



Daniel Luna <daniel.luna@lacity.org>

Public Comments Not Uploaded Haul route appeal File #240002

Robert Patten [REDACTED]
Reply-To: clerk.plumcommittee@lacity.org
To: "clerk.plumcommittee@lacity.org" <clerk.plumcommittee@lacity.org>

Wed, Oct 23, 2024 at 9:04 PM

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

Appeal submitted by: Robert Patten, [REDACTED]
[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.

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

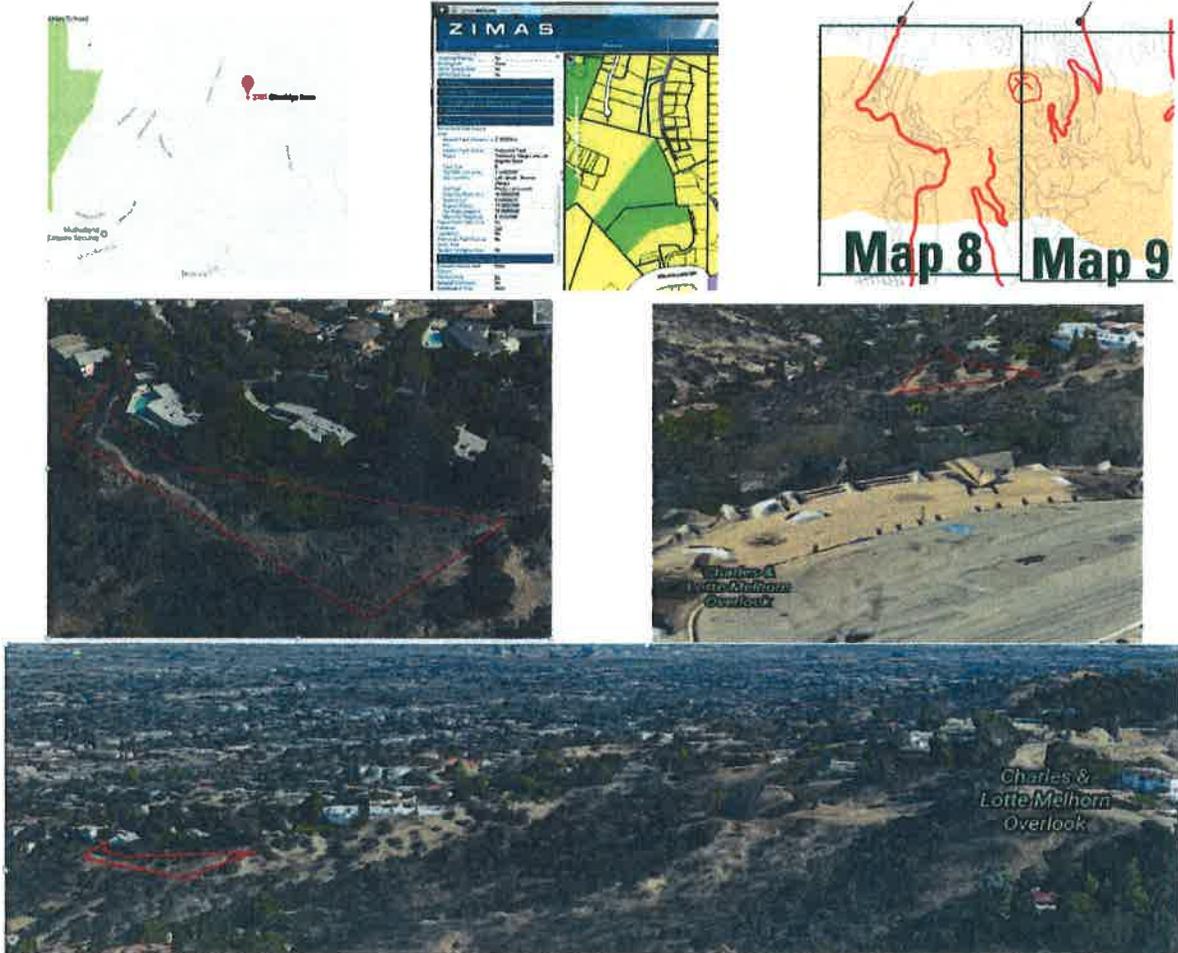
<http://cityplanning.lacity.org/complan/specplan/pdf/MULHOL.PDF>

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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 Janniello		3700 Glenridge DR	going to cause so many problems	5.27.17
10 SANDY PATLER		3830 191423 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	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

OALSCA

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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	Brian Estew Arlene Estew		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 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.	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 MOKOVIET		3943 Glenridge Sherman Oaks CA 91423	All the above	5/29/17
44	CATIAIONA GROSSER		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		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	Carla TRAITA		3922 GLENRIDGE DR	all of the above	5/30
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

