



Re: Development Planned at 3690 & 3696 Goodland Ave.

1 message

Joe Baxley <joe@teragramballroom.com>

Mon, May 24, 2021 at 11:06 AM

To: paul.krekorian@lacity.org

Cc: Jessica.fugate@lacity.org, jackie.keene@lacity.org, lorraine.diaz@lacity.org, ladbs.haulrequest@lacity.org, armando.bencomo@lacity.org, daniel.luna@lacity.org, Valley Leather <valleyleather@sbcglobal.net>

To Paul Krekorian and those copied,

The proposed development project at [3690 - 3696 Goodland Ave](#) continues to threaten our community. The previous Grading and Hauling hearing was appealed and a new hearing is scheduled for tomorrow, May 25th at 9:30am. Please make sure representatives from CD2 are present at this hearing and are allied with the Goodland Avenue Neighborhood Association. We are your loyal constituents and we NEED YOUR HELP! The developers are misleading LADBS by applying for associated permits as if these are two separate projects when it should be treated as one big project. Their plan is to remove and haul a combined total of 3,000+ cubic yards of earth from a very fragile hillside. The proposed hauling route follows Goodland Ave, to Halkirk, and beyond; making room to build two new 4000+ sq ft houses simultaneously on two adjacent lots at the location. This would amount to hundreds of dump trucks going up and down narrow Goodland Ave for many weeks. Garbage trucks, and more importantly Fire Trucks, already have a difficult time traversing this narrow route.

On every permit application so far there have been blatant address errors and misspellings, formalities which should trigger MANDATORY RE-SUBMISSION of ALL associated APPLICATIONS SO FAR. I pointed out the address errors at the previous hearing, but LADBS obviously didn't make any corrections. The recent appeal notice still lists the erroneous address "North Goodland" Ave. Please push LADBS to make the developers start the ENTIRE permitting process over from the very beginning with correct information. There is no such thing as "North Goodland Avenue". They have also used "Goodland Drive" and other confusing addresses which are different streets entirely. On the environmental assessment form (attached) they even misspell the applicant David Levy's name as "David Lefy". This amount of false addresses and misleading information undermines the entire public hearing process. It is an intentional tactic on the part of the developers to confuse and mislead LADBS.

Paul Krekorian and CD2 representatives must help us with this. We count on your support. Details attached. See you tomorrow. Thanks - Joe

On Sun, Apr 25, 2021 at 9:37 PM Joe Baxley <joe@teragramballroom.com> wrote:

Hello Adrienne,

This is Joe Baxley at [3697 Goodland Avenue](#). I hope you are well. We spoke last year regarding proposed construction of two large homes at [3690-3696 Goodland Ave](#).

I believe your office is aware of the pending application for Grading at the site, and the associated public hearings. There is a hearing this Tuesday, April 27 at 9:30am, which I hope your office plans to attend. A copy of the hearing notice is attached below. Feel free to share it with any interested parties. Residents on our street and on surrounding streets are very concerned about this development and the proposed Grading. David Levy plans to export 3,868 cubic yards of earth from the site. We have been told this translates to HUNDREDS of dump-truck loads. We are worried that an excavation of this magnitude may diminish the structural integrity of the hill which separates Goodland Avenue from Sunswep Drive. This project and the planned grading is also a direct assault on the environmental beauty of the area. The hillside at this location is currently covered with diverse vegetation and is home to a wide variety of wildlife. I have observed countless red-tailed hawks, coyotes, deer, and other animals on this hillside thriving in a natural habitat, a natural landscape soon to be destroyed if the grading permit is approved. Aside from the geo-instability and environmental concerns, we are also dreading the prolonged public nuisance of the project. The family who lived adjacent to the site sold their home and moved away because the stress of this looming development was too great. I urge you and others in the CD2 office to challenge this grading application and diminish the negative impact of the proposed development. When you and I spoke previously we acknowledged the difficulty of challenging residential developments, but this one in particular has gained much attention in our area and has raised extreme concern among residents. We support Paul Krekorian and CD2. Please support us by challenging David Levy on Tuesday.

Sincerely, Joe Baxley

[3697 Goodland Ave.](#)

cell: 323-574-1931

On Wed, Sep 2, 2020 at 10:22 AM Adrienne Asadoorian <adrienne.asadoorian@lacity.org> wrote:

Hi Joe,

Following up with the information I mentioned I would share after our call yesterday - please see below:

3690 Goodland

- Link to LADBS permits: <https://www.ladbsservices2.lacity.org/OnlineServices/PermitReport/PermitResults/49903>
- Inspector assigned to Demolition Permit: Aram Avedisian (aram.avedisian@lacity.org, 818-374-1165)
- Plan Check Engineer assigned to home development permit: Amir Danai (amir.danai@lacity.org)

3696 Goodland

- Link to LADBS permits: <https://www.ladbsservices2.lacity.org/OnlineServices/PermitReport/PermitResults/49933>
- **same Inspector and Plan Check Engineer are assigned to these permits as 3690 Goodland

If you have any additional questions please don't hesitate to reach out. Thank you!



Adrienne Asadoorian | Planning Deputy

LA City Councilmember Paul Krekorian, District 2

Office: (818) 755.7676 & (213) 473.7002

www.paulkrekorian.org



On Tue, Sep 1, 2020 at 11:03 AM Joe Baxley <joe@teragramballroom.com> wrote:

Perfect. Thanks

On Tue, Sep 1, 2020 at 10:28 AM Adrienne Asadoorian <adrienne.asadoorian@lacity.org> wrote:

I will call today at 2pm. Thank you!

On Tue, Sep 1, 2020 at 10:16 AM Joe Baxley <joe@teragramballroom.com> wrote:

Hello Adrienne,

Thank you so much for getting back to me. Yes I will be available later today, any time after 2pm. Feel free to call me at 323-574-1931. I can also be available tomorrow morning, or late afternoon.

Or, I can call you if you want to schedule a specific time.

Let me know what's convenient for you.

Thanks -Joe

On Tue, Sep 1, 2020 at 9:13 AM Adrienne Asadoorian <adrienne.asadoorian@lacity.org> wrote:

Hi Joe,

Thanks so much for reaching out. Do you have some time to chat over the phone? Let me know what works best for you.



Adrienne Asadoorian | Planning Deputy

LA City Councilmember Paul Krekorian, District 2

Office: (818) 755.7676 & (213) 473.7002

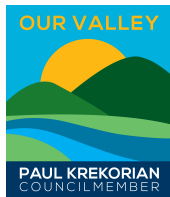
www.paulkrekorian.org



On Mon, Aug 31, 2020 at 8:34 PM Joe Baxley <joe@teragramballroom.com> wrote:

Hello Mr. Krekorian and Associates,

I am a resident in your district and I have always supported your office. My neighbors and I are very concerned about the following:
A developer is planning construction of two 4,700 square foot houses, side by side, at 3690 and 3696 Goodland Ave. respectively, inevitably ruining the views for surrounding neighbors and negatively impacting our quality of life. The developments will utilize all of the available lot spaces, will encroach on the surrounding environment, and will destroy surrounding trees and wildlife. Please investigate the parties involved, and assure they are following all proper processes and protocols.
The parties involved (they all share an office at [12650 Riverside Dr. Suite 100](#)):
Danielle Hayman of Hayman Development, LLC ph: 818-943-0080; email: danielle@haymanllc.com; represented by
Peter Liu of Hayman Development: 909-527-0579; peter@haymanllc.com;
Property owner: David Lefy, The Ketter Group 818-387-8832; david@ketterconstruction.com.
Please see the attached copies of their environmental assessment application for the 3696 property, a simple plan of that proposed property, and the LADBS notices of construction and grading for these lots. On the latter, LADBS erroneously lists the addresses as 3690 and 3696 "North" Goodland Ave. The correct addresses are 3690 and [3696 Goodland Ave](#).
This location was the previous residence of Allison Janney, who moved away years ago. It has existed all these years as just one property address. There is currently one modest house occupying the two lots. Our street has already seen far too many of these intrusive construction projects in recent years. Please help us stop this one.
Thanks - Joe Baxley
[3697 Goodland Ave.](#)
[Studio City, CA 91604](#)
cell: 323-574-1931



Adrienne Asadoorian | Planning Deputy

LA City Councilmember Paul Krekorian, District 2


Office: (818) 755.7676 & (213) 473.7002


www.paulkrekorian.org



3 attachments

 **3690Goodland_Appeal_WrongAddress.pdf**
333K

 **LADBS_Notice_WrongAddress.pdf**
75K

 **GoodlandAve_EnvAsmnt_withErrors.pdf**
548K

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**NOTICE OF PUBLIC HEARING TO PROPERTY OWNERS
WITHIN A 300-FOOT RADIUS OF GRADING SITE**

BOARD FILE NO. 200088
C.D.: 2 (Councilmember P. Krekorian)

PROJECT ADDRESS: 3690 NORTH GOODLAND AVENUE

DATE OF HEARING: MAY 25, 2021

TIME OF HEARING: 9:30 a.m.

OWNER: David Levy
3690 N. Goodland Ave.
Studio City, CA 91604

The Board of Building and Safety Commissioners (BBSC) of the City of Los Angeles will conduct a public hearing during which you may be present and speak regarding an application to haul earth material. The owner proposes to export 1,662 cubic yards of earth from the project site.

At the public hearing, the Board will be considering views of concerned parties regarding the proposed hauling operations and environmental review under the California Environmental Quality Act (CEQA). All problems of drainage, erosion and land stability on site are resolved as part of the grading plan check process prior to the issuance of the grading permit. Extensive soils engineering and geologic studies are commonly required for any substantial grading on hillside sites as part of obtaining the grading permit.

In conformity with the Governor's Executive Order N-29-20 (March 17, 2020) and due to concerns over COVID-19, the Commission meeting will be conducted virtually. Members of the public who wish to attend the meeting should access the Hearing at <http://bit.ly/05252021> and enter Password 077388. To use this link, attendees must have Zoom downloaded and installed on their device. Alternatively, members of the public who wish to attend the meeting telephonically should call (669) 900-6833 and use Webinar ID No 890 9388 3491 and Password 077388 and then press #. Press # again when prompted for participant ID. Staff Reports and PowerPoint presentations are available upon request, the Thursday prior to the date of the hearing. You may submit your request to the Board of Building and Safety Commissioners Office, via email at ladbs.haulrequest@lacity.org, or by contacting (213) 482-0466. You may submit your comments in writing to the Board of Building and Safety Commissioners, Room 1030, 201 North Figueroa Street, Los Angeles, CA 90012. Email comments must be submitted to the Board of Building and Safety Commissioners Office at ladbs.haulrequest@lacity.org. Comments may also be submitted by completing the City of Los Angeles Board of Building and Safety Public Comment Form at <https://bit.ly/LABBSC2020>. The City Departments of Building and Safety, Public Works and Transportation will submit recommendations to the Board for any controls they find are necessary to protect the interest of public health, safety and welfare during the hauling operation.

Agendas may be accessed through the City website at www.LADBS.org "Our Organization", "Building & Safety Commissioners", "BBSC Meeting Agenda."

NOTE TO OWNER: Failure of the owner or owner's representative(s) to join the hearing may result in a denial of the proposed haul route.
W:\ENGDATA\COMMISSION OFFICE\Haul Routes\Public Hearing Notices\2020\200088

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SUPERINTENDENT OF BUILDING

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

DATE: 2/19/2020

BAXLEY, JOSEPH A AND WENDY
3697 GOODLAND AVE
STUDIO CITY CA 91604

NOTICE OF PROPOSED CONSTRUCTION AT:
BUILDING /GRADING PERMIT APPLICATION
NO:

3696 N Goodland Ave

B20LA03087 / 20030-10000-00943

Los Angeles Building Code Section 106.4.6 requires the Los Angeles Department of Building and Safety to notify owners, by mail, of properties abutting a proposed construction site, and to post a notice on the site when such project is located within an area designated as a "Hillside Grading Area", at least ten days prior to the issuance of the building or grading permit.

You are hereby notified that an application for a building or grading permit, for proposed construction at the above address, has been filed with the Department of Building and Safety for the purpose of:

- ☒ Constructing a building with over 500 square feet of floor area, or
☐ Constructing an addition to an existing building which adds over 500 square feet of floor area, or
☐ Grading in excess of 1000 cubic yards of earth materials.

To obtain information regarding the status of this permit application, please visit our web site at www.LADBS.ORG and click on "PROPERTY ACTIVITY REPORT." You may also call 311 inside Los Angeles County or (213) 473-3231 if outside Los Angeles County.

NOTE: THIS NOTIFICATION IS FOR INFORMATION ONLY. FOR MORE INFORMATION REGARDING THE PROJECT, PLEASE CALL THE PERMIT APPLICANT:

Name: Peter Liu

Phone: 909-527-0579

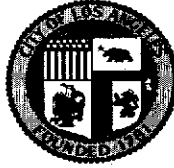
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SUPERINTENDENT OF BUILDING

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

DATE: 2/19/2020

BAXLEY, JOSEPH A AND WENDY
3697 GOODLAND AVE
STUDIO CITY CA 91604

NOTICE OF PROPOSED CONSTRUCTION AT:
BUILDING /GRADING PERMIT APPLICATION
NO:

3690 N Goodland Ave

B20LA03089 / 20030-10000-00944

Los Angeles Building Code Section 106.4.6 requires the Los Angeles Department of Building and Safety to notify owners, by mail, of properties abutting a proposed construction site, and to post a notice on the site when such project is located within an area designated as a "Hillside Grading Area", at least ten days prior to the issuance of the building or grading permit.

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Name: Peter Liu

Phone: 909-527-0579

**APPLICATIONS:****ENVIRONMENTAL ASSESSMENT FORM**

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Environmental Case Number:

ENV-2020-904-EAF

Related Case Numbers:

Case Filed With (Print Name):

Anna M. Vidal

Date Filed:

2-10-2020

EAF Accepted By (Print Name):

Date Accepted:

*All terms in this document are applicable to the singular as well as the plural forms of such terms.*Project Address¹: **3696 N. Goodland Ave, Studio City CA 91604**Assessor's Parcel Number: **2384004049**Major Cross Streets: **Goodland Dr and Halkirk St**Community Plan Area: **Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass** Council District: **CD 2****APPLICANT (if not Property Owner)**Name: **Danielle Hayman**Company: **Hayman Development LLC**Address: **12650 Riverside Dr. Suite 100**City: **Studio City** State: **CA** Zip Code: **91607**E-Mail: **danielle@haymanllc.com**Telephone No.: **(818) 943-0080****APPLICANT'S REPRESENTATIVE**Name: **Peter Liu**Company: **Hayman Development LLC**Address: **12650 Riverside Dr. Suite 100**City: **Studio City** State: **CA** Zip Code: **91607**E-Mail: **peter@haymanllc.com**Telephone No.: **(909) 527-0579****PROPERTY OWNER**Name: **David Lefy**Company: **The Ketter Group**Address: **12650 Riverside Dr. Suite 100**City: **Studio City** State: **CA** Zip Code: **91607**E-Mail: **david@ketterconstruction.com**Telephone No.: **(818) 387-8832****ENVIRONMENTAL REVIEW CONSULTANT**

Name: _____

Company: _____

Address: _____

City: _____ State: _____ Zip Code: _____

E-Mail: _____

Telephone No.: _____

¹ Project address must include all addresses on the subject site (as identified in ZIMAS; <http://zimas.lacity.org>)

OVERVIEW

CEQA, or the California Environmental Quality Act, is a statute that requires state and local agencies to identify the significant environmental impacts of their actions and to avoid or mitigate those impacts, if feasible. CEQA requires public agencies to conduct environmental review before making a determination on a project. The environmental review process examines the potential impacts your project will have on the property and its surroundings, and makes recommendations (mitigation measures) on how to minimize or reduce those impacts that are found to be significant. The purpose of this application is to assist staff in determining the appropriate environmental clearance for your project. Please fill out this form completely. Missing, incomplete or inconsistent information will cause delays in the processing of your application.

1. PROJECT DESCRIPTION

- A. Briefly describe the entire project and any related entitlements (e.g. Tentative Tract, Conditional Use, Zone Change, etc.). The description must include all phases and plans for future expansion.

New 4,728 SQ. FT. Single Family Dwelling with attached two car garage and future proposed swimming pool ; GRADING 1,963 CUBIC YARDS

Additional information or Expanded Initial Study attached: ☐ YES ☒ NO

- B. Will the project require certification, authorization, clearance or issuance of a permit by any federal, state, county, or environmental control agency, such as Environmental Protection Agency, Air Quality Management District, Water Resources Board, Environmental Affairs, etc.? ☐ YES ☒ NO

If YES, please specify:

2. EXISTING CONDITIONS

A. Project Site.

Lot Area: 8,113 square feet

Net Acres: 0.19 Gross Acres: 0.19

B. Zoning/Land Use.

	Existing	Proposed
Zoning	R1-1	R1-1
Use of Land	Low Residential	Low Residential
General Plan Designation		

C. Structures.

1. Does the property contain any vacant structure? ☐ YES ☒ NO

If YES, describe and state how long it has been vacant: _____

2. Will any structures be removed/demolished as a result of the project? ☒ YES ☒ NO

If YES, provide the number: _____, type: _____
_____, total square footage: _____
and age: _____ of structures to be removed.

If residential dwellings (apartments, single-family, condominiums etc.) are being removed indicate the number of units: _____

D. Trees.

Are there any trees on the property, and/or within the public right-of-way next to the property, that will be removed or impacted* as a result of the project? ☒ YES ☐ NO

If YES complete the following:

Tree Status	Quantity Existing	Tree Types	Quantity Removed	Quantity Relocated	Quantity Replaced	Quantity Impacted*
Non-Protected (8" trunk diameter and greater)	2/3	Redwood / Pine Trees	3			
	2	Arbutus	2			
	1	Jacaranda	1			
	1	Brazilian Pepper	1			
Protected (4" trunk diameter and greater)	2	Oak Tree (excluding Scrub Oak)				
		Southern California Black Walnut				
		Western Sycamore				
		California Bay				

* Impacted means that grading or construction activity will be conducted within five (5) feet of, or underneath the tree's canopy.

Additional information attached: ☒ YES ☐ NO

If a protected tree (as defined in Section 17.02 of the LAMC) will be removed, replaced, relocated, or impacted, a **Tree Report** is required.

E. Slope. State the percent of property which is: **SEE ATTACHED SLOPE BAND ANALYSIS**

Less than 10% slope: _____ 10-15% slope: _____ over 15% slope: _____

If slopes over 10% exist, a **Topographic Map** will be required.

F. Grading. Specify the total amount of dirt being moved:

☐ 0-500 cubic yards ☒ More than 500 cubic yards

If more than 500 cubic yards (indicate amount): 1,963 cubic yards

G. Import/Export. Indicate the amount of dirt to be imported or exported:

Imported: _____ cubic yards Exported: 1,963 cubic yards

Location of disposal site: 3001 Scholl Canyon Rd, Glendale CA 91206

Location of borrow site: _____

Is the Project Site located within a Bureau of Engineering (BOE) Special Grading Area? ☒ YES ☐ NO

If YES, a **Haul Route** is required.

H. Hazardous Materials and Substances. Is the project proposed on land that is or was developed with a dry cleaning, automobile repair, gasoline station, or industrial/manufacturing use, or other similar type of use that may have resulted in site contamination? ☐ YES ☒ NO

If YES, describe: _____

If YES, a **Phase I Environmental Site Assessment (ESA)** is required.

I. Historic, Cultural and/or Architecturally Significant Site or Structure. Does the project involve any structures, buildings, street lighting systems, spaces, sites or components thereof which are designated or may be eligible for designation in any of the following? If YES, please check and describe:

☐ National Register of Historic Places: _____

☐ California Register of Historic Resources: _____

☐ City of Los Angeles Cultural Historic Monument: _____

☐ Located within a City of Los Angeles Historic Preservation Overlay Zone (HPOZ): _____

☐ Identified on SurveyLA: _____

☐ Identified in HistoricPlacesLA: _____

Does the Project affect any structure 45 or more years old that does not have a local, state, or federal designation for cultural or historic preservation? ☐ YES ☒ NO

- J. **Miscellaneous.** Does the property contain any easements, rights-of-way, Covenant & Agreements, contracts, underground storage tanks or pipelines which restrict full use of the property? ☐ YES ☒ NO

If YES, describe: _____
_____ and indicate the sheet
number on your plans showing the condition: _____.

3. PROPOSED DEVELOPMENT

In the sections below, describe the entire project, not just the area in need of the entitlement request. If the project involves more than one phase or substantial expansion or changes of existing uses, please document each portion separately, with the total or project details written below. Attach additional sheets as necessary to fully describe the project.

A. ALL PROJECTS

i. Parking.

Vehicular Parking

Required: 2 + Guest: _____

Proposed: 2 + Guest: _____

Bicycle Parking:

Required Long-Term: _____ Required Short-Term: _____

Proposed Long-Term: _____ Proposed Short-Term: _____

ii. Height.

Number of stories (not including mezzanine levels): 2 Stories Maximum height: 27'-4"

Are Mezzanine levels proposed? ☐ YES ☒ NO

If YES, indicate on which floor: _____.

If YES, indicate the total square feet of each mezzanine: _____

*New construction resulting in a height in excess of 60 feet may require a **Shade/Shadow Analysis**. This does not apply to projects that are located within a Transit Priority Area (TPA) as defined by ZI-2452 (check the Planning and Zoning tab in ZIMAS for this information <http://ZIMAS.lacity.org>).*

iii. Project Size.

What is the total floor area of the project? 4,988 gross square feet

iv. Lot Coverage. Indicate the percent of the total project that is proposed for:

Building footprint: 22.7 %

Paving/hardscape: 10.5 %

Landscaping: 66.7 %

- v. **Lighting.** Describe night lighting of project: Exterior lighting to be provided for walkways, driveways and main entryways leading to the dwelling

B. RESIDENTIAL PROJECT

If no portion of the project is residential check ☐ -N/A and continue to next section

i. Number of Dwelling Units.

Single Family: 1, Apartment: _____, Condominium: _____

ii. Recreational Facilities. List recreational facilities for project: _____

_____**iii. Open Space.**

Does the project involve new construction resulting in additional floor area and units? ☐ YES ☒ NO

Does the project involve six or more residential units? ☐ YES ☒ NO

If YES to both, complete the following

Pursuant to LAMC 12.21.G	Required	Proposed
Common Open Space (Square Feet)		
Private Open Space (Square Feet)		
Landscaped Open Space Area (Square Feet)		
Number of trees (24 inch box or greater)		

iv. Utilities. Describe the types of appliances and heating (gas, electric, gas/electric, solar): _____
Gas, Electrical, Water and Power**v. Accessory Uses.** Describe new accessory structures (detached garage, guest house, swimming pool, fence, stable, etc.) and/or additions: Swimming pool

_____**C. COMMERCIAL, INDUSTRIAL OR OTHER PROJECT**

If the project is residential only check ☐ -N/A and continue to next section

i. Type of Use. _____
_____**ii. Project Size.** Does the project only involve the remodel or change of use of an existing interior space or leasehold? ☐ YES ☒ NO

If YES, indicate the total size of the interior space or leasehold: _____ square feet

iii. Hotel/Motel. Identify the number of guest rooms: _____ guest rooms

iv. **Days of operation.** _____
Hours of operation. _____

v. **Special Events.** Will there be special events not normally associated with a day-to-day operation (e.g. fund raisers, pay-for-view events, parent-teacher nights, athletic events, graduations)? ☐ YES ☒ NO
If YES, describe events and how often they are proposed _____

vi. **Occupancy Limit.** Total Fire Department occupancy limit: _____
a. Number of fixed seats or beds _____
b. Total number of patrons/students _____
c. Number of employees per shift _____, number of shifts _____
d. Size of largest assembly area _____square feet

v. **Security.** Describe security provisions for the project _____

4. SELECTED INFORMATION

A. **Circulation.** Identify by name all arterial road types (i.e. Boulevard I, II, Avenue I, II, III) and freeways within 1,000 feet of the proposed Project; give the approximate distances (check <http://navigatela.lacity.org> for this information). N/A (he closest is to Kalkirk St = 1,686 feet)

B. **Green building certification.** Will the project be LEED-certified or equivalent? ☐ YES ☒ NO

If YES, check appropriate box:

☐ Certified ☐ Equivalent ☐ Silver ☐ Gold ☐ Platinum ☐ Other _____

C. **Fire sprinklers.** Will the Project include fire sprinklers? ☒ YES ☐ NO

5. CLASS 32 URBAN INFILL CATEGORICAL EXEMPTION (CE) REQUEST

The Class 32 "Urban Infill" Categorical Exemption (Section 15332 of the State CEQA Guidelines), is available for development within urbanized areas. This class is not intended to be applied to projects that would result in any significant traffic, noise, air quality, or water quality impacts.

☒ **Check this box if you are requesting a Class 32 Exemption, and:**

- ☒ You have read DCP's Specialized Instructions for the Class 32 Categorical Exemption (CP-7828) and,
- ☒ You have submitted the written justifications identified in the Specialized Instructions, and any supporting documents and/or technical studies to support your position that the proposed Project is eligible for the Class 32 Exemption and the project does not fall under any of the Exceptions pursuant to CEQA Section 15300.2.

Note that requesting the Urban Infill CE does not guarantee that the request will be accepted. The City may require additional studies and information if necessary to process the CE. The City reserves all rights to determine the appropriate CEQA clearance, including using multiple clearances and requiring an EIR if necessary.

APPLICANT/CONSULTANT'S AFFIDAVIT
OWNER MUST SIGN AND BE NOTARIZED,
IF THERE IS AN AGENT, THE AGENT MUST ALSO SIGN AND BE NOTARIZED

PROPERTY OWNER	CONSULTANT/AGENT
I, (print name) <u>David Levy</u>	I, (print name) _____
Signature <u>[Signature]</u>	Signature _____

being duly sworn, state that the statements and information, including plans and other attachments, contained in this Environmental Assessment Form are in all respects true and correct to the best of my knowledge and belief. I hereby certify that I have fully informed the City of the nature of the Project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger Project in violation of CEQA. I understand that should the City determine that the Project is part of a larger Project for purposes of CEQA; the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.

Space Below for Notary's Use

California All-Purpose Acknowledgement

Civil Code Section 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On February 3, 2020 before me, Alexis Esther Malka, Notary Public
(Insert Name of Notary Public and Title)

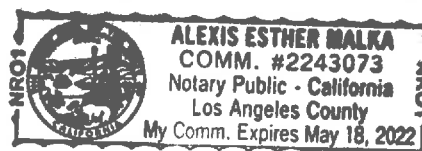
personally appeared David Levy, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]
Signature

(Seal)



INSTRUCTIONS: Environmental Assessment Form

REQUIRED SUBMITTAL MATERIALS:

The following materials are required when submitting an Environmental Assessment Form (EAF); materials must be consistent with the application. All materials should reflect the entire Project, not just the area in need of a zone change, variance, or other entitlement.

The submittal materials are IN ADDITION TO those required for any case/application for which the Environmental Assessment Form is being filed.

Exhibits Required: *Please note that based on the circumstances of a particular project proposal, in order to adequately analyze the environmental impacts of the project, assigned staff may require any of the following reports even if the project does not meet the indicated threshold.*

- A. **Plot Plans and/or Subdivision Map and/or Haul Route Map:** One full size plot plan, subdivision map or haul route map and two 11" x 17" copies; material must show the location and layout of proposed development including dimensions. Include topographic lines where grade is over 10%; and the location and diameter of all existing trees with a trunk diameter greater than four inches on the project site and the adjacent public right-of-way.
- B. **Vicinity Maps:** Two copies (8½" x 11") showing an area larger than the Radius/Land Use Map and depicting nearby street system, public facilities and other significant physical features with project area highlighted (similar to road maps, Thomas Brothers Maps, etc.).
- C. **Color Pictures:** Two or more color pictures of the project site (taken within the last 30 days) showing existing improvements, walls, trees and other structures on the property. Black and white or gray scale copies of color photos are not acceptable; internet "street view" images are not acceptable.
- D. **Notice of Intent Fee:** An UNDATED check in the amount of \$75 made out to the **Los Angeles County Clerk** for the purpose of filing a Notice of Intent to Adopt a Negative Declaration as required by Section 15072 of the State CEQA Guidelines.
- E. **Payment Receipt:** Fees must be paid at the time of filing the Environmental Assessment per Article 9, Section 19.05 of the LAMC for the purpose of processing the initial study and for the publication of the Negative Declaration or Mitigated Negative Declaration; provide one copy of the payment receipt.
- F. **Associated Application:** A duplicate copy of the application for the associated entitlement (e.g. zone change, general plan amendment, variance, conditional use, subdivider's statement) including entitlement justification and/or findings, if available.
- G. **Project Planning Referral Form:** A copy of signed Project Planning Referral form ([CP-7812](#)) if the proposed project is located in a specific plan area, Community Design Overlay (CDO), Neighborhood Oriented District (NOD), Sign District (SN), Pedestrian Oriented District (POD), Community Plan Implementation Ordinance area and/or involves small lot subdivision or affordable housing (e.g. Density Bonus, Conditional Use >35% increase, Public Benefit) type of project.
- H. **Radius/Land Use Maps:** Two full size and two 8½" x 11" reduced size radius maps, if required for discretionary filing. Maps shall be prepared in compliance with DCP's *Radius Map Requirements & Guidelines* (form CP-7826); 300' radius line is okay for site plan review applications.

- I. **Elevation Plans:** One full size and two 11" x 17" size plans. See DCP's *Elevation Instructions* form ([CP-7817](#)) for technical requirements and a listing of types of cases where elevations are always required. Exterior elevations can be required by planning staff as needed to illustrate and communicate the details of any case. Elevation plans must always show legible height dimensions.
- J. **Floor Plans:** One full size and two 11" x 17 size. Floor plans should include patios, balconies and, if proposed for use, portions of the right-of-way. Floor plans are always required for hillside projects, CUB's (seats must be numbered), projects where the City Planning Commission (CPC) or the Area Planning Commission (APC) is the decision maker and other cases when the request involves the interior lay-out of a project. Refer to the Floor Plan Instructions ([CP-7751](#)) for detailed information about technical requirements.
- K. **Tree Report:** Two copies of a tree report if project involves removal, relocation, or replacement of any protected trees on the project site or in the right-of way adjacent to the site.
- L. **Geology/Soils Approval Letter:** A copy of letter from Department of Building and Safety and copy of referenced geotechnical report, if located in hillside area and only if new construction is proposed.
- M. **Haul Route Approval:** Projects within a Hillside Grading Area involving import/export of 1,000 cubic yards or more shall submit a soils and/or geotechnical report reviewed & approved by LADBS.
- N. **Topographic Map:** If slopes over 10% exist. If site is over 50 acres, 1" = 200' scale is acceptable.
- O. **Cultural/Historic Impact Report:** If project involves a designated Cultural/Historic property or a historic/cultural resource deemed eligible as historic resources through SurveyLA.
- P. **Cultural/Historic Assessment:** If project involves an undesignated structure, 45 years or older, provide clear unobstructed color photographs of all building facades, including accessory structures and a copy of the original (oldest) building permit, with plan sketch, if available.
- Q. **Traffic Assessment:** If the project approaches or exceeds the following thresholds a Traffic Assessment review by the Department of Transportation (DOT) may be required (this list is not exhaustive, and unlisted uses may also require assessment).

Use	Threshold
Apartments	40 units
Condominiums (incl. live/work)	48 units
Convenience store (24-hr)	340 sf.
Convenience store (<24-hr)	720 sf.
Shopping center	6,700 sf.
Supermarket	2,600 sf.

Use	Threshold
General office	16,000 sf.
Fast food w/no drive-thru	570 sf.
Fast food w/drive thru	550 sf.
Restaurant – high turn over	2,300 sf.
Restaurant (including bars)	3,300 sf.

Please note that a Traffic Assessment does not necessarily result in a Traffic Study. However, an additional fee, pursuant to Section 19.15 will be required by the DOT for review of the assessment

- R. **Duplicate Files:** An additional copy of the EAF and each exhibit is necessary for projects which are located in:
- ☐ The Coastal Zone and
 - ☐ The Santa Monica Mountains area



LADBS HAULREQUEST <ladbs.haulrequest@lacity.org>

Stop this extreme project on Goodland Ave.

1 message

Ella Frumkin <esfrumkin@roadrunner.com>

Mon, May 24, 2021 at 6:51 PM

To: paul.krekorian@lacity.org

Cc: Jessica.fugate@lacity.org, veronika.lopez@lacity.org, ladbs.haulrequest@lacity.org, jackee.keene@lacity.org, dash.stolarz@mrca.ca.gov

Ella Frumkin

3755 Goodland Ave., Studio City CA 91604

Tel.: 818/769-8862

Cell.: 818/522-2118

Email: esfrumkin@roadrunner.com

05/24/2021

To:

Paul Krekorian;

Veronica Lopes

Jackie Keen

Jessica Fugate

Please be aware:

The extreme project of David Levy along with Hayman Development will destroy our unique quiet street. All our neighborhood are strictly against it.

We kindly ask you to stop this environmentally hostile project. Please do not allow your staff to give the developers permits in order to stop this development, once and for all.

We are sure you share our concern that the tranquility and natural beauty of our neighborhood are now threatened. It will be an ecological disaster for our area.

Thank you for your consideration and raising your voice in protest of this development.

Sincerely,

Ella Frumkin