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Public Comments Not Uploaded Appellate Team

Emil Ghookassian [REDACTED]
Reply-To: clerk.plumcommittee@lacity.org
To: Clerk.plumcommittee@lacity.org

Thu, Oct 24, 2024 at 7:52 PM

Contact info:

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[REDACTED]

Haul route appeal for hearing File #240002.
Property address [3701 Glenridge Dr. Sherman Oaks 91423](#)

Appeal submitted by: [REDACTED]

The community is Greatly opposed to this project. It will have a significant impact on the environment, wildlife and day to day living/commuting issues.

Please see attached petition signed by all residents on Glenridge Dr. and the surrounding streets that would be affected by this proposed project.

Also an issue with the Haul route is trash pick up days. If the haul route is approved please add a concession of No Hauling on Trash days. Which is generally on Wednesday except when a major Holiday falls on a Monday. Those weeks trash pick up is on Thursday.

Although the attached petition is from 2017 it is still the same for project which the community has been opposing from its start.

Also below is my prepared statement for the hearing that I didn't get to finish within my 2 minutes

3701 Glenridge is part of a wildlife habitat zone/block. (Zone 11)

Also on the Mulholland corridor. Wouldn't this have to go up before the Mulholland review board?

How do these trucks turn around ? There is no turn around on Glenridge Dr. they would have to back up the street from the bottom. How would these trucks even make the turn from Weslin Ave. onto Glenridge Dr. or vice versa

Glenridge is a sub par street

Where is construction parking ?

All the property owners adjacent can reasonably asked to be named as additional insured on their liability insurance. Additionally Demand they have \$20 million worth of insurance.

The upper properties need to be insured for damage to their foundation due to grading and shoring activities.

This project is extremely dangerous in regards to slope stability

and I think the grading department should be extremely cautious.
We can Ask the City for a third party to review all submissions for Geology, Grading,
Slope stability
Mulholland review board?
Eastern Santa Monica Mountains Habitat Linkage Planning Map
Santa Monica Mountains Conservancy, State of California.
Habitat zone 11

The owner of this property Glenridge Estate LLC is currently not a valid company in California. The property has been sold numerous times to obfuscate the unapproved actions taken to date. The original developer Sam Galston still continues to be on the project.

There has been clear cutting of trees and unapproved grading done on the property. There are 4 properties adjacent to the site, which are all subject to foundation failure if the owner does not properly grade and reinforce the site.

The entrance will need significant build up to allow access for heavy machinery to the site.

The Mulholland Scenic review board never approved plans for what was deemed to be a "super highway" with 20 foot tall caissons to support the access from the street to the back of the property where the house is to be built.

There is also an issue with drainage that could potentially be catastrophic for the homes on Benedict Canyon, below the project. I would like to know what mitigation efforts are going to be put in place in case a torrential storm washes out the property and floods the homes below.

As a representative of the neighborhood I would like to request a \$2,000,000 bond, up from the \$50,000, added for insurance purposes, given the track record of short-cuts that have been taken previously and the potential continued negligence of the developer to comply with city standards.

Thank you!

PH# [REDACTED]