, Weslin, or Glenridge Dr at any one time.
- 6- A flag person at the bottom of the hill and at the site entrance during hauling hours.
- 7- Hauling/ dumping hours between 9am and 5pm on weekdays only.
- 8- A water truck be brought in to keep dust from blowing onto other properties.



Daniel Luna <daniel.luna@lacity.org>

Public Comments Not Uploaded Haul route appeal file 2400021 message

Brandon Breault [REDACTED]

Thu, Oct 24, 2024 at 10:27 AM

Reply-To: clerk.plumcommittee@lacity.org

To: clerk.plumcommittee@lacity.org

Hello, My name is Brandon Breault. I live at [REDACTED]. My phone number is [REDACTED]. I have lived on Glenridge Dr for over 15 years and I strongly object to the project proposal of 3701 Glenridge Dr. This haul route would put a major strain on the congestion of our already one way street. The idea of 400 haul trucks going up and down our narrow and crumbling street would spell disaster for those of us who have called this home for many years. Additionally, I work from home and the idea of the noise these large trucks would make would undoubtedly disrupt my work as I often record from my home office. Please do the right thing and do not pass this project forward. For the sake of the land and the citizens who pay a lot of taxes to live here.

Thank you,
Brandon Breault



Daniel Luna <daniel.luna@lacity.org>

Public Comments Not Uploaded FW: Board file 240002, 3701 Glenridge Drive

1 message

Dan Rosenfeld [REDACTED]

Thu, Oct 24, 2024 at 10:41 AM

Reply-To: clerk.plumcommittee@lacity.org

To: clerk.plumcommittee@lacity.org

Attention: Appellate Team

Re: **Board File 240002, 3701 Glenridge Drive**

We are writing in opposition to the grading approval granted for this site.

We have lived off Glenridge Drive for more than 40 years, long enough to remember the bitter controversies that surrounded development of 99 lots at Mulholland Estates (which led to formation of the advocacy group Mulholland Tomorrow and eventually to the Mulholland Scenic Corridor plan).

Part of the legal settlement to those controversies was establishment of a large natural open space reserve between Glenridge and Mulholland Estates.

The property in question here is rightfully part of that open space. It is too steep and inaccessible to justify development of an over-engineered cliff-side home (several homes on Glenridge suffered catastrophic failure in the 1994 earthquake and people died nearby in similar hillside homes).

As you know, residents on Glenridge are unanimously opposed to grading at this scale on their small, narrow, circuitous dead-end street. The applicant – a 'spec' developer we believe - has persisted in pursuing his plans with no attempt to reach consensus with neighbors. We have never been invited to a community meeting.

We hope you will reconsider this application in whole and, if no other recourse is available, impose additional mitigation to protect the neighborhood.

(By way of background, I have a structural engineering degree from Stanford, have developed thousands of units of housing in Southern California, and take earthquake and landslide safety very seriously. I would not build or live on this site. I also spent several years running real estate operations for the City of Los Angeles Department of General Services. I know you have discretion to treat this site with utmost caution).

Thank you for your consideration,

Dan Rosenfeld and Heidi Duckler

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]



Daniel Luna <daniel.luna@lacity.org>

Public Comments Not Uploaded Re: Haul route appeal file 240002

1 message

Dan Rosenfeld [REDACTED]
Reply-To: clerk.plumcommittee@lacity.org
To: Ray Burkland [REDACTED]
Cc: clerk.plumcommittee@lacity.org

Thu, Oct 24, 2024 at 8:56 AM

Note also that this is a 'dead end' street with no place to turn around and only one legal exit.

Sent from my iPhone

> On Oct 23, 2024, at 10:36 PM, Ray Burkland [REDACTED] wrote:

>

> Attention: Appellate team

>

> From: Karen Burkland

>

> [REDACTED]

>

>

> I am appealing the decision on file #240002 3701 Glenridge Dr, Sherman Oaks, 91423

>

> I have lived on Glenridge for 52 years and have been affected by many construction projects

> and other situations with large vehicles on the street, but none of them has been as enormous

> as this proposed project. It is estimated that there will be 400 trucks hauling dirt from the site

> which involves making a hairpin turn from Glenridge Dr. onto Weslin Ave. Over the years I have seen

> several trucks tip over at this juncture, completely blocking access to or exit from our street.

> Fortunately there wasn't a need for an emergency vehicle during those times, but it

> would have created a life or property threatening situation if it had. Chances are that a truck

> loaded with a ton of dirt could tip over making that tight turn.

>

> We worked with the city for over 10 years to get our street repaired and resurfaced in 2009

> and it needs to be done again. We have potholes and cracks and bumps which already make

> driving on Glenridge a safety issue. The impact of this number of heavy trucks on the physical

> street will be devastating.

>

> I hope that the appeals board will take these concerns into consideration before permitting this

> project to go forward.

>

> Thank you,

>

> Karen Burkland

>

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>

>



Daniel Luna <daniel.luna@lacity.org>

Public Comments Not Uploaded Opposition to Grading Approval for Board File 240002, 3701 Glenridge Drive

1 message

'Valarie Ianniello' via Clerk-PLUM-Committee <clerk.plumcommittee@lacity.org>

Thu, Oct 24, 2024 at 3:35 PM

Reply-To: clerk.plumcommittee@lacity.org

To: clerk.plumcommittee@lacity.org

Attention: Appellate Team,

We are writing to express our **strong opposition** to the grading approval granted for **3701 Glenridge Drive** (Board File 240002).

As long-time residents of Glenridge Drive for over 20 years, we've witnessed numerous construction projects in the area. In fact, my husband and I renovated our home in 2018 and having navigated the logistical challenges of such a significant construction project on our **small, narrow street**, we are **intimately familiar** with the level of care and coordination needed for any construction project here.

Every home on Glenridge is located in a **fire zone**, and we frequently have **red flag days** when parking is restricted. **Trash days are slow and problematic**, and even something as simple as **moving days** require patience. The scale of the proposed construction for 3701 Glenridge is far beyond anything our street is equipped to handle.

The proposed home is **massive** compared to the existing structures, and our street simply is not structurally appropriate for a project of this magnitude. For example, it is estimated that **400 trucks** will be required to haul dirt from the site. Glenridge is a **dead-end street** with **tight turns**—these trucks would have to navigate a **hairpin turn** onto Weslin Ave and then turn around at the top. This presents a **serious safety issue**, especially given the fact that **emergency access** is already difficult, and trucks hauling heavy loads on such tight turns could easily **tip over**. We've seen it happen before.

As you are aware, this street is **not equipped** to manage the scale of this construction. People frequently park on the wrong side for deliveries, and with the amount of hauling required, emergency access could become **blocked**, putting residents at risk.

Additionally, we worked with the city for over **10 years** to have our street repaired and resurfaced in 2009, and it is already in need of repair again. The construction and heavy equipment required for this project will **further damage the street**, which simply cannot withstand the strain.

To provide further context, the area in question should be considered part of the **natural open space** that was established as a result of the **Mulholland Estates settlement**. This land is too steep and dangerous for development, as we were painfully reminded when several homes on Glenridge **failed catastrophically** during the **1994 earthquake**, tragically resulting in deaths.

In light of these concerns, we urge you to **reconsider this application**. If the project is allowed to proceed, we ask that **additional mitigation measures** be imposed to protect our neighborhood.

Thank you for your time and consideration,

Mark Perez and Valarie Ianniello



Daniel Luna <daniel.luna@lacity.org>

Public Comments Not Uploaded Haul route appeal File 240002

1 message

Noeleen Livingstone [REDACTED]
Reply-To: clerk.plumcommittee@lacity.org
To: clerk.plumcommittee@lacity.org

Thu, Oct 24, 2024 at 7:43 PM

Attention; Appellate team

Re: **Board File 240002, 3701 Glenridge Drive**

As a resident for Glenridge Drive for 15 years, I am writing to express my opposition to the this project and specifically to the haul route proposed for its construction.

Our street is narrow, winding and steep. It is not equipped to handle a construction project of this magnitude. The hairpin turn from Weslin onto Glenridge has been a challenge for many construction and service vehicles over the years and backing up the street is often the only option. My front door is only a few feet from the street, so I have had to watch many larger vehicles inch slowly past my house as traffic backs up behind them. It's hard to imagine how a fire truck or paramedic would be able to get to someone in distress while this project is in progress.

Navigating the tight turn on Glenridge has often required larger vehicles to get uncomfortably close to my house. I'm concerned about the risk of a truck tipping over and causing damage to my house given its close proximity to the street and location on a curve.

We have recent instances of damage to the street caused by construction traffic from smaller projects and it's clear to me that the street has not been built to withstand the volume and weight of traffic that this project would require. The hillside is already crumbling at the end of the street near the intersection with Weslin. The onslaught of 400 trucks hauling dirt could trigger a landslide, blocking access for all the residents of Glenridge.

I hope that the appeals board will consider carefully the impact of this proposal to all the residents of Glenridge Drive and decide against it.

Thanks,

Noeleen Livingstone,
[REDACTED]



Daniel Luna <daniel.luna@lacity.org>

Public Comments Not Uploaded Haul route appeal File 240002, Attention: Appellate team, 3701 Glenridge Drive

Pat Livinghouse [REDACTED]

Thu, Oct 24, 2024 at 3:55 PM

Reply-To: clerk.plumcommittee@lacity.org

To: clerk.plumcommitte@lacity.org, clerk.plumcommittee@lacity.org

Re: Board File 240002, 3701 Glenridge Drive

To whom it may concern,

My name is Patricia Livinghouse. I am the homeowner at [REDACTED]
email: [REDACTED]

I am writing in opposition to the construction project and hauling of dirt located at [3701 Glenridge Drive](#). I have lived on Glenridge for 66 years. In fact, my parents built the house I now occupy.

Glenridge Drive is much too fragile to support the proposed 400 trucks of dirt to be hauled away for this construction job. In my lifetime, I have seen the street slipping away down the slope. The asphalt is actually cracking and giving way. The City keeps trying to fix this, but with little to no success. This amount of weight and trucks would escalate the problem. In addition the U turn where Glenridge meets Weslin is practically impossible to navigate with a big truck. The street signs are continually knocked over from large vehicles making 8 point or more turns. Most trucks have to back up the street as well, because there is no turn around at the top of the hill.

The street is extremely narrow, making it difficult for police, ambulances and especially the FIRE DEPARTMENT to drive up to anyone in need. We already have a problem with visitors parking on the wrong side of the street and blocking traffic. We live in a high fire zone. Most of us cannot get fire insurance unless we go through California Fair Plan Insurance. All this activity would jeopardize our homes and lives, if emergency vehicles could not gain access to our homes.

The project itself is much too large for the hillside. We have mudslides and with the colossal rains we now receive, the problem is getting worse. I pity anyone living below the project or adjacent. The City might have a huge lawsuit against them in the future, if they allow this humongous mansion to go ahead and resulting damage occurs.

Finally, we live in a wildlife corridor. I regularly see deer, coyotes, bobcats and the like on my property and on the street. All this construction activity would destroy their environment and migration pathways. I can't believe that Mulholland Scenic Review would approve this project.

I cordially ask you to reconsider your decision. Stop this project and the resulting hauling of massive amounts of earth and stone.

Sincerely,

Patricia Livinghouse, homeowner
[REDACTED]