



Daniel Luna <daniel.luna@lacity.org>

Public Comments Not Uploaded Re: Notice of Public Hearing / 11/19/24 / Board File No. 240002 / 3701 North Glenridge Drive / Council File No. 24-1325

1 message

Robert Patten <joeeking101@att.net>

Sat, Nov 9, 2024 at 4:08 PM

Reply-To: clerk.plumcommittee@lacity.org

To: "clerk.plumcommittee@lacity.org" <clerk.plumcommittee@lacity.org>

Thank you for your efforts.

I would like to submit a petition to the hearing board that was done against this project. Although it was a few years ago it is still the same project. Its signed by nearly all residents on Glenridge Dr. and the neighboring streets that will be affected.

On Friday, November 8, 2024 at 03:31:01 PM PST, clerk.plumcommittee@lacity.org <clerk.plumcommittee@lacity.org> wrote:

Good afternoon,

Please find the attached Notice of Public Hearing.

Board File No. 240002

Project Address: [3701 North Glenridge Drive](#)

Hearing Date: 11/19/24

Council file No. [24-1325](#)

Thank you,

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**Planning and Land Use Management
Committee Clerk Team**

City of Los Angeles | Office of the City Clerk

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**Petition and signatures.pdf**

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FORMULHolland DRB CASE: 3701 Glenridge Drive
DIR 2017-1105-DRB-SPP-MSP

Petition to: Deny Approval to 3701 Glenridge Drive Sherman Oaks Proposed Construction

Hearing June 1st at 6:30 PM

Petition Summary and background

After reviewing the Design and Preservation Guidelines outlined in the Mulholland scenic parkway specific plan and comparing them against the plans submitted to the city planning commission, the designs for development of 3701 Glenridge Drive, Sherman Oaks, CA 91423 do not meet the required guidelines.

Action Petitioned for:

We, the undersigned residents of Glenridge Drive, Deer Avenue and Benedict Canyon, are concerned citizens who urge our leaders to deny approval of the proposed plans to build a residential home at 3701 Glenridge Drive, Sherman Oaks, CA 91423 for the below outlined non-compliance with the Mulholland Scenic Parkway Specific Plan.

The following guidelines have not been met or are requested to take under consideration:

Section 2 - Site Planning

Goal 1

Objective 1.1

Guideline 1

Natural Topography: The plan does not minimize the amount of grading and use of retaining walls.

Request: Grading Plan (currently no plan provided)

Request: Architectural Drawings of retaining wall plans (currently no detail provided)

Geotechnical issues: The site has not been tested by The Department of Building and Safety to determine slope stability and any other potential geotechnical issues.

Request: Slope stability study from Department of Building and Safety (currently no study provided)

Guideline 4

Site Drainage: The design review process may include consideration of grading and landscaping to control erosion.

Request: Site drainage plan (currently no plan provided) *also under guideline 14

Guideline 5

Site Permeability: The current plan does not outline what percentage of the site is non-permeable.

Request: Calculation to be done based on current design to validate total non-permeable area is <50%

Guideline 6

Fence/Wall Plan: The current plan does not outline the height, proposed materials and proposed lighting for any fence wall or gate on the site plan or section drawings.

Request: Updated drawings which outline the location, height, proposed materials and proposed lighting for all walls fences and gate

Guideline 10

Site Grading: The applicant has not submitted a grading plan to determine if the project is compatible with the appearance of natural slopes in the Santa Monica Mountains.

Request: Grading Plan (currently no plan provided)

Guideline 12

Trees: Oak trees and native trees have already been illegally removed from the property.

Request: Arborist's report on oak trees and other native trees on the project site (*also under guideline 53)

Guideline 13

Wildlife: This project is near Charles & Lotte Melhorn Overlook and is a wildlife corridor.

Request: Wildlife migration study

Request: Covenant and Agreement affecting wildlife protection

Guideline 17

Visibility Study: Need to determine project visibility from Mulholland Drive.

Request: Visibility study from Mulholland Drive

Guideline 19

Viewshed Analysis: A viewshed analysis should be prepared for any project that is visible from Mulholland Drive.

Request: View shed analysis for review and approval by Director

<http://cityplanning.lacity.org/complan/specplan/pdf/MULHOL.PDF>

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Site is Visible from Mulholland Drive and the Charles & Lotte Melhorn Overlook



Section 3 - Architecture

Goal 2

Objective 2.1

Guideline 28

Retaining wall height: Retaining walls should not exceed 10 feet in height. Retaining walls which exceed 6' in height, as measured from finished grade, and any stepped retaining walls should be offset by a minimum of 3' measured horizontally. No site sections showing retaining wall has been provided.

Request: Site section for all retaining walls

Guideline 29

Request: Materials outline to be used for retaining walls to match the residence & site.

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The following guidelines have not been met or are requested to take under consideration:

Guideline 30 **Retaining wall landscaping:** The southern and western retaining walls will be exposed and diminish the visual impact.
Request: Designs of landscaping to verify use of dense landscaping

Guideline 31 **Building Height:** the specific plan limits the maximum height of a project.
Request: provide a certified topographic survey (required by planning commission)

Objective 2.3

Guideline 50 **Neighborhood compability:** The size (total square footage, including garage and height), appearance, color and setback will be considered for purposes of project compatability.
Point of View: The homes in the immediate neighborhood average approximately 2000sq ft to 3000sq ft. The proposed design is more than 7,200sq ft and will be more than double any existing home in the neighborhood.

Section 4 - Landscape

Goal 3

Objective 3.1

Guideline 53 **Tree survey:** All existing oak trees and other significant native and non-native trees should be identified on the project landscape planting plan.
Request: Arborist's report on oak trees and other native trees on the project site

Guideline 55 **Replacement of native trees:** If the loss of any significant native trees is determined unavoidable, the Specific Plan requires that they be replaced by new trees of the same species at a ratio of 2-to-1 ratio.
Point of View: The previous property speculators tore down the native oak trees and other species without the proper permits and was red-tagged for violations numerous times. Request current owners replace loss of native trees at a 2-to-1 ratio.



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The following guidelines have not been met or are requested to take under consideration:

- Guideline 70 **Landscape planting/irrigation plan detail:** For all new home construction, submit a complete landscape planting plan.
Request: Provide a complete landscape plan

Section 5 - Sustainable Building Practices

Goal 4

Objective 4.1

Guideline 72

Storm Water & Site Management: Projects need to efficiently manage water run-off from irrigation, as well as storm water run-off from roofs and throughout the site.
Point of View: The immediately adjacent properties bordering the proposed site are highly susceptible to landslides and erosion.
Request: Approved Authority from the Bureau of Sanitation on run-off plans to minimize risks to adjacent properties.

Section 6 - Sustainable Building Practices

Goal 5

Objective 5.1

Guideline 77

Application Submittal The applicant should submit color chips, site, landscape and irrigation design plans, a viewshed study and a written statements of the purpose of each URS.
Request: The applicant should submit color chips, site, landscape and irrigation design plans, a viewshed study and a written states of the purpose of each URS.

Guideline 83

Watering Period Irrigation Plan:

Request: Schedule for plans for appropriate, plant-specific watering, consistent with vegetation.

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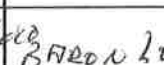

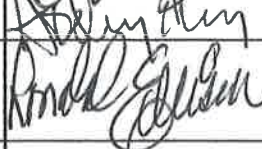


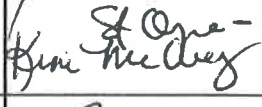



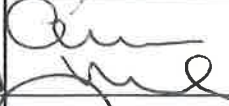
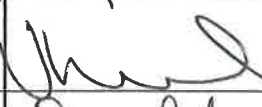

	Printed Name	Signature	Address	Comment	Date
1	Vicky Herman	Vicky Herman	3641 Glenridge Dr	This project will DESTROY the Hillside	5/27/17
2	Per D. Tashir	[Signature]	3654 Glenridge Dr. Sherman Oaks	No Access for TRUCKS	5/27/17
3	Daniel Shankman	[Signature]	3660 Glenridge Dr.	No access for trucks no room	5/27/17
4	SHANT KOUYOUNTIAN	[Signature]	3655 Glenridge Dr	Illegal cut Not Sustainable in Area	5/27/17
5	JERRY CHAVEZ	[Signature]	3960 Glenridge Dr. Sherman Oaks, CA 91423	Fire truck ACCESS - Protect Hills/WILDLIFE	5/27/2017
6	Jamie Allen	[Signature]	3960 Glenridge Sherman Oaks, CA 91423	WILDLIFE HILLSIDE DAMAGE	5/27/2017
7	Joseph Vito	[Signature]	3616 GLENRIDGE Sherman Oaks 91423	HILLSIDE DAMAGE & ROAD	5/27/17
8	MARK PEREZ	[Signature]	3700 GLENRIDGE DR SHERM OAKS, 91423	Will Damage ROAD	5/27/17
9	Valarie Ianniello	[Signature]	3700 Glenridge DR	going to cause so many problems	5.27.17
10	SANDY PATLER	[Signature]	3830 91423 Glenridge Dr	WILDLIFE CORRIDOR HILLSIDE DAMAGE	5.28.17
11	Robert [Signature]	[Signature]	3830 Glenridge 91423 Dr	All the above	5-28-17
12	Teanne McConnel	[Signature]	3956 Deer Ave Sherman Oaks	WILD LIFE & Hillside damage illegal	5-28-17
13	Meck Anderson	[Signature]	3956 Deer Ave. Sherman Oaks, CA	Hillside damage Environmental harm	5-28-17
14	Cindy Eson	[Signature]	3833 Glenridge Dr Sherman Oaks CA	Hillside damage	5/28/17
15	VACERIE JAQUITH	[Signature]	3833 Glenridge Dr. Sherman Oaks	Hillside Damage	5/28/17

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	Printed Name	Signature	Address	Comment	Date
16	RAY BURKLAND		3820 GLENRIDGE SHERMAN OAKS 91423	WILL HOUSING ABOUT THE STABILIZATION OF THE HILLSIDE	28 MAY 17
17	Karen Burkland		3820 Glenridge Dr Sherman Oaks CA 91423	The developers need to respond to many concerns.	5-28-17
18	Jeff Eskew		3800 Glenridge Sherman Oaks 91423	No please!	5/28/17
19	BARON LONGFELLOW Sandra Crosby		3724 GLENRIDGE SHERMAN OAKS 91423	DESTABILIZE MOUNTAIN	5/28/17
20	Brian Etkin Arlene Etkin		3711 Glenridge Dr Sherman Oaks, CA 91423	Flowers in neighbors. Destabilize the mountain.	5/28/17
21	RONALD ELLISON		3610 Glenridge SHERMAN OAKS	Driveway not good for neighbors	5-29-17
22	VAN HE		3600 Glenridge	Concern about the street	5-29-17
23	Jack St. Onge		3551 Glenridge	VIEW, TRUCKS	5-29-17
24	KIM ST. ONGE		3551 GLENRIDGE	VIEW, TRUCKS	5-29-17
25	MALOU LEJEUNE-SEVRIN		3646 Glenridge	Building on LANDFILL too SOFT for construction	5-29-17
26	Allen Silberman		3721 Glenridge	Disturb the hillside	5-29-17
27	RUTH TOWNSEND		3721 GLENRIDGE	SAFETY OF HILLSIDE	5-29-17
28	Annie Moushoul		3725 Glenridge	Disruption on street	5/29/17
29	Denise Clements		3725 Glenridge	Landfill Questions	5/29/17
30	Denise Clements		3701 Glenridge Rd.	Landfill Quality/safety	5/29/17

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	Printed Name	Signature	Address	Comment	Date
31	SUSAN KAMINSKI	[Signature]	3817 GLENRIDGE, C	all of the above	5/29/17
32	Robert Kaminski	[Signature]	3817 Glenridge	all of the above	5/29/17
33	Hona Reinhardt	[Signature]	3847 Glenridge	No Access Dangerous	5/29/17
34	CAULR REINHARDT	[Signature]	3847 GLENRIDGE	Access to Above	5/29/17
35	Geri Langsner	[Signature]	3916 GLENRIDGE	House too Big on site	5/29/17
36	Nancy Rupp	[Signature]	3917 Glenridge Dr	all of the above	5/29/17
37	GERALD K. Kinnam	[Signature]	3917 GLENRIDGE	all of the above	5/29/17
38	Charles Thomas	[Signature]	3951 Glenridge	all of the above	5/29/17
39	Christine Breault	[Signature]	3900 Glenridge	all of the above	5/29/17
40	Brandon Breault	[Signature]	3900 Glenridge	all of the above	5/29/17
41	Robert Lu	[Signature]	4152 Westlin Ave Richard-Luella	all of the above	5/29/17
42	KELLY MORRIS	[Signature]	4106 Westlin Ave Sherman Oaks, CA	all the above	5/29/17
43	Eric Moker	[Signature]	3943 Glenridge Sherman Oaks, CA 91423	All the above	5/29/17
44	CAROLINA GOSSEAU	[Signature]	3685 Benedict Cyn Ln, Sherman Oaks, CA 91423	All of the Above	5/29/17
45	ENDRE GRANA	[Signature]	3724 Benedict Canyon Ln CA 91423	All of the above	5/29/17

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	Printed Name	Signature	Address	Comment	Date
46	Miniam Grant		3724 Benedict Canyon Lane SO 91422	all of the above	5/29/2017
47	SANDRA KRUSOFF		3737 BENEDICT CANYON LN. S.O. 91423	all of the above	5/29/17
48	ROSE + ANDREW SCHNEIDER		3764 Benedict CANYON LANE	ALL OF THE ABOVE	5/29/17
49	Frank + Gina Bredin		3801 Benedict Canyon Sherman Oaks CA	all of the above	5/29/17
50	LINDA WEITZLER		3808 BENEDICT CANYON LANE SO. 91423	ALL OF THE ABOVE	5.29.17
51	JAY C WEITZLER		3808 BEN C.L SO. 91423	ALL OF THE ABOVE	5.29.17
52	DENISE GALLIK		3837 BENEDICT	ALL OF THE ABOVE	5.29.17
53	Oscar Marquez		3818 Benedict		5.29.17
54	VICTOR HOLGUIN		3826 BENEDICT C		5.29.17
55	Karay Schaeffer		3829 Benedict Cyn.	all of the above	5/29/17
56	Carlos Treata		3922 GLENRIDGE	all of the above	5/30/17
57	Tiffany Nguyen		3825 Glenridge	all of the above	5/30/17
58	Alisha Ellison		3610 Glenridge	all of the above	5/30/17
59	NAEEM Kourouajim		3655 Glenridge	All of the Above	5/30/17
60	Samantha Maya		3686 Benedict Cyn LN Sherman Oaks	All of the above	5/31/17

Action Petitioned for:

[illegible]