



Armando Bencomo &lt;armando.bencomo@lacity.org&gt;

## Public Comments Not Uploaded 3690 & 3696 Goodland Ave - Letter to neighbors / City Council

1 message

David Levy &lt;david@ketterconstruction.com&gt;

Thu, Jun 10, 2021 at 12:41 PM

Reply-To: clerk.plumcommittee@lacity.org

To: "Joe@teragramballroom.com" &lt;Joe@teragramballroom.com&gt;, "Valleyleather@sbcglobal.net"

&lt;Valleyleather@sbcglobal.net&gt;, "Michelle.allen@me.com" &lt;Michelle.allen@me.com&gt;, "clerk.plumcommittee@lacity.org"

&lt;clerk.plumcommittee@lacity.org&gt;, "armando.bencomo@lacity.org" &lt;armando.bencomo@lacity.org&gt;

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

"adrienne.asadoorian@lacity.org" &lt;adrienne.asadoorian@lacity.org&gt;, "veronica.lopez@lacity.org"

&lt;veronica.lopez@lacity.org&gt;, "dina.elkinawy@lacity.org" &lt;dina.elkinawy@lacity.org&gt;, Danielle Hayman

&lt;danielle@haymanllc.com&gt;, Paul Lewis &lt;pl91423@gmail.com&gt;

Good afternoon Michelle, Joe and Sal,

I am reaching out regarding my project on [3690 & 3696 Goodland Ave](#). I am in receipt of the emails and appeals you submitted to the planning commission and I wanted to address some of your concerns stated during the haul route hearing. As you may know I purchased both these lots over a year ago, although only one single family sits there today, the lot has always been two separate lots with two separate addresses.

My wife Natalie and I bought this lot to build a home for my growing family. I have two sons ages 4 1/2 and 3 and we recently just welcomed a baby girl, she is one month old. We now live in the city, and my kids have outgrown our current home. As I know you have done your due diligence you know that I work in development, however I am not a single family home developer. I develop apartment buildings, not single family dwellings. This home I'm building is for the sole purpose to meet my family's needs, including my elderly mother and father who will be staying with me often as Natalie and I are their sole caretakers. In addition my office is located down the street on Coldwater and Riverside where I commute to daily.

I understand your frustration regarding the haul route. However, we do plan on building these homes together. which would mean the amount of days we have to haul are a total of **12 days of hauling**. I will make it my priority to ensure all of the conditions of approval are met. We will only be staging on site, the trucks will **NOT** be loaded on the street. We will have 2 flag attendants from traffic control directing the trucks out of the way as fast as possible to reduce any interference. Additionally as required in our conditions of approval we will be contacting LADOT to have one side of the street have no parking signs.

Regarding the excavation and shoring everything is being done in line by the expert recommendations of engineers who have worked on the Project, Scott Peterson of Cefali and Associates also located in Studio City have prepared and created all the plans in accordance to the soils reports, location and city codes, they have extensive experience in such hillside projects. Regarding the landscape, we hired our landscape architect Paul Lewis to ensure we are not disrupting any existing protected trees. When I purchased the property from the original owner both they and the neighbor who moved away were aware of my proposed scope. I am happy to make myself available for a call to discuss. I wasn't aware of your concern until we received an email from the haul route division a day before the hearing on May 25th.

I am always available by phone or email to discuss the situation and see how we can make things work for all of us. My intention is not to create inconvenience.

I appreciate your time and look forward to hearing from you. Please feel free to forward my information to the other neighbors who may not be on this chain.

Thank you

**David Levy**

Managing Principal

Ketter Group

[12650 Riverside Dr](#)

[#100](#)

[Studio City, CA, 91607](#)