

Communication from Public

Name: Branden Faust

Date Submitted: 10/24/2024 04:27 PM

Council File No: 24-1325

Comments for Public Posting: Attention: Appellate team RE: Appealing hearing file # 240002. Council File Number 24-1325 3701 Glenridge Dr. Sherman Oaks, CA 91423 Branden and Chadie Faust 917 405-9806 3705 Glenridge Dr. Sherman Oaks, CA 91423 mypublicaccts@gmail.com 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.