



LADBS HAULREQUEST &lt;ladbs.haulrequest@lacity.org&gt;

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**Project at 3690-3696 Goodland Ave.**

1 message

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**Joe Baxley** <joe@teragramballroom.com>

Tue, Apr 27, 2021 at 1:07 PM

To: "amir.danai@lacity.org" &lt;amir.danai@lacity.org&gt;, "aram.avedisian@lacity.org" &lt;aram.avedisian@lacity.org&gt;

Cc: "ladbs.haulrequest@lacity.org" &lt;ladbs.haulrequest@lacity.org&gt;

Gentlemen,

City Council office (CD2) provided your names to me as contacts regarding proposed construction at [3690-3696 Goodland Avenue](#) in Studio City. Please hear me out even if this doesn't fall under your department, and please forward to a more appropriate recipient if necessary. I attended a public hearing regarding Grading/ Hauling earlier today. Owner of the property David Levy, along with Hayman Development, and Ketter Construction are the parties involved, and they are misleading the LADBS Board of Commissioners. It is really one big project to build two 4,000 sq ft homes simultaneously at this location. They received the first grading permit at a hearing earlier in the year and today's hearing was for the second grading permit. I urge you and colleagues at LADBS to look closely at the whole plan here, including details of the physical location, the narrowness of the street, and the instability of the hillside landscape. Please consider the following:

David Levy plans to export 3,868 cubic yards of earth from the site, which translates to HUNDREDS of truck loads. For those unfamiliar with this area, Goodland Ave is a very narrow street which winds south from Ventura Blvd up into the hills of Studio City. The steep hillsides of Goodland Ave create serious issues for its residents. Constant erosion, frequent mudslides, and geologic instability are challenges we become acutely aware of when living here. We believe excavation of this magnitude will undermine structural integrity of the hill which separates Goodland Avenue from Sunswept Drive high above it. The hillside in jeopardy at this site is currently covered with mature vegetation and is natural habitat to diverse wildlife. Aside from the geo-instability and environmental damage, Goodland residents are dreading the prolonged public nuisance of this project.

Please apply strict conditions and limitations onto this development, closely monitor the actions of those involved and enforce their compliance with your mandates. Our community is relying heavily on oversight from LADBS, and we appreciate your commitment to this.

Sincerely,

Joe Baxley

[3697 Goodland Ave.](#)[Studio City, CA 91604](#)

Cell: 323-574-1931

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**3 attachments****GoodlandAve\_EnvAsmnt.pdf**

548K

**LADBS\_Notice\_Goodland\_Ave.pdf**

72K

**ladbscommagendas253149922\_04272021.pdf**

1367K



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## Application for Grading at 3690 Goodland Ave. Board File# 200088

1 message

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**Joe Baxley** <joe@teragramballroom.com>

Mon, Apr 26, 2021 at 11:56 PM

To: ladbs.haulrequest@lacity.org

Cc: paul.krekorian@lacity.org, Jessica.fugate@lacity.org, lorraine.diaz@lacity.org, jackie.keene@lacity.org,

Dash.stolarz@mrca.ca.gov

April 26, 2021

To The Los Angeles Board of Building and Safety Commissioners,

Residents of Goodland Avenue and those residing on surrounding streets are alarmed by the proposed construction and Grading planned at [3690-3696 Goodland Ave](#). A public hearing regarding application for grading at this site is tomorrow. Please consider the following:

Developer David Levy plans to export 3,868 cubic yards of earth from the site. We have been informed this translates to HUNDREDS of dump-truck loads. For those unfamiliar with this area, Goodland Ave is a very narrow street which winds south from Ventura Blvd up into the hills of Studio City, land managed by the Santa Monica Mountains Conservancy. The steep hillsides of Goodland Ave often create serious issues for its residents. Constant erosion, frequent mudslides, and general geologic instability are challenges we become acutely aware of when living here. We are therefore extremely concerned that an excavation of this magnitude will undermine the structural integrity of the hill which separates Goodland Avenue from Sunswept Drive high above it. This project and the planned grading also represent a direct assault on the natural beauty of the area. The hillside in jeopardy at this site is currently covered with mature vegetation and is natural habitat to diverse wildlife. Red-tailed hawks, coyotes, deer, ground squirrels and other animals thrive here, a landscape and ecosystem soon to be destroyed should your board approve this application. Aside from the geo-instability and immense environmental damage, Goodland residents are also dreading the prolonged public nuisance of the project. A family who lived adjacent to the site sold their home recently and moved away because the stress of this looming development was too great.

I understand that recourse is limited when challenging residential developments like these, but this project in particular has gained extraordinary attention in recent months as awareness of the project has grown. The corresponding anxiety and frustration in our vicinity will escalate further if a permit for grading is granted. Please support the Goodland community by saying "NO" to David Levy on Tuesday.

Sincerely, Joe Baxley

[3697 Goodland Ave.](#)

Cell: 323-574-1931

\*Please note the site address listed in the notice of public hearing is incorrect. It is not "North" Goodland Avenue. The correct address is [3690 Goodland Avenue, Studio City, CA 91604](#).