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*ALSO ADMITTED IN NEW YORK

July 3, 2024

By Electronic Mail

City of Los Angeles
Office of City Clerk
3rd Floor Room 395
Los Angeles, CA

Re: Board File 240027- 9283 West Swallow Drive (the “Property”) - Application to Export
3796 Cubic Feet of Earth

The undersigned including myself (I reside at 9274 Swallow Drive) are close neighbors to this Property. Several of us (the “Appellant”) are seeking to appeal The Final Action Letter of the Board of Building and Safety (“BBSC”) regarding this matter. Several of the undersigned attended the public hearing in front of the BBSC on June 25, 2024. I spoke at the hearing and explained that while there are many conditions imposed upon the owner of the Property designed to accommodate environmental concerns and safety, there is a fundamental issue in our neighborhood that we believe requires further investigation by the relevant and applicable Los Angeles agencies.

In this connection, please be advised as follows.

1. Doheny Drive going north above the intersection of Oriole Drive only has one point of entrance and exit.
2. There were 20 development/construction projects completed in Doheny Estates between 2015 and 2023.
3. Currently there are 7 active developments in Doheny Estates and 7 that are scheduled to commence construction as of this date. Another site, 9226 Swallow, has been sold and will close escrow on July 5, 2024, is also anticipated to be a tear down/new build.
4. Given that there are only 111 sites in Doheny Estates, this is an overwhelming amount of construction relative to the number of home sites.
5. Each project requires trucks to haul dirt and all sorts of equipment to build and those trucks come up and down Doheny above Oriole.

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6. The workers on the projects park their cars up and down Doheny and the side streets so often the one two lane road that provides ingress and egress to our homes becomes a one lane road. Also, there is a massive project at 9210 Robin Drive which often narrows the ingress and egress to one lane only. We are frequently unable to get down to Sunset without a substantial delay as the road is obstructed.
7. The developer of the above referenced property sent his representative, Tony Russo, to the hearing last week. Mr. Russo testified that he is working with the HOA to make sure the developer complies with all of the conditions required. This is not entirely accurate. Mr. Russo deals with The Doheny Sunset Plaza Neighborhood Association (“DSPNA”) which covers an area which includes Doheny Estates but also several other regions outside Doheny Estates and the Bird Streets. DSPNA is an advocacy group for this area which is broader than Doheny Estates and I must note has no CC&Rs to enforce measures that are positive for the community. Doheny Estates has its own HOA known as the Sunset Doheny Homes Association (“SDHA”) which only works with homes in Doheny Estates and has CC&Rs that were established in 1959 with the intent to preserve a harmonious neighborhood and protect homeowners land values. It is our understanding that Mr. Russo and the developer of the Property are not engaging in a meaningful manner with SDHA. In fact, to our knowledge the plans for the Property contain many features which are violations of the CC&Rs and the developer is not planning to comply with the CC&Rs.
8. The lack of ingress and egress to our neighborhood is presumably a fire hazard. In an emergency, responders may have trouble with rescues and residents may be trapped. This is just one of the dangerous consequences of approval of the exporting of this much earth. Doheny is already heavily trafficked by construction trucks and I have at least on resident of Doheny Estates who reported an incident where he and his family felt in imminent danger when a truck sped by them on the hairpin turn as one enters Doheny Estates. Accordingly, it is important that a representative of the relevant and applicable Los Angeles Agency (I assume BBSC) actually visit our neighborhood during construction hours. We do not believe a proper analysis of the impact of this application can be completed without someone actually putting boots on the ground in Doheny Estates.

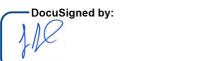
The Appellant hereby requests to Appeal the Final Action Letter of the BBSC and requests that a representative of the relevant and applicable Los Angeles Agency meet with representatives of the Appellant in Doheny Estates so we can demonstrate the damage that will be done if the haul route for the Property is approved.

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Alex Lombardo

Doheny Estates Resident

cc: Nithya Raman

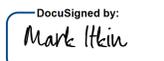
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Doheny Estates Resident

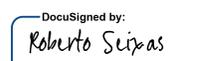
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Doheny Estates Resident

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Mark Itkin

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Roberto Seixas

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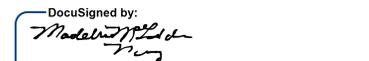
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David Simon

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Michael Sheresky

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Madeline McFadden Nunez

Doheny Estates Resident