



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 <joeing101@att.net>
Reply-To: clerk.plumcommittee@lacity.org
To: "clerk.plumcommittee@lacity.org" <clerk.plumcommittee@lacity.org>

Sat, Nov 9, 2024 at 4:08 PM

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
1034K

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 1 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

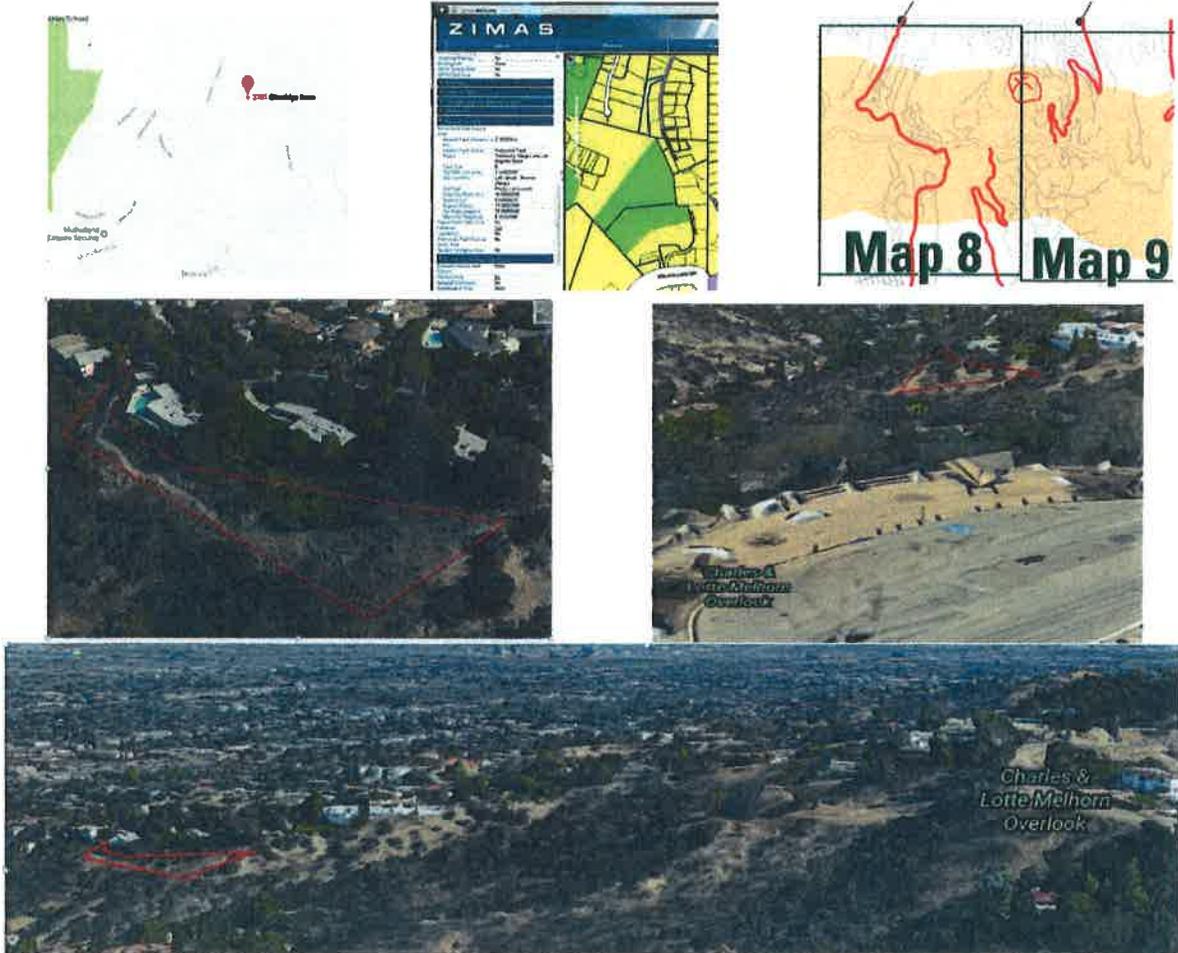
<http://cityplanning.lacity.org/complan/specplan/pdf/MULHOL.PDF>

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

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 | | 3641 Glenridge Dr | This project will DESTROY the Hillside | 5/27/17 |
| 2 Per D. TASHIR | | 5654 Glenridge Dr. Sherman Oaks | No ACCESS FOR TRUCKS | 5/27/17 |
| 3 Daniel Shankman | | 3660 Glenridge Dr. | No access for trucks no room | 5/27/17 |
| 4 SHANT KOUYOUMTIAN | | 3655 Glenridge Dr | Illegal cut Not Sustainable in Area | 5/27/17 |
| 5 JERRY CHAVEZ | | 3960 Glenridge Sherman Oaks, CA 91423 | Fire truck ACCESS - Protect Hills/WILDLIFE | 5/27/2017 |
| 6 Jamie Allen | | 3960 Glenridge Sherman Oaks, CA 91423 | WILDLIFE HILLSIDE DAMAGE | 5/27/2017 |
| 7 Joseph Vito | | 3616 GLENRIDGE Sherman Oaks 91423 | HILLSIDE DAMAGE & ROAD | 5/27/17 |
| 8 MARK PEREZ | | 3700 GLENRIDGE DR SHERM OAKS, 91423 | WILL DAMAGE ROAD | 5/27/17 |
| 9 Valarie Ianniello | | 3700 Glenridge DR | going to cause so many problems | 5.27.17 |
| 10 SANDY PATLER | | 3830 141423 Glenridge Dr | WILDLIFE CORRIDOR HILLSIDE DAMAGE | 5.28.17 |
| 11 Robert Patten | | 3830 Glenridge Dr 91423 | All the above | 5-28-17 |
| 12 Jeanne McConnel | | 3956 Deer Ave Sherman Oaks CA | WILD LIFE & HILLSIDE damage illegal cut | 5-28-17 |
| 13 Mack Anderson | | 3956 Deer Ave Sherman Oaks CA | Hillside damage Environmental harm | 5-28-17 |
| 14 Cindy Eson | | 3833 Glenridge Dr Sherman Oaks CA | Hillside damage | 5/28/17 |
| 15 VALERIE JAQUITH | | 3833 Glenridge Dr. Sherman Oaks CA | Hillside Damage | 5/28/17 |

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| Printed Name | Signature | Address | Comment | Date |
|--------------------------------------|-----------|--|--|-----------|
| 16 RAY BURKLAND | | 3820 GLENRIDGE SHERMAN OAKS 91423 | W/IN HOODS ABOUT THE SEPARATION 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 Estew | | 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 BRUN ELLISON Arlene Ellison | | 3711 Glenridge Dr Sherman Oaks, CA 91423 | No access for 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 LAND-FILL too SOFT for construction | 5-29-17 |
| 26 ALLEN SILVERMAN | | 3721 Glenridge | Disturb the hillside | 5-29-17 |
| 27 RUTH TOWNSEND | | 3721 GLENRIDGE | SAFETY OF HILLSIDE | 5-29-17 |
| 28 Annie Moushoul | | 3725 Glenridge | Disruptive on street | 5/29/17 |
| 29 Denise Clements | | 3725 Glenridge | Landfill Questions | 5/29/17 |
| 30 Denise Clements | | 3701 Glenridge rd. | Land fill Quality/safety | 5/29/17 |

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

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| | Printed Name | Signature | Address | Comment | Date |
|----|-------------------------|-----------|--------------------------------------|------------------|-----------|
| 46 | Miniam Granoff | | 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 ab | 5/29/17 |
| 50 | LINDA WETZLER | | 3808 BENEDICT CANYON LANE SO. 91423 | ALL OF THE ABOVE | 5.29.17 |
| 51 | JAY C WETZLER | | 3808 BEN C.L SO. 91423 | ALL OF THE ABOVE | 5.29.17 |
| 52 | DENISE GALIK | | 3827 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 | Katay Schaeffer | | 3829 Benedict Cyn. | all of the above | 5/29/17 |
| 56 | Carla TRAITA | | 3922 GLENRIDGE DR | 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 |

