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Harel Simon, D.M.D.

Oct 11, 2016

To: Honorable Members of the City Council
City Hall Office
200 N. Spring St.
Los Angeles, CA 90012

Date: 10/25/16
Submitted in PLUM Committee
Council File No 16-1155
Item No 6
Caption: _____

Via Hand Delivery to:
Ms. Sharon Dickinson, Legislative Assistant
Office of the City Clerk
200 N. Spring St., Room 395
Los Angeles, CA 90012
213-978-1074

Re: **APPEAL of Board file 160040**
11600 West Dunstan Way Haul Route

Dear Honorable Members of the City Council:

My neighbors and I respectfully file a formal appeal regarding the decision of the Board of Building and Safety Commissioners (BBSC) on October 4, 2016 to approve the Haul Route for the export of 33,120 cubic yards of earth from the project site and the approval of the associated Mitigated Negative Declaration ENV-2016-0457-MND (MND).

We believe an error was made due to the limited time to discuss this which did not allow full exposure of the facts and complete review of the flaws of the MND report. Some of the issues presented were disconcerting to a point that one board member suggested to file a law suit about it.

We urge the City Council to deny the Haul Route unless it can be modified to protect the public health, safety and welfare.

The basis for this Appeal is as follows:

1a. Project and Haul Route is unsafe for cars, pedestrians, and animals

Dunstan is a narrow private alleyway with no sidewalk, serving five small buildings as an access to the main street, S Barrington. This is the **only way** residents have available to get to and from their home by foot or by car. This is also the **only way** emergency fire and police forces can use in case of an emergency. The alleyway measuring approximately 20ft wide, is already **over capacity** and can barely accommodate 2-way traffic of cars alongside pedestrians. The massive increase in number of cars over the generations since this road has been established and the recent exponential increase in online



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ordering and daily presence of multiple commercial delivery trucks bringing goods to our homes has changed the reality and use of this driveway. This new reality of traffic congestion on a narrow alleyway with no sidewalk is putting **pedestrians' lives at risk** whenever they walk out or towards their home; this can be several minutes of unsafe walking per trip. Senior citizens and people with disabilities are helpless in front of this danger day and night. Pet owners, needing to walk their dogs 2-3 times a day, have no choice but to use Dunstan Way.

Recently, a serious accident between a vehicle and a pedestrian occurred: a leashed dog was hit and **killed** instantly by a car. This could have easily been a mother holding her daughter's hand.

This **project will exacerbate** this problem by allowing **trucks** and heavy machinery on this narrow alleyway and will ultimately increase the number of cars on the proposed property from 44 (existing parking spots) to 198 (per permit application-- Appendix 2c) – an increase of 154 cars which is more than double the existing users of this alley! This is a threat to public health and safety and the residents of this community know firsthand that this danger is real!

Current **infrastructure** cannot support a large construction project (Appendix 1):

- Narrow alleyway with no sidewalks.
- The road is physically damaged with cracks and pot holes.
- No proper emergency evacuation for cars or people.
- Inability to do a U-turn on the street even with a compact size car let alone large trucks. Since a standard U-turn cannot be accomplished, one alternative is to do a "3-point turn" which compact cars can do using multiple back and forth reverse maneuvers in order to turn around. Trucks however, are too large to perform these maneuvers and typically need to do a risky reverse all the way back to the main street. All this is done while pedestrians are walking around these **hazardous maneuvers** attempting to dodge this **danger** with no sidewalk to shield them.
- Improper maneuverability for construction trucks and heavy machinery.
- Improper maneuverability for fire trucks: Bordering VA forestland of wild Eucalyptus trees can easily catch fire, especially during drought, hence putting the entire community at risk. This alleyway is the only access to the property and bordering forestland.
- Improper maneuverability for everyday trucks such as: tenants' moving trucks, USPS, FEDEX, UPS, AMAZON, Garbage, Recycling, service trucks and others.

1b. Project and haul route could be safe with the following modification

The haul route and project of this size may be done safely under certain conditions: It should be done only when there is **direct access to Barrington** so that there is access to a real street during construction and after. Responsible developers in our area have followed this exact model successfully (see 441 S Barrington, 417 S Barrington, 550 S Barrington/Casa Granada and more). The current project is planned on an unsafe substandard alleyway infrastructure and unless stopped, it is a threat to public health and safety.

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In order to create a safe development project, a building bordering Barrington should be included in the development. There are currently 8 options of adjacent buildings available; some of which are in a need for development. This will not only allow the proposed property direct access to Barrington but will also create a circular traffic pattern with 2 entrance and exit routes which are more appropriate for a project this size, and will resolve the hazardous no-U-turn situation. Once direct access is established from the property to Barrington, a safer environment will be established.

2. Dunstan way is a private street with no provision for a for-profit use

The street is owned by 514-520 S. Barrington with easement agreement for personal use of this private road dated back 60 years ago (City file PS-172). The proposed *for-profit* project exceeds the scope of the easement.

- The easement agreement allowed ingress and egress for **personal** use of the property and **not for a profit** use.
- In addition, having massive trucks and machinery on the road in the described substandard conditions will **obstruct and violate** the current owners/residents from their right for free and clear ingress and egress (Appendix 1 demonstrates obstruction by truck).
- The conditions currently presented are in contrast to the agreement drafted 60 years ago, and since the **conditions have substantially changed** (massive construction, excessive number of cars, no direct access to Barrington), this agreement needs to be re-negotiated if there is a request to use this road for any purpose other than that intended.
- The "staff report" issued by BBSC dated Aug 25, 2016 discussing the application on page 4 item B-18 and stating: "This approval pertains only to the City of Los Angeles Streets". It is therefore essential to have a separate discussion pertaining approval for the portion of this project attempting to use a private road.
- The project is likely to cause irreversible **damage** to an old and already deteriorated road. An optimistic estimate of the project time from start to completion is 2-3 years. There was no specific mitigation proposed in the MND report to address whether the proposed Haul Route would result in substantial adverse physical impacts with the need to provide provision for fire protection while maintaining acceptable service ratios and response time. What is the mitigation measure to ensure that **fire protection service ratios, response times** or other performance objectives are not diminished during the years of this ongoing project?

3. Multiple simultaneous constructions on Barrington clogging a major connector to 405 freeway

Barrington Ave (the main road leading to the proposed project) serves as a major connector of Santa Monica and Brentwood to the 405 freeway through Sunset Blvd. This route is already clogged with unbearable traffic which both residents and commuters are pleading the city to resolve.

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There are currently multiple construction projects on Barrington Ave in different stages. While any construction project using this street may individually impose a traffic burden, the existence of multiple simultaneous construction projects on this street is causing **unacceptable and unsafe** conditions for commuters and residents. Each project will further create long term congestion once construction projects are completed.

Construction traffic emanating from proposed development at 11600 W Dunstan Way will greatly exacerbate the congestion resulting from the simultaneous construction projects. Looking at the totality of all of these projects combined, however equates to an **exponentially extensive traffic nightmare** for daily users of Barrington - from buses, to schools to residents, to commuters, to **emergency vehicles** - during construction phases and thereafter.

Example of **11 current simultaneous construction** projects (some of these are massive constructions) impacting a less than one mile stretch of South Barrington Avenue include the following:

- 11600 W Dunstan Way (4 story, 54 units, 2 level subterranean parking)
- Archer School on S. Barrington (5 story large scale expansion project)
- Brentwood School on S. Barrington (large scale expansion project)
- 417 S Barrington (4 story, 34 units, subterranean parking)
- 625 S Barrington (4 story, 46 units, subterranean parking)
- 11745 W Chenault (side street leading to S. Barrington)
- 11750 W Chenault
- 11768 W Chenault
- 11775 W Chenault
- 11780 W Chenault
- 11791 W Chenault
- And more.

4. The property is not a legal parcel

The lots of this property have not been subdivided properly. They need a certificate of compliance pursuant to subdivision map act (lot line adjustment). Since they were **subdivided illegally** this is not a legal parcel (Note Arb on Zimas). This needs to take place prior to any step.

5. The MND Report (ENV-2016-457-MND) exhibits multiple flaws

Reviewing the report thoroughly reveals that the report was probably constructed from a template that did not consistently correspond to this project as it features multiple errors.

Some items are reported incorrectly as “no impact” (see examples below). In addition, the report identifies several issues that have a **significant impact**, and suggests that with mitigation it will be less

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than significant. However, reading the text carefully reveals that many of these items contain a repetitive text pattern stating: “these potential impacts will be mitigated to a less than significant level through compliance with the **above mitigation**” while there is **no actual mitigation provided in the report** (!) It appears as if the report was glanced at and checked off, however, once it is being read word for word, one would clearly see that there are many unmitigated issues that are passed as having mitigation.

These flaws need to be addressed, and the MND report needs to be fundamentally revised.

Below are a few examples:

I Aesthetics a,b,c (p10) : items marked as “no impact” .

This project will remove 15 trees and will block the scenic view of VA forestland trees. Heavy machinery will be introduced to the area. The aesthetic rustic character of the community is going to be negatively altered. Appendix 1 captures incidentally a small part of the scenic view of trees as seen from Dunstan way. This is only part of the green forest view. The statement “no impact” is undeniably incorrect. This is just one example in which the MND Report contains incorrect information and questions the validity of the report as a whole.

IV Biological resources a,d (p10): items marked “less than significant impact with mitigation and less than significant impact”, respectively.

These item conflict and contradict each other. The long term residents and neighbors very well know and have documented over the years that the property features owls and hawks among other species of **endangered and protected animals** which will be significantly impacted by the harmful biological consequences of the project, including excavation of 33,120 cubic yards of earth. Therefore, “less than significant impact” for item IV d is incorrect.

VIII Hazards and Hazardous Materials b,c,e (p11): items marked “less than significant and no impact”.

The report admits that **asbestos** and **lead paint** are likely to be found on property and toxic material will be released to the air. The report further states that “construction activities have the potential to result in the release, emission, handling, and disposal hazardous material **within a quarter of a mile of an existing school.**” The report claims that the Brentwood School East Campus is located 0.7 miles from the construction site. However, the southeast part of the school including the soccer field is within **0.2miles** of the project. This is less than ¼ mile and not 0.7 miles as the report incorrectly states. Therefore, “less than significant impact” for item VIII c is incorrect.

VIII e : Safety near airport. The report claims no airport within 2 miles and therefore no hazard and “no impact”. However, the project is located near an active **federal heliport** with continuous air traffic unlike what the report incorrectly stated. Therefore, “no impact” for item VIIIe is definitely incorrect.

X Land use and planning a (p12): item marked “no impact”.

The report claims the project will not physically divide an established community. However, the project will **block** easement to the end of Dunstan Way along with access to a vista point of VA forestland that

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the neighbors frequent and enjoy. This will cause a **divide** between the west and east part of the community. Therefore, “no impact” for item X a is incorrect.

XII Noise d (p12): item marked “less than significant impact”.

The report is questioning whether there will be “no temporary or periodic increase in ambient **noise level** in the project vicinity **above levels existing without the project**”. This is incorrect. Demolition and excavation of over 30,000 cubic yards will cause significant noise above level of ambient noise without project. Therefore, “Less than significant impact” for item XII d is incorrect.

XII Noise e : item marked “no impact”

“for a project located ... within two miles of a public airport” Stating there will be no exposure of people residing or working in the area to excessive noise level. This is incorrect. A federal Heliport with continuous air traffic is located within two miles and will affect the noise level. Therefore, “no impact” for item XII e is incorrect.

XIII Population and Housing c (p13): item marked “less than significant impact”.

Stating there will be no displacement of substantial numbers of people. This is incorrect as there will be displacement of approximately 70 people residing in 35 dwelling units in the buildings to be demolished. These are **rent control** tenants (some residing there for over 20 years) who will be displaced and once they are out of the rent control contract, **will not be able to afford housing** in the new project or **elsewhere in the city**. It is evident that since the developer bought the property, its maintenance deteriorated significantly causing residents to feel indirectly pressured to leave the property they called home for many years.

In addition, the undesired nature of this project has pushed multiple homeowners from 514 S Barrington to contact their real estate agents and explore the possibility of **leaving**, selling or renting out their condos due to this project. Similarly, the rent control tenants from 11620 Dunstan Way have unanimously expressed their desire to leave if this project takes place. The neighboring residents feel strongly that this project will adversely affect their **quality of life** (see detail below) and while some feel helpless and depressed in front of this undesired project, others respond with panic. However, the majority feel bullied by a stronger entity that they cannot afford to fight. The **stealth operation** of this project (discussed under the subtitle “Project has been illegally hidden from the public” and “Notices of hearing were inaccurate and did not reach 300ft radius residents” in this document) significantly contributed to the sensation of being bullied.

Therefore, “no impact” for item XIII c is incorrect.

Adversely affect quality of life of existing neighbors

The following issues have not been satisfactorily mitigated in the MND report and represent the true environmental impact on the quality of life of neighboring residents:

- Loss of 15 large trees – esthetics and air quality.
- Less trees and more machines and synthetic structures = more pollution.
- Construction planned is taller than existing residence.

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- Construction project harmful effects and toxicity located only 15ft from the windows of adjacent neighbors (514 S Barrington and 11620 Dunstan Way).
- Blocked fresh air flow to residential units.
- Blocked sun light to residential units.
- Loss of view: trees, sky, open space to all area residents walking or driving on Dunstan and to residents enjoying open space view from their units bordering with the project.
- Increased noise level – more cars, people, pool, guests. Bouncing sound from concrete walls.
- Increased time to enter/exit Dunstan way due to congestion (increased commute time and gas).
- Decreased privacy: more eyes looking into residents' units and balconies. Need to close blinds day and night – further reduce natural light – further reduce fresh air.
- **Increase in electricity** consumption (during and after project) – During the project there will be dust, noise, toxic debris such as asbestos and lead. This will require complete shutdown of all windows and shutters. Upon completion of the project there will be building proximity, reduced air flow and reduced natural light. In both situations there will be an excessive increase in the use of electricity for light and air conditioning for all properties involved.
- Reduced exposure to sun and natural light has been shown to be correlated to vitamin D deficiency and associated with depression.
- Changing the character of the immediate community of old rustic Brentwood, historical residence and blocking access to VA forestland and wildlife habitat vista point.
- Massive rental property signage will alter the private home nature of the community.

Reduced property value

As the quality of life of the current residents decreases due to the issues mentioned above, so does the desirability of the property in the eyes of prospective buyers and therefore property value will diminish. The increase in number of renters in the community is known to affect neighboring real estate. Residents bordering with the development will have **severe obstruction** of view and privacy and a massive loss of value of their property.

XVI Transportation/Traffic a (p13): item marked “less than significant impact”.

DOT looked at the number of increased units (+19) to assess the traffic burden. However, this assumption is incorrect in this situation. The project proposes an increase from existing **44 parking spots** to **198** (as stated in the permit application – Appendix 2c). These parking spots are needed for 1-3 bedroom units planned which may house from 2-6 roommates each with his/her individual car. This will result in **154 additional cars** on Dunstan Way (equivalent to approximately +70 units). Therefore, “Less than significant impact” for item XVI a is incorrect.

XVI f: item marked “no impact”.

“conflict with ...bicycle, or pedestrian facility, or otherwise decrease the performance or safety of such facilities”. This is clearly incorrect as the project will directly conflict with pedestrians and bicycle attempting to maneuver around construction trucks with no sidewalk to shield them from danger. Once the project is completed, the addition of 154 cars to property will double the number of existing cars on

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Dunstan which will reach a total of 300 cars. This will definitely impact pedestrians and bicycle. Therefore, “no impact” for item XVI f is incorrect.

XVIII Mandatory Findings of Significance a (p14): item marked “less than significant impact”. “reduce the number or restrict the range of rare or endangered plant or animal”. The property and surrounding forestland is a habitat for owls and hawks which are endangered and protected animals. The noise, vibration, pollution, toxicity level and removal of 15 trees will adversely affect these species. Therefore “less than significant impact” for item XVIII a is incorrect.

XVIII b, c: items marked “less than significant with mitigation”. The mitigation text XVIII-10, XVIII-20, XVIII-30 (p4) acknowledges the significant cumulative environmental impacts on human beings. However, instead of an actual mitigation proposal, a repetitive text appears: “these potential impacts will be mitigated to a less than significant level through compliance with the **above mitigation measures**”. These are empty mitigation promises – **no actual mitigation is proposed above or below these repetitive sentences.**

6a. Project has been illegally hidden from the public

Permits for this project have been filed under a **fictitious address: 11600 W Barrington**. The correct project address is 11600 W Dunstan Way. The property is not situated on Barrington but on Dunstan. The street number 11600 does not exist on Barrington. In fact, the street “W Barrington” itself does not exist. Furthermore, Dunstan Way is situated between 514 S Barrington and 530 S Barrington. Therefore, even if 11600 Barrington existed, it would have not been anywhere near the project site.

- This fact kept this project hidden from the public and **violated the residents’ essential right** for public information (Appendix 2a,b,c):
- Knowledge about the project was not available. Searches for permit applications on 11600 W Dunstan Way or neighboring properties generated **false information** of “no permit” application; thus misleading the public regarding events which significantly affect their lives.
- **Property buyers** obtained false information in their due diligence. Adjacent property buyers who made their purchase after researching the neighboring properties have done so with the understanding that there is no construction planned in this area. This project was hidden and could have not been reasonably found. Prospective buyers would have not bought their properties for the agreed amount knowing that this project exists. If this project comes to fruition, it will result in **extensive financial damages** to numerous property owners who will inevitably seek **liability** as allowed by law.
- Even direct inquires at LADBS and the Department of City Planning about 11600 W Dunstan Way resulted with a reply that there are no permits and no projects planned at this address. **City employees were not able to locate this project** under the 11600 W Dunstan Way address.

6b. Notices of hearing were inaccurate and did not reach 300ft radius residents

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Notices of hearing letters did not reach all residents within 300ft radius as required by law (see Appendix 2: map of adjacent properties). This has been confirmed with residents at 500,514, 530,550 S Barrington addresses. A resident in 514 S Barrington who received the notice, reported that it appeared like “junk mail” and not like an official city letter. When an official city letter is being sent, such as property taxes or parking violation, there is no doubt that this is an official letter. Why is the notice being sent as a cheap tri-fold thin paper resembling “junk mail”?

Posting was not done at all for the first hearing and was later done 8 days prior to the second hearing (even though the developer was notified 30 days in advance). This did not allow enough time for the public to arrange for the hearing.

Information on the hearing posting was incorrect. The owner name and address were written as “Jeanne Robinson, 3404 Merrimac Rd” instead of “11601 Dunstan Partners LP C/O Moss and Co. 15300 Ventura Blvd.” This is yet another example of misleading information provided to the public.

The second hearing was scheduled on the most important Jewish holiday – the Jewish new year (Rosh Hashanah). Since Brentwood is a home to a large Jewish community, this date precluded a significant group from attending the hearing.

The Posting was done only on private property and not in a public place. Therefore it was not visible to neighbors residing within 300ft radius as required by law. The posting and mailings have not reached the **VA residence** and **VA hospital** which property is directly bordering with the development.

When the developer was confronted with some of these “inaccuracies” at the hearing and outside, the answer was simply: “the city did not tell us we needed to post” or “the city made a mistake on the application”. The cumulative number of “mistakes” and omissions in this case, all of which result with unidirectional damages to the neighbors and public, makes it hard to believe that the hard working employees of the city are alone responsible for this.

We hope that the City Council will give serious consideration to our concerns and protect the public health, safety and welfare while enforcing protocols as required by law.

Sincerely,

Harel Simon

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Appendix 1: Trucks on Dunstan Way: no safe room for cars or pedestrians

(Notice trees in background will be eliminated by development)



514 S. Barrington Ave, Apt 303, Los Angeles, CA 90049 | T 310-869-6020 | harel@simonDMD.com

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Appendix 2a: No permit application on 11600 Dunstan

LOS ANGELES
LA DBS
DEPARTMENT OF BUILDINGS AND SAFETY

The following information was found based on your search criteria. Expand the sections and select the specific information for further detail.

11600 W DUNSTAN WAY

<input type="checkbox"/>	Parcel Profile Report	1
<input type="checkbox"/>	Permit Information found:	0
No Permit Information was found for this Address		
<input type="checkbox"/>	Code Enforcement Information:	0
<input type="checkbox"/>	Certificate of Occupancy Information:	0
<input type="checkbox"/>	Soft-story Retrofit Program Information:	1

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Appendix 2b: Permit application on fictitious address "11600 W Barrington"

LOS ANGELES
LA DBS
DEPARTMENT OF BUILDINGS AND SAFETY

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The following information was found based on your search criteria. Expand the sections and select the specific information for further detail.

11600 W BARRINGTON AVE

<input type="checkbox"/>	Parcel Profile Report	1
<input type="checkbox"/>	Permit Information found:	1
<input checked="" type="checkbox"/>	11600 W BARRINGTON AVE 90049	
<input type="checkbox"/>	Code Enforcement Information:	0
<input type="checkbox"/>	Certificate of Occupancy Information:	0
<input type="checkbox"/>	Soft-story Retrofit Program Information:	1

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Appendix 2c: Permit application on fictitious address "11600 W Barrington"
198 car parking is applied for

Los Angeles Department of Building and Safety

Certificate Information: 11600 W BARRINGTON AVE 90049

Application / Permit	13010-10000-04660
Plan Check / Job No.	E13LA16571
Group	Building
Type	Bldg-New
Sub-Type	Apartment
Primary Use	(5) Apartment
Work Description	New 4-level, 54-unit Type V-A apartment complex over a 2-level 198-car Type IA subterranean parking structure with 12000sf courtyard on 43,920sf site, 75% PDPP (portion of Zoning, & fire life safety, portion of disabled access, portion of Green, portion of Structural), GRADING BOND \$900,000
Permit Issued	No
Current Status	Verifications in Progress on 3/23/2016

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Appendix 3: The proposed project and adjacent properties within 300ft radius



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Appendix 4: Notice of hearing with wrong owner information

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
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ERIC GARCETTI
MAYOR

DEPARTMENT OF
BUILDING AND SAFETY
201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

FRANK BUSH
GENERAL MANAGER

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

BOARD FILE NO. 160040
C.D.11 (Councilmember M. Bonin)

PROJECT ADDRESS: 11600 WEST DUNSTAN WAY
DATE OF HEARING: October 4th, 2016
TIME OF HEARING: 9:30 a.m.
PLACE OF HEARING: Room 900 (9th Floor), 201 North Figueroa Street, Los Angeles

OWNER: Jeanne Robinson
3404 Merrimac Road
Los Angeles, CA 90049

The Board of Building and Safety Commissioners 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 33,120 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.

If you are unable to attend the hearing, you may submit your comments in writing prior to the date of the hearing. Comments should be addressed to the Board of Building and Safety Commissioners, Room 1080, 201 North Figueroa Street, Los Angeles, CA 90012. 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. A copy of the combined recommendations will be available at least two days before the hearing. Should you have specific questions regarding the proposed hauling operations, you may contact Jason Healey, Staff Engineer, at (213) 482-0466.

Agendas may be accessed through the City website at www.lacity.org "City Meetings and Agendas".

NOTE TO OWNER:

In the event the owner or owner's representative(s) to appear at the hearing may result in a denial of the proposed haul route:

BY HAULING PERMIT 160040
Nakada & Associates

Harel Simon, D.M.D.

✕G

Oct 24, 2016

To: Honorable Members of the City Council
City Hall Office
200 N. Spring St.
Los Angeles, CA 90012

Via Hand Delivery to:

Ms. Sharon Dickinson, Legislative Assistant
Office of the City Clerk
200 N. Spring St., Room 395
Los Angeles, CA 90012
213-978-1074

Re: **ADDENDUM 1 to Appeal Letter dated 10/11/16 - Council File 16-1155**
APPEAL of Board file 160040 – 11600 West Dunstan Way Haul Route

A. Unlawful and Inadequate Public Noticing, Mailing and Posting for 10/4/16 BBSC Hearing

In violation of LAMC 12.20.3 M, 12.24. D3, 12.27 C3, 12.28 C2(b0, 12.32 C 4(c), 14.00 B 4(c), 16.50 E3, 17.07 A1 (On-site posting of public hearing notices)

1. **Abutting properties' owners** (Fig 1) were missing from Mailing List (see "Ownership Mailing List" attached to Council File 16-1155) and **were not notified**. Example: Los Angeles Veterans Administration (VA) was not notified (including the VA hospital, VA residence and Brentwood School). Direct communication with VA authorities and Brentwood school revealed that they were not notified. This is in specific violation of "At a minimum, the required notification radius will always include the Abutting property owners" CP-2074 Mailing procedures – City planning.

2. Mailing list did not include **hundreds of occupants/renters** of abutting properties. For example: 426 S Barrington, 432 S Barrington, 508 S Barrington 550 S Barrington and 11620 W Dunstan Way. Conversation with occupants from these buildings confirmed that they did not receive mailing.

3. Mailing list did not include **occupants/renters of the property to be demolished (!)** 11600 W Dunstan Way, 11601 Dunstan Way and 11610 Dunstan Way. Conversation with occupants from these buildings confirmed that they did not receive mailing.

4. **Posting was not done 10 days** prior to hearing as required by law (CP-7762 – City Planning) (Fig 2). Board of Building and Safety Commissioners (BBSC) hearing was scheduled for 10/4/2016. Enclosed photographs with digital date stamp demonstrating the future posting site with **no posting** on 9/25/10 (**9 days before** the hearing). Posting appeared on 9/26/10 (8 days before with the hearing) (Fig 3a,b).

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"You are required to post the sign 10 days before the scheduled public hearing" CP-7762 – item 7 - City Planning (Fig 2).

5. Evidence of posting **did not satisfy city requirements**. Photograph with newspaper was not presented. Certificate of posting was not presented.

"Department policy requires that for verification of the date of posting, a minimum of two photographs must be taken... At least one photo should be the front page of a newspaper next to the sign with the date of the paper clearly readable in the photograph" CP-7762 – item 10 - City Planning (Fig 2).

6. Information on the hearing posting was **incorrect and misleading**. The owner name and address were written as "Jeanne Robinson, 3404 Merrimac Rd" instead of "11601 Dunstan Partners LP C/O Moss and Co. 15300 Ventura Blvd."

7. The **Posting was not visible to 9 out of the 11 abutting properties** as it was done on private property not visible to the 9 abutting properties and not in a public place.

B. Project and haul route unsafe – City is assuming significant liability (Fig 1)

1. Lack of direct access to Barrington (Fig 1) forces the developer to use a narrow alleyway with no sidewalk and is putting **pedestrians' lives at risk** whenever they walk out or towards their home; this can be several minutes of unsafe walking per trip. Senior citizens and people with disabilities are helpless in front of this danger day and night. Pet owners, needing to walk their dogs 2-3 times a day, have no choice but to use Dunstan Way.

2. An estimated 3000 dump truck trips will be needed to complete the project in order to haul 33,120 cubic yards of earth. This will result with 25 trips per day which literally means **non-stop traffic of trucks** endangering pedestrians lives. This will drastically affect safety, cumulative traffic and air pollution impact (11 simultaneous constructions) on Dunstan, Barrington, Sunset and all connectors to the 405 freeway.

3. Fig 4a, b documents an accident that occurred on the morning this letter was written. The existing traffic burden is already dangerous. The city is assuming a tremendous liability if this hazardous project is to be approved.

4. The haul route and project of this size may be done safely under certain conditions: It could be done when there is **direct access to Barrington** so that there is access to a real street during construction and after. Responsible developers in our area have followed this exact model successfully (see 441 S Barrington, 417 S Barrington, 550 S Barrington/Casa Granada and more). 8 options of adjacent buildings are available to create a safe haul route and project. The current project is planned on an **unsafe** substandard alleyway infrastructure and unless stopped, it is a threat to public health and safety.

Harel Simon, D.M.D.

Fig 2: On-Site Posting for Public Hearing Notices – Department of City Planning

ON-SITE POSTING OF PUBLIC HEARING NOTICES – LAMC 12.20.3 M, 12.24 D 3, 12.27 C 3, 12.28 C 2 (b), 12.32 C 4 (c), 14.00 B 4 (c), 16.50 E 3, 17.07 A 1
 – Department of City Planning

1. Obtain the blank posting sign and certificate form at the City Planning Development Services Center. Or make arrangements with BTC, the City's mailing contractor for public hearing notices, at (213) 617-9600 or (818) 779-8866 to post the sign (subject to a service fee).
2. The applicant or designated poster will receive official written notice of the date, time and location of the public hearing (hearing notice or agenda) and a map showing the subject property on the reverse side of the notice sheet. Appeal or other notices may not have maps on the reverse side. It is the responsibility of the applicant/owner or representative to contact the City Planning Department for verification of date, time and location of meeting.
3. Attach a copy of the front (the written hearing notice/agenda) and back (the radius map or, in Land Division cases, the Tentative Tract or Preliminary Parcel Map) of the written notice to the lower half of the sign to be posted. For appeals the radius map need not be affixed to the sign. For other cases without a map of the subject property on the back of the written notice, place the Site or Plot Plan in the referenced location instead. (See illustration A below).
4. Locate the sign in a conspicuous place on the subject site or structure (if developed) so that it can be easily read by the public. The sign must be sturdily attached to a wooden post if it will be free-standing. (See illustration B below).
5. Regardless of who posts the site, it is always the responsibility of the applicant/owner to assure that the notice is firmly attached, legible, and remains in that condition throughout the entire posting period, specified in item #7 below.
6. If the case involves more than one street frontage, post a sign on each street frontage involved. If a site exceeds five (5) acres in size, a separate notice of posting will be required for each five (5) acres or portion thereof. Each sign must be posted in a prominent location.
7. **YOU ARE REQUIRED TO POST THE SIGN 10 DAYS (5 DAYS IF ONLY GOING BEFORE A DESIGN REVIEW BOARD) BEFORE THE SCHEDULED PUBLIC HEARING, AND 10 DAYS BEFORE THE INITIAL CITY OR AREA PLANNING COMMISSION DECISION MEETING. FAILURE TO POST COULD RESULT IN DELAYING THE PROCESSING OF YOUR APPLICATION.**
8. If a hearing officer holds the public hearing, the applicant/owner must post both the public hearing and the initial commission meeting on the matter.
9. Return the signed and dated Certificate of Posting to the Department of City Planning with the correct case number entered at least two days prior to hearing or meeting.
10. Departmental policy requires that, for verification of the date of posting, a minimum of two photographs must be taken and submitted to the Planning Department along with the completed Certificate of Posting. At least one photo should be the front page of a newspaper next to the sign with the date of the paper clearly readable in the photograph, and at minimum a second photo should show the sign(s) posted on the site from across the street.
11. After the hearing remove the posted sign from the subject property.

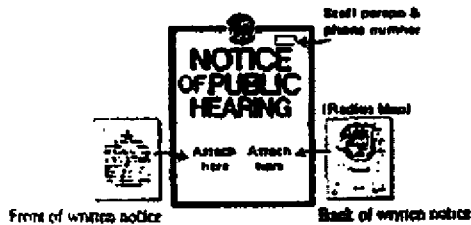


Illustration A



Illustration B

CP 0765 (02/2012)

Harel Simon, D.M.D.

Fig 3a: Photograph dated 9/25/16 - 9 days prior to hearing **without posting**



Harel Simon, D.M.D.

Fig 3b: Photograph dated 9/26/16 - 8 days prior to hearing with posting

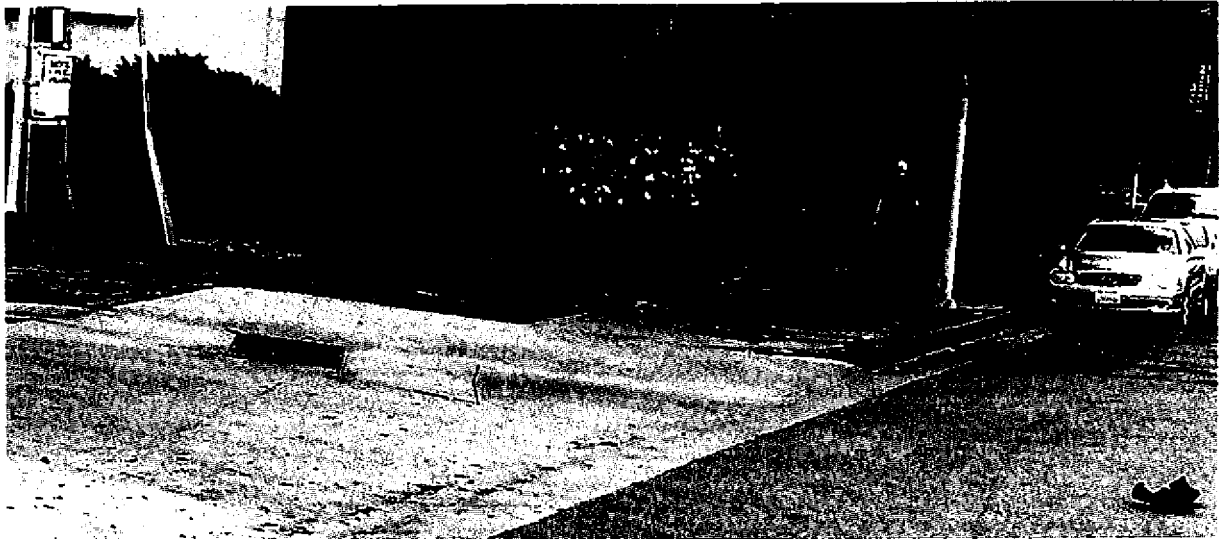


Harel Simon, D.M.D.

Fig 4a: Accidents around Dunstan and Barrington are not unusual (10/24/16 8:30am)



Fig 4b: Residual accident debris on Barrington/Dunstan Way (10/24/16 8:30am)



Harel Simon, D.M.D.

X16

Oct 24, 2016

To: Honorable Members of the City Council
City Hall Office
200 N. Spring St.
Los Angeles, CA 90012

Via Hand Delivery to:

Ms. Sharon Dickinson, Legislative Assistant
Office of the City Clerk
200 N. Spring St., Room 395
Los Angeles, CA 90012
213-978-1074

Re: **ADDENDUM 2 to Appeal Letter dated 10/11/16 - Council File 16-1155**
APPEAL of Board file 160040 – 11600 West Dunstan Way Haul Route

Petition to stop construction project and haul route on 11600 W Dunstan Way

Enclosed please find 12 pages of an ongoing petition started yesterday.

Close to 90 signatures were collected by neighbors in less than 24 hours.

This petition is expected to grow to a few hundreds in a matter of days.

We hope that the City Council will give serious consideration to our concerns and protect the public health, safety and welfare while enforcing protocols as required by law.

Sincerely,

Dr Harel Simon

Petition to stop construction project and haul route on 11600 W Dunstan Way

Each person signed below indicates opposition to:

a) The Haul Route for the export of 33,120 cubic yards of earth from the project site

b) The associated Mitigated Negative Declaration ENV-2016-0457-MND

(Board File 160040, Council File 16-1155, Appeal letter by Dr. Harel Simon dated 10/11/16)

Name	Signature	Address	Email	Date
JOHN TEVILSTEIN	[Signature]	530 S. BARRINGTON #103	japearl@msn.com	10/24/16
Dale Denmark	[Signature]	530 S. Barrington #103	denmarkd@msn.com	10/24/16
Lawrence Edgar	[Signature]	530 S. Barrington #110, LA, Ca 90049	ledgar72@gmail.com	10/24/16
Dolores Sherman	[Signature]	530 S. Barrington #103, CA, CA 90049	jepp@warner.com	10/24/16
ESTHER SHERMAN	[Signature]	530 S. Barrington #109 LA. 90049	Esther@warner.com	10/24/16
JANIS ACKERMAN	[Signature]	530 S. Barrington #104		10/24/16
Kim Jakubowski	[Signature]	530 S. Barrington #106	Kim@kmspp.com	10/24/16
Gulseren Guler	[Signature]	530 S. Barrington #208	serenguler@msn.com	10/24/16
Elon Morris	[Signature]	530 S. Barrington #209	Elonmorris@gmail.com	10/24/16
MARGARET REYNA	[Signature]	530 S. BARRINGTON #210		10-24-16
Nazim Dindash	[Signature]	530 S. Barrington #211	NAZ@ergim2.com	10-24-16
Betty Gomez	[Signature]	530 S. Barrington #205	020MCS@GMAIL.COM	10/24/16
MARIAE BELLOFIORE	[Signature]	530 S. BARRINGTON #307	anlem2000@yahoo.com	10/24/16
HORACIO BELLOFIORE	[Signature]	530 S. BARRINGTON #307	horacio.bellofiore@yahoo.com	10/24/16
Paula Freeman	[Signature]	530 S. BARRINGTON #111	guinness@lego.com	10/24/16
STEPHANIE KECK	[Signature]	530 S. BARRINGTON #111	S-keck@lego.com	10/24/16
Edison Miranda	[Signature]	530 S. BARRINGTON #101		10/24/16
YUMANA YUNES	[Signature]	530 S. BARRINGTON #301	YYUNES@gmail.com	10/24/16
Tina Sack	[Signature]	530 S. BARRINGTON #105	tmurie.sack@gmail.com	10/24/16
SHARAH AKHAYAN	[Signature]	530 S. BARRINGTON #311	Accounting@HLinsall.com	10/24/16
Mary Garcia	[Signature]	530 S. BARRINGTON #303	maryg@warner.com	10/24/2016
JANAISSA SILVA	[Signature]	530 S. BARRINGTON #305	JANAISSA@msn.com	10/24-16
Van Hauptman	[Signature]	530 S. Barrington Ave #308	Van.hauptman@gmail.com	10/24/2016

10/24/2015

10/24/2016

Petition to stop construction project and haul route on 11600 W Dunstan Way

Each person signed below indicates opposition to:

a) The Haul Route for the export of 33,120 cubic yards of earth from the project site

b) The associated Mitigated Negative Declaration ENV-2016-0457-MND

(Board File 160040, Council File 16-1155, Appeal letter by Dr. Harel Simon dated 10/11/16)

Name	Signature	Address	Email	Date
Harel Simon		514 S Barrington Ave #303	simsz@hotmail.com	10/23/16
Sari Teicher		514 S Barrington Ave #105	Sariteicher@hotmail.com	10/23/16
Nina Fisman		514 S. Barrington Ave #115	NFisman2@roadrunner.com	10/23/16
Kim Meckwood		514 S. Barrington Ave #110	Kimmeckwood@gmail.com	10/23/16
ERNESTO CHANG		514 S. Barrington Ave #112	ernestochang@yahoo	10/23/16
Takeshi Furukawa		514 S. Barrington Ave #111	takeshi.furukawa@hotmail.com	10/23/16
MARYA MUSAIN		514 S. BARRINGTON AVE # 103	maryamusain@gmail.com	10/23/16
HARSH CHANDWANI	H.C.	514 S. BARRINGTON AVE #103	hchandwani@gmail.com	10/23/16
Rebecca Brown		514 S Barrington Ave #306	DrCleb@msyegmail.com	10/23/16
Matt Alexander		514 S. Barrington Ave #306	matalex@gmail.com	10/23/16
Sofia Alexander		514 S. Barrington Ave #306	sofia.alexander@gmail.com	10/23/16
Kenneth Kira		514 S. Barrington Ave #102	Kennethk1234@gmail.com	10/23/16
Ryan Mishmash		11620 Dunstan Way #4	mishmash@caltech.edu	10/24/16
Sara Rappaportzini		11620 Dunstan Way #4	SaraRappaportzini@ucl.ac.uk	10/24/16
GEORGE KEOU		11620 Dunstan Way #7	george.keou@gmail.com	10/24/16
M. Solomon		11620 DUNSTAN #2	marcosolomon@gmail.com	10/24/16

10/23/16
10/23/16

10/23/16

Petition to stop construction project and haul route on 11600 W Dunstan Way

Each person signed below indicates opposition to:

a) The Haul Route for the export of 33,120 cubic yards of earth from the project site

b) The associated Mitigated Negative Declaration ENV-2016-0457-MND

(Board File 160040, Council File 16-1155, Appeal letter by Dr. Harel Simon dated 10/11/16)

Name	Signature	Address	Email	Date
Melinda Letzky		426 S. Barrington Ave.	melinda.letzky@gmail.com	10/24/16
Jen, DE		426 S. Barrington Ave	Dee.ghm.ca	10/24/16
# Nicole		555 S. Barrington Ave		10/24
Michelle Astangin		595 S. Barrington		10/24
Mariabella Alexander		11750 W Sunset		10/24
ZOEY KAYE		11750 W Sunset		11
Zoe Matt		LA 90049		11
Belice Kiedler		11750 W Sunset	rmradkr@yahoo.com	24 Oct 16
Ashley Murdoch		451 S. Barrington Ave #302 90049	ashleymurdoch@yahoo.com	10/24/2016
Cathy Maurer		633 S. Barrington Ave #102 90049		10/24/16
Sharon Selby		389 S. Barrington Ave #104 90049	ladysadi71@aol.com	10/24/16
Crista Woscinski		289 S. Barrington Ave #104 90049	LSW030@150.com	10/24/16
Michael Harris		11742 Goshen Ave #4 LA CA 90049	genmyx@yahoo.com	10/24/16
Elizabeth Riley		1031 Dorthy LA 90049		10/24/16
James Yung		472 Los Robles LA 90049		11
Chris Bonaccio		1714 Colby Ave LA 90049	Flight 4 Fines@yahoo.com	10/24/16
Lizabelleiscoe		11750 Sunset Blvd #416 90049	lizabelleiscoe@gmail.com	10/24/16
Sandra Sabbagh		10410 Greenfield Ave.	SANDRA M. SABBAGH	10/24
Jackie Murray		11066 Goshen Ave.		10/24/16
Vladimir Angelov		11601 Dunstan Way 306	v.angelov@hotmail.com	10/24/16
Erin Lambert		11834 Dunstan Ave unit C	erinhambert@earthlink.net	10/24/16
Andrew Almanza		1124 E 17th St Los Angeles CA		11
Keith Stone		11683 Goshen Ave LA CA		10/24/16
Wend Hesser		92 Jernillo Rd, N. 11		10/25/16
Paul Brunotto		426 S. Barrington Ave #		11
Vassili Kiojo		800 W 1st St # 100 90049		11
Gianna Bernhardt		4077 W 3rd St LA CA 90020	gi.bernhardt@gmail.com	10/24/16

Honorable Members of the City Council
City Hall Office
200 N. Spring St.
Los Angeles, CA 90012 by email to Sharon.Dickinson@lacity.org

October 24, 2016

We, the undersigned residents of 432 S. Barrington Ave., one of the buildings adjacent to the proposed construction, are opposed to the construction/development at 11600 Dunstan Way (incorrectly registered as 11600 W Barrington, a non-existent address), for the following reasons:

The traffic resulting from the hauling, construction, and finally the additional residents' cars to an already congested street, the main thoroughfare from Santa Monica to the 405 North.

The added toxic debris and air pollutants that will result from this project.

The noise of demolition and construction during the day that will be a constant stress to those who work at home, are retired, or are at home with young children in this building.

The removal of many trees on the site, which provide shade to portions of our building and contribute to the good air quality as well as bird habitat in the area.

Signature

Printed Name

Lorraine Gardner

LORRAINE GARDNER

Sada Alvarez

Sada Alvarez

Betsy Spier

Betsy Spier

Tom Lysasht

Tom Lysasht

[Signature]

KATHARINE TOWER

Javier Alvarez

Petition to stop construction project and haul route on 11600 W Dunstan Way				
Each person signed below indicates opposition to:				
a) The Haul Route for the export of 33,120 cubic yards of earth from the project site				
b) The associated Mitigated Negative Declaration ENV-2016-0457-MND				
(Board File 160040, Council File 16-1155, Appeal letter by Dr. Harel Simon dated 10/11/16)				
<u>Name</u>	<u>Signature</u>	<u>Address</u>	<u>Email</u>	<u>Date</u>
Harel Simon		514 S Barrington Ave #303	simsh@hotmail.com	10/23/16
Sari Taicher		514 S. Barrington Ave #105	Saritaicher@hotmail.com	10/23/16
Mina Ferman		514 S. Barrington Ave #115	norman2@roadrunner.com	10/23/16
Kim Meckwood		514 S. Barrington Ave #110	Kimmeckwood@gmail.com	10/23/16
ERNESTO CHANG		514 S. Barrington Ave #112	ernestochoang@yahoo	10/23/16
Takeshi Furukawa		514 S. Barrington Ave #111	takeshi.furukawa@hotmail.com	10/23/16
MARYA HUSAIN		514 S. BARRINGTON AVE # 103	marya.husain@gmail.com	10/24/16
HARSH CHOWDHARY	H.C.	514 S. BARRINGTON AVE #103	harshchowdhary@gmail.com	10/24/16
Rebecca Brown		514 S Barrington Ave #306	beckybrown@gmail.com	10/24/16
Matt Alexander		514 S. Barrington Ave #308	mattalex@gmail.com	10/24/16
Sofia Alexander		514 S. Barrington Ave #308	msofia.alexander@gmail.com	10/24/16
Kenneth Kim		514 S Barrington Ave #102	kenstephy12134@gmail.com	10/24/16
Ryan Mishmash		11620 Dunstan Way #4	mishmash@caltech.edu	10/24/16
Sara Parivarzini		11620 Dunstan way #4	Sranivarzini@ucdavis.edu	10/24/16
WILLIAM REGER		11620 Dunstan #3	willip.reger@ucdavis.edu	10/24/16
M. Solomon		11620 Dunstan #2	marc.mobs@gmail.com	10/24/16
Sneh Patel		514 S. Barrington #1	bambino216@gmail.com	10/25/16
Mile Patel		514 S Barrington #1	"	10/25/16

Dr. Ryan V. Mishmash
11620 Dunstan Way #4
Los Angeles, CA 90049
719-250-6640 (cell)
mishmash@caltech.edu

To:

Honorable Members of the City Council
City Hall Office
200 N. Spring St.
Los Angeles, CA 90012

Via delivery to:

Ms. Sharon Dickinson, Legislative Assistant
Office of the City Clerk
200 N. Spring St., Room 395
Los Angeles, CA 90012
213-978-1074

Re:

APPEAL of Board File 160040
11600 West Dunstan Way Haul Route
Council File 16-1155

October 24, 2016

Dear Honorable Members of the City Council:

This letter is in regards to the decision by the Board of Building and Safety Commissioners (BBSC) to approve a Haul Route for the excavation and export of 33,120 cubic yards of dirt from the project site and adoption of the associated Mitigated Negative Declaration (MND) ENV-2016-0457-MND. My neighbors and I respectfully, but strongly, disagree with this decision.

In addition to the many points raised in the appeal letter by Dr. Harel Simon, I have become particularly concerned about the site's extremely close proximity to a nuclear and chemical waste dump present on the adjacent U.S. Department of Veterans Affairs (VA) property. This alarming issue has been well-documented over the years in, for example, Ref. [1] (and links therein) and Refs. [2, 3, 4, 5].

As shown in Fig. 1 below, the proposed project site on Dunstan Way *nearly touches* the area studied by the VA in their 2010 report on the dump. 11600 Dunstan Way thus potentially sits on top of nuclear/chemical waste via *contamination migration* from the VA dump site. However, it appears that this extremely serious environmental issue *has not even been considered in the MND*. In fact, the VA itself was not even notified of the project. Thus, as a community, how can we be assured that nuclear and/or chemical waste are not present in the ground beneath the project site, especially given that 33,120 cubic yards of earth are to be removed? Due to the extremely serious nature of this matter in regards to the health, safety, and well-being of the Brentwood community, our neighborhood demands that this project *cannot proceed* until a proper *scientific* analysis of this issue has been conducted, for example, through the completion of an Environmental Impact Report.

I can ensure you that not doing so will likely lead to a widespread public outcry. Specifically, I find that the current MND is defective in the following ways:

- In the ENVIRONMENTAL SETTINGS section of pg. 5/238 of the MND (pdf document), it is stated "... immediately northeast and east of the site is property owned by the federal government. The federally-owned land maintains the U.S. Department of Veteran Affairs Greater Los Angeles Medical Center and is comprised of various uses; the portion of the campus adjacent to the project site is comprised of an undeveloped open space/landscape buffer." This is a false statement. In fact, the land adjacent to the project site is actually a *closed site* (see Fig. 2) and is regulated by the California Integrated Waste Management Board (now California Department of Resources Recycling and Recovery). Furthermore, the VA itself calls the land an "inactive waste burial site" in Sec. IV. (Existing Conditions and Site Analysis) [8] of the Greater Los Angeles VA's Master Plan [9]. Characterizing the VA land in question as "undeveloped open space/landscape buffer," as in the current MND, is thus incorrect. This flaw in the MND calls into question the potential of contamination migration to locations underneath the project site. In the context of this project, there have clearly been no tests to show that contamination migration has not occurred. Therefore, dust due to excavation could potentially expose people nearby to dangerous toxins. If the dirt were to be reused, it could be hazardous to people in its future location as well. Before proceeding with the project, it is thus imperative that the developer prove that the adjacent dump site has not impacted the soils of the project site.
- In Sec. I.a. on pg. 16/238 of the MND, it is stated "... immediately northeast of the project site is the landscape buffer to the VA Campus." Again, this land is not a "landscape buffer to the VA Campus," but is actually a closed dump site on the VA land.

In conclusion, this nuclear/chemical waste issue—in addition to the multitude of other highly consequential matters as exposed by Dr. Harel Simon's letter—will make the land in the vicinity of the project site *nearly uninhabitable* for the duration of the project (~3 years), as well as cause serious health and safety problems for people along the entire Barrington corridor; this includes children at the Brentwood School which lies only 0.2 miles from 11600 Dunstan Way. I strongly encourage you to *not adopt* the currently flawed MND but to instead take a *serious, proper* consideration of the project's vast impact on our community.

Sincerely,

Dr. Ryan V. Mishmash

References

- [1] <http://www.enviroreporter.com/vanukedumpinvestigation>
- [2] <http://articles.latimes.com/2006/nov/30/local/me-brentwood30>
- [3] <http://www.laweekly.com/news/brentwoods-toxic-grave-2162845>
- [4] http://digitaledition.qwinc.com/display_article.php?id=402104
- [5] <https://www.regulations.gov/document?D=VA-2015-VACO-0001-1167>
- [6] <http://www.enviroreporter.com/investigations/va-nuclear-dump/maps-of-the-va-nuclear-dump>
- [7] <http://www.enviroreporter.com/gallery/va-nuclear-dump-gallery/va-nuke-dump-today/drought-reveals-heart-of-dump-2007>
- [8] <http://www.losangeles.va.gov/documents/04-VAGLAHS-Campus-Draft-Master-Plan-IV-Existing-Conditions-and-Site-Analysis-final.pdf>
- [9] <http://www.losangeles.va.gov/masterplan>

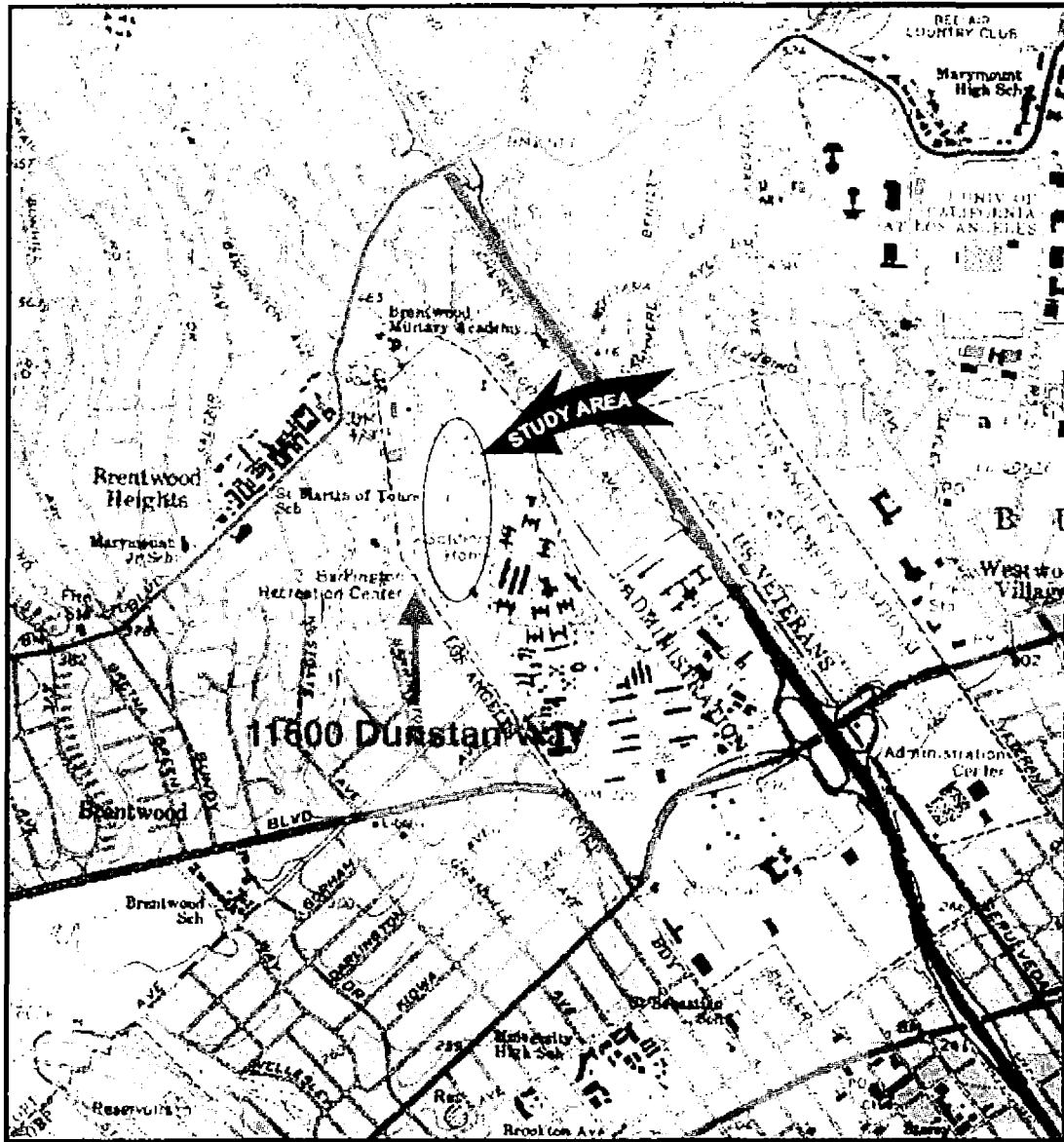


Figure 1: Map showing the location of the project site (11600 Dunstan Way) in relation to the area studied by the VA in its assessment of the nuclear/chemical dump (labeled "STUDY AREA"). Source: Ref. [6]. The following quote can be found on this same webpage: "Perhaps the place could be named *Radium Plaza* since it sits on top of groundwater hot with the stuff according the VA's own \$2 million tests."



Figure 2: Fence surrounding the closed-off VA dump site. The sign reads "DO NOT ENTER - AUTHORIZED PERSONNEL ONLY - NO DUMPING - NO TRESPASSING - NO EXCAVATING - THIS IS A CLOSED SITE - In Accordance with California Integrated Waste Management Board - Title 27, California Code of Regulation 21135 - Please contact VA Industrial Hygiene for more information at 310-268-3563." Source: Ref. [7].

Martha Burton
First Vice President
Lic. # 01848486

CBRE, Inc.

CBRE

1840 Century Park East
Suite 900
Los Angeles, CA 90067-2108
T 310.550.2649
F 310.203.9624
C 917 375 0658

Martha.Burton@cbre.com
www.cbre.com

To Honorable Members of the City Council
City Hall Office
200 N. Spring Street
Los Angeles, CA 90012

c/o Ms. Sharon Dickinson, Legislative Assistant
Office of City Clerk
200 N. Spring Street, Room 395
Los Angeles, CA 90012
213-978-1074

Re: Appeal of Board File 160040
11600 West Dunston Way
Haul Route

Dear Honorable Members of the City Council:

After recently moving to Los Angeles from New York City (Manhattan,) I purchased a lovely condominium located at 500 S. Barrington Avenue, in Brentwood. At the time, I was not aware that Barrington Avenue is "the" commutation route, morning and night, for travelers from West Los Angeles to locations north and south. At those hours, and times in between, one prays that there will not be a fire or ambulance emergency that MUST travel that route. Though there has been a great deal of construction on Barrington Avenue, which will continue and grow this coming year, at least the construction vehicles are relatively careful about leaving room for ingress and egress at all times as the road is wide enough in certain areas.

The outrageous decision to construct a huge building at the end of Dunston Way, a veritable alley which is barely one lane, much less two, boggles the mind. Even in the midst of New York City, there are laws and rules that keep developers and contractors away from property where the process of construction would endanger the citizens of that particular neighborhood! The lies and misinformation or NO information forthcoming from this developer should be considered unlawful and subject to further examination. **THIS PROJECT IS NOT BEING DEVELOPED IN A LAWFUL MANNER.**

And further, the destruction of the natural habitat for the animals in this area, along with the voluntary DESTRUCTION of trees???? How can that be considered a positive action when this dry, hot, sunny state needs every single tree that can survive this climate to provide clean air, shade and esthetics for we humans.

Page 2 - Board file 160040 – 10/24/2016 Burton

I very strongly object to this development. I want to be able to live in my lovely condo, listening to traffic nonetheless, in an environment that contains trees, wildlife, dirt alleys, etc. Otherwise I might just as well return to NYC, where construction rules and regulations are upheld and neighborhoods are protected by the City.

Thank you for your time and attention.

Sincerely,

Martha Burton (duly signed)

Harel Simon DMD

From: Sheri A Saperstein <sherisaperstein@gmail.com>
Sent: Tuesday, October 25, 2016 12:10 AM
To: Sharon.dickerson@lacity.org
Subject: File number 16-1155

I STRONGLY OPPOSE the construction proposed for Dustan Way in Brentwood (zip code 90049). It is too large for the area. 54 families and 198 additional cars is at least twice the size of any reasonable project for this property.

I have been a resident of this neighborhood since 1992, and have watched it become ever more congested and difficult to navigate. It would be unconscionable (definition: "not right or reasonable," "unreasonably excessive") for this project to be approved as proposed. This neighborhood is already one of the most congested neighborhoods in our City. The congestion is not just inconvenient - it is dangerous.

I am disabled. I have Multiple Sclerosis and use a walker. I hate going past Dustan Way and some of the other blind curves on Barrington Ave. Even when wearing a fluorescent vest. It is tricky for cars to navigate this - it is illogical to expect large trucks to navigate the narrow degraded alley that is Dunstan Way.

It regularly takes an hour to drive a fraction of a mile on the portion of Sunset Blvd. onto which at least half of the new tenants would be driving. In the other direction, it has taken me a half-hour to make a left turn from San Vicente Blvd. onto Barrington Ave. This neighborhood has already reached saturation-point with residents; it is also the location of multiple private schools, and proximate to Mt. St. Mary's College, UCLA, and the West Los Angeles VA Medical Center and residences. Delivery trucks are usually parked up and down the streets.

Attempts have been made for years to mitigate the traffic, and yet it only gets worse. Until the City has a proven solution to the problem, no new construction that increases parking should be permitted.

For these reasons, I oppose the project as opposed, including the Haul Route for export of 33,120 cubic yards of earth from the project site, and the associated Mitigated Negative Declaration ENV 21016-0457-MND. This project has far too many negative impacts, and the owner has inappropriately minimized them.

Thank you.

Sincerely,

Sheri A. Saperstein
500 So. Barrington Ave., #6
Los Angeles, CA 90049

**Proposed Development
11600 W. Dunstan Way Council File No. 16-1155
Board File No. 160040 CD 11**

To: Honorable Members of the City Council
City Hall Office
200 N. Spring Street
Los Angeles, CA 90012

October 24, 2016

Dear Honorable Members of the City Council,

I am an owner of a condominium at 514 S. Barrington Avenue, Unit #110. I'm writing about the proposed development and the negative environmental and financial impact this project has on my neighbors and me in regard to safety!

I am disgusted that the developers moved forward with this project in unethical ways. First, they filed for permits under fictitious names and addresses, they failed to post information on upcoming hearings and they continue to mislead us with false promises of when the 33,120 cubic yards of excavation will be undertaken and the amount of time necessary for such a task. We were told that **JUST** the excavation will take 6 months and we were also told that the excavation will take place between the hours of 9 am and 2 pm. If this is the case, a truck will be in and out of Dunstan Way (an alley of only 25 feet in width) 5 times an hour, 5 hours a day for 6 months. I ask you, how will we be able to maneuver in and out of our homes during this time? It seems unlikely to me that the developer can do this during the hours of 9 am and 2 pm and still enable the tenants to enter and exit their homes. Also, I do **NOT** believe that the developers will be able to drive the truck in, load the truck and leave the alley in twelve minutes, which is what they are suggesting to get rid of 33,120 cubic yards of earth in 6 months. Just as the developer deceived us by their failure to post upcoming hearings and by seeking permits under false addresses, I also believe they are trying to deceive us on their articulated plans to carry out the excavation in 6 months.

One of the 3 properties being demolished underwent an asbestos and lead paint remediation, which means when the excavation is underway, the toxins will be released into the atmosphere. As a result, we will be faced with the negative

environmental impact which may cause cancer. I am a breast cancer survivor and it is NOT my goal to acquire another form of cancer from the carcinogens released by the asbestos and lead which will litter our air throughout the excavation. Also, I have read the Environmental Impact Report and information on the Hall Route document and I believe that the noise, the dust, asbestos and traffic, including lack of ability to use our alley during staging of trucks, are just some of the many issues that cause major concern.

I beg the city to step in to ensure our safety and prove to me that we'll actually have access to our alley during the excavation and building of the proposed project. With all the trickery used by the developers to get their permits in the past, why in the world would I believe that their promises of excavating from 9 am to 2 pm each day for 6 months to be a truthful promise??? I feel like this is a "Davey and Goliath" situation and it's the city's job to stand up for the small guy who is being misled.

Thanks for helping us as we are not familiar with all of our rights under the rules and regulations of a new development. This construction will not allow us to walk/drive safely in our alley for many years throughout the construction.

Kim Meckwood

514 S. Barrington Avenue, #110

Los Angeles, CA 90049

Sharon Dickinson, Legislative Assistant - Planning and Land Use
Management Committee Council File No. 16-1155 - Re: proposed
development: 11600 W. Dunstan Way

Dear Sharon,

I am an owner of a condominium at 514 S. Barrington Avenue, Unit #110. I'm writing about the proposed development and the negative environmental and financial impact this project has on my neighbors and me. I have read the Environmental Impact Report and I believe that the noise, the dust, asbestos and traffic, including lack of ability to use our alley during staging of trucks, are just some of the many issues that cause major concern.

In addition to the above listed issues, I am disgusted that the developers moved forward with this project in unethical ways. First, they filed for permits under fictitious names and addresses, they failed to post information on upcoming hearings and they continue to mislead us with false promises of when the 33,120 cubic yards of excavation will be undertaken and the amount of time necessary for such a task. We were told that JUST the excavation will take 6 months and we were also told that the excavation will take place between the hours of 9 am and 2 pm. If this is the case, a truck will be in and out of

Dunstan Way (an alley of only 25 feet in width) 5 times an hour, 5 hours a day for 6 months. I ask you, how will we be able to maneuver in and out of our homes during this time? It seems unlikely to me that the developer can do this during the hours of 9 am and 2 pm and still enable the tenants to enter and exit their homes. Also, I do NOT believe that the developers will be able to drive the truck in, load the truck and leave the alley in twelve minutes, which is what they are suggesting to get rid of 33,120 cubic yards of earth in 6 months. Just as the developer deceived us by their failure to post upcoming hearings and by seeking permits under false addresses, I also believe they are trying to deceive us on their articulated plans to carry out the excavation in 6 months.

One of the 3 properties being demolished underwent an asbestos and lead paint remediation, which means when the excavation is underway, the toxins will be released into the atmosphere. As a result, we will be faced with the negative environmental impact which may cause cancer. I am a breast cancer survivor and it is NOT my goal to acquire another form of cancer from the carcinogens released by the asbestos and lead which will litter our air throughout the excavation.

I beg the city to step in to ensure our safety and prove to me that we'll actually have access to our alley during the excavation and building of the proposed project. With all the trickery used by the developers to get their permits in the past, why in the world would I believe that their promises of excavating from 9 am to 2 pm each day for 6 months to be a truthful promise??? I feel like this is a "Davey and Goliath" situation and it's the city's job to stand up for the small guy who is being misled.

Thanks for helping us as we are not familiar with all of our rights under the rules and regulations of a new development.

Kim Meckwood
514 S. Barrington Avenue, #110
Los Angeles, CA 90049

From: Dale Denmark [mailto:dale@denmark.com]
Subject: 11600 Dunstan Way Project Haul Route / Council File 16-1155
Date: October 23, 2016 at 2:24 PM
To: shawn@denmark.com; dale@denmark.com

Dear Honorable Members of the City Counsel:

1. TRAFFIC CONGESTION / ACCIDENTS

I am a resident of **530 S. Barrington Ave.**, the building just south of Dunstan Way and I have been a witness of traffic congestion accelerating over the past 13 years. Given the 11 current simultaneous planned construction projects just South of Barrington Avenue including Dunstan Way, the traffic will be further intensified. Even if the trucks will be coming from Wilshire and exiting the site to go up to Sunset, the traffic has to be stopped to let them enter Barrington Ave from Dunstan which stops Barrington traffic. With even more traffic comes the increase of accidents. **There are already 6 driveways feeding traffic into that section of Barrington Ave. which are directly opposite from one another. There are exits and entrances to 530 and 550 Barrington** garages as well as the driveway to **Dunstan Way on the east side of Barrington** which feed into same area as the driveways of **555, Lorna Court and 527 on the west side of Barrington. It is a challenge to get out of any of these driveways under the current traffic** flow on to Barrington without an accident. Having huge trucks coming in and out on an hourly schedule even if it is from 9AM to 2 or 3PM Mon-Fri. increases the risks for accidents. There is a constant flow of traffic all through the day on Barrington!

2. PROJECT UNSAFE FOR CARS, PEDESTRIANS, ANIMALS

Dustan Way is a narrow private alley with no sidewalk and road is approximately 20 ft. wide. It barely handles two way traffic and does not allow allow an easy u-turn of a car. It has to do a "3-point turn" Huge hauling trucks will have to do a risky reverse all the way back to Barrington. Without sidewalks, pedestrians are not safe nor are pets such as dogs who are being taken for a walk to Barrington.

I would appreciate your consideration to reverse the decision to go forward with the approval of the Dunstan Way Project.

Sincerely,

Dale Denmark



Esther Sherman

From: Esther Sherman
Sent: Sunday, October 23, 2016 5:53 PM
To: 'sharon.dickinson@lacity.org'
Subject: 11600 Dunstan Way Project Haul Route/Council File 16-1155

From: Esther Sherman fmrteach@warever.com
Date: October 23, 2016

Dear Honorable Members of the City Council:

1. LOCATION OF UNIT

I am a resident of 530 S. Barrington Ave., the building just south of Dunstan Way. I have lived there for the past 30 years. All of the windows of my unit face Dunstan Way. My unit is on street level, separated from Dunstan Way by a very low wall.

2. HEALTH ISSUES

I am 90 years old, with the normal ailments associated with my age, arthritis, high blood pressure, etc. In addition I have PAH, which stands for pulmonary arterial hypertension, which affects my heart and lungs. All the dust and dirt on Dunstan Way coming from the trucks hauling the 33,000 yards of dirt will only exacerbate my condition. I would have to keep all of my windows closed for at least 2 years during the construction. In addition, I don't have double window panes to muffle some of the constant noise.


3. TRAFFIC CONGESTION

There are already 6 driveways feeding traffic into Barrington Ave. which are directly opposite one another. There are exits and entrances to 530 and 550 Barrington Ave. garages as well as the driveway to Dunstan Way on the east side of Barrington which feed into the same area as well as 555, Lorna Court and 527 on the west side of Barrington. 550 has 165 units, and 555 has 101 units. It is a challenge to get out of any of these driveways under the current traffic flow without an accident. Many accidents have occurred from all of these driveways. Having huge trucks coming in and out on an hourly basis, obstructing the view of exiting cars increases the risk for accidents.

4. PROJECT UNSAFE FOR CARS, PEDESTRIANS, AND ANIMALS

Dunstan Way is a narrow private alley with no sidewalk and road is approximately 20 ft wide. It barely handles two-way traffic. Huge hauling trucks will have to do a risky reverse all the way back to Barrington. Without sidewalks, pedestrians are not safe nor are pets such as dogs who are being taken for a walk on Barrington. Several weeks ago a dog walking on Dunstan Way on a leash was killed instantly by a car turning into Dunstan Way.

I would appreciate your consideration to reverse the decision to go forward with the approval of the Dunstan Way Project.

Sincerely,

Esther Sherman

October 23, 2106
530 S Barrington Ave #205
Los Angeles, CA 90049

Re: APPEAL of Board file 160040
11600 West Dunstan Way Haul Route

Attention:
Honorable Members of the City Council
City Hall Office
200 N. Spring St.
Los Angeles, CA 90012

As a longtime resident of the above address, I have witnessed the over construction of Barrington Ave and its feeder streets (Dunstan Way, Chenault etc.) With this over construction, the traffic on Barrington has become hazardous to pedestrians, motorists as well as residents attempting to leave their homes. Screeching brakes, near misses as well as motor vehicle accidents occur on a regular basis. The proposed haul route for the construction of this project exacerbates and impacts both the safety of residents as well as a significant impact on traffic on Barrington. The quality of life is compromised due to the current traffic and noise on Barrington with the addition of construction vehicles idling and transiting Dunstan way to Barrington will only further impact all residents of Barrington and Dunstan Way. This added heavy duty traffic on Dunstan Way may also compromise the safety of the north side of 530 S Barrington building which faces Dunstan Way.

The wanton construction on Barrington and its feeder streets has led to gridlock. The addition of construction vehicles entering and exiting Dunstan Way will only increase the already existing traffic problems. The current construction plans site continuous truck traffic entering and exiting Dunstan Way. I work at the VA Medical Center and even though I only have 1 street light it has taken me 45 minutes to get home!

The current state of traffic has caused a dangerous intersection of Montana and Barrington, which will only increase with the added construction vehicles transiting to Dunstan Way. The added increase of additional apartments and cars will only add to the existing gridlock and cause a dangerous situation to become extremely dangerous. Stopping traffic to allow construction vehicles for this project only increases the odds of a major accident occurring. It is only a matter of time before there is a fatal motor vehicle accident on the street. ***Does someone have to die before the City acts?***

Increasing the units on Dunstan Way will create a greater risk for residents of Barrington Ave as they attempt to leave their driveways. Additionally, the construction will disturb the flora and fauna (particularly coyotes) that live on the VA grounds and will present a danger to pedestrians and drivers as they flee the noise and construction. Additionally, it will increase the risk for Veterans residing on the VA grounds, many of whom are disabled and suffer from PTSD.

The congestion in the area is currently significant and this construction will impact the community in a negative way. To this end, I hope that the proposed construction haul route for the property known as 11600 West Dunstan Way is not approved.

In lieu of appearance, please accept this letter as indication of my total disapproval of the proposed construction. Thank you

Sincerely,

Betty D. Zamost

Betty D. Zamost

From: **John Perlstien** [mailto:perlstien@cityoflosangeles.org]
Subject: 11600 Dunstan Way Project development haul route Council file 16-1155
Date: October 23, 2016 at 11:41 AM
To: "michael@cityoflosangeles.org"; "city@city.org"

Dear Honorable Members of the City Council:

Size of Project is beyond scale compared to existing buildings to be demolished

I have lived at 530 south Barrington for nearly 30 years. This building is immediately south of Dunstan Way . We were notified recently regarding the demolition of the 3 buildings to the east of us abutting the VA property. Also were made aware of the size of the project which was to replace it. Apparently it will add over 150 cars using Dunstan Way which is narrow and more of an alley than a street. We were also made aware of the additional traffic in the alley caused by machines that will be tearing down the existing buildings and trucks carting away dirt and remains of the buildings. They we will use large trucks and machines hauling in and the materials for the construction of the project which is massive in area including a two level underground parking lot..

The route of trucks and vehicles used to accomplish the project creates a danger to others

It is unfortunate that this narrow alley and all the cars using it must use Barrington as an exit point. They will conflict with trucks and and other vehicles connected to the project. We have people who use the alley to walk to Barrington with or without pets that may be endangered by the extra traffic. It is hard to see how the bigger trucks will be able to turn around or back up without hitting vehicles or people exiting the buildings immediately to the west of the project.

To exit Dunstan way onto Barrington Avenue is a dangerous venture. Vehicles are blind to traffic coming in either direction. Construction vehicles will suffer the same problem. It is evident with the increase in traffic exiting there will be major traffic snarls from either directions on Barrington seriously backing up traffic for blocks.

Barrington by itself is a dangerous street to enter or exit with high use by large vehicles which confounds the problem

Barrington is a narrow street with one lane each way. It is near the 405 freeway and is used heavily as a means to get there by not only the residents but cars heading to other areas of the city such as the Valley, South Bay and east side. The street parking is 100% filled with resident parking.

It is difficult to exit at any time during the day and especially tough and dangerous during rush hour. The traffic connected to the project with only make it worse and more dangerous for the residents.

If you could see for yourselves you would see how difficult it is to enter or exit driveways. In addition to cars we have buses, delivery trucks, trash trucks and emergency vehicles. Since Barrington is such a busy street delivery trucks must park in the alley adding additional safety problems during the pendency of the construction. There are many driveways exiting buildings in this particular area which are close enough to have cars exiting the buildings conflicting with the construction trucks exasperating the situation.

Serious health dangers involved

May I also add the the destruction of the buildings involved will put asbestos dust, mold and other toxic particles into the air and free many pests who had inhabited the buildings that will create unhealthy situation for all the neighboring buildings despite what precautions the construction company involved takes.

We therefore ask that you not let this project continue.

Thank You for your Kind Attention,

John Perlstien
530 South Barrington Ave #103
Los Angeles, California 90049

Harel Simon DMD

From: Rochelle Temkin <stemkin7@gmail.com>
Sent: Tuesday, October 25, 2016 6:08 AM
To: Sharon.dickerson@lacity.org
Subject: Petition to stop construction project and haul route on 11600 W Dunstan Way

Follow Up Flag: Flag for follow up
Flag Status: Flagged

I STRONGLY OPPOSE the construction proposed for Dustan Way in Brentwood (zip code 90049). It is too large for the area. 54 families and 198 additional cars is at least twice the size of any reasonable project for this property.

I have been a resident of this neighborhood since 1981, and have watched it become ever more congested and challenging to navigate. It would be reprehensible for this project to be approved as proposed. This neighborhood is already one of the most congested neighborhoods in Los Angeles. The congestion is not just inconvenient - it is dangerous.

It regularly takes an hour to drive a fraction of a mile on the portion of Sunset Blvd. onto which at least half of the new tenants would be driving. In the other direction, it has taken me a half-hour to make a left turn from San Vicente Blvd. onto Barrington Ave. This neighborhood has already reached saturation-point with residents; it is also the location of multiple private schools, and proximate to Mt. St. Mary's College, UCLA, and the West Los Angeles VA Medical Center and residences. Delivery trucks are usually parked up and down Barrington Ave and on Dunstan Way during business hours making things even worse. Making a left turn out of a driveway on Barrington safely is impossible.

Attempts have been made for years to mitigate the traffic, and yet it only gets worse. Until the City has a proven solution to the horrendous problem, no new construction that increases parking should be permitted.

For these reasons, I oppose the project as opposed, including the Haul Route for export of 33,120 cubic yards of earth from the project site, and the associated Mitigated Negative Declaration ENV 21016-0457-MND. This project has far too many negative impacts, and the owner has inappropriately minimized them.

Thank you.

Sincerely,

Rochelle Temkin
500 S. Barrington Ave 7
Los Angeles, CA 90049
310 871 9880

Ellen R Norris
530 South Barrington Ave #209
Los Angeles, CA 90049

October 24, 2016

Honorable Members of the City Council
City Hall Office
200 N. Spring Street
Los Angeles, Ca 90012

Delivered Via Email

Dear Members of the City Council,

My letter today is to inform you that I believe that the pending approval of the recent Haul Route for the pending construction on 11600 Dunstan Way was done without weighing all of the facts in this matter. I do not believe that all of the issues were realized before approval was given.

Please allow me to briefly explain some of the issues that I, as a tax payer have;

Dunstan Way is a small alley off of Barrington, and this will be the only entrance for the construction vehicles for this huge pending project. This means that on a daily basis the buildings that have Dunstan Way as a boundary, will have an incredible amount of increased traffic and noise due to all of the construction vehicles. I live basically on just to the south of this Alley, and will have construction trucks outside my windows on a daily basis, thus hampering my quality of life.

This pending project will greatly increase the number of cars that will utilize the alley. According to what we have been told about the pending project, there will be a huge increase from the current 44 parking spots. This will in fact increase number of additional cars that will be utilizing this alley on a daily basis. Currently there are NO traffic lights at the intersection of the Dunstan Way Alley and Barrington. The traffic on Barrington is getting worse every year, and this will only add to the terrible traffic that the current residents need to deal with. Adding a large number of cars to an already congested area is not really feasible.

I do believe that this pending project was trying to be concealed. The posting was done very late, and very few of the 32 Homeowners i.e. taxpayers in my building were notified. I have since found out that the project was permitted under an address that does not currently exist. The pending project was permitted under an address 11600 W Barrington Ave. Was this done to conceal this project from owners that would be effected by this construction? Of course we were told that this was just an oversight. To date, I believe that the project never filed a permit application under the correct 11600 W. Dunstan Way.

I would ask the City Council to please review everything that goes along with this pending Haul Route and Pending Project. Please take into consideration all of the current tax payers that will be inconvenienced with the increase of traffic to an already congested area. Please understand the environmental impact by the numerous trees that will be cut down.

I think that if all of the facts are reviewed in this situation, the City Council would see that this large project and current Haul Route may not be the best thing for the area at this time.

Thank you for your time and consideration of the above mentioned topic.

Ellen R Norris

Declaration of Lawrence Edgar.

I am a resident of 530 South Barrington Avenue. A building that is adjacent to Dunstan Way. I oppose any new development on Dunstan Way for the following reasons.

1. **Safety:**

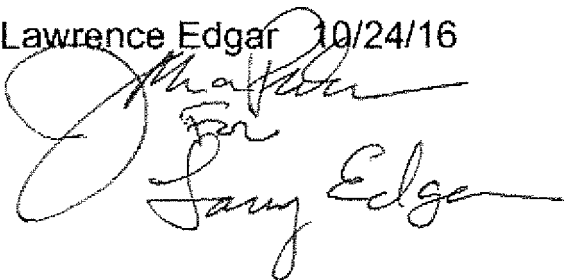
There is an entrance to my building on Dunstan Way which could be used by paramedics in the event of a medical emergency there. There would be no access to this entrance during the daylight hours if this project were approved.

The residents of my building, and of 514 South Barrington, many of them are elderly, would be in much more jeopardy.

2. **Traffic Congestion:**

Barrington Avenue is a major artery between Wilshire and Sunset Boulevards, even though it has just one lane in each direction. Traffic would be greatly worsened during the construction process with cement trucks have to back out into the street. Even after the completion of the project, traffic would be worse after the arrival of many more new residents.

Lawrence Edgar 10/24/16

A handwritten signature in cursive script that reads "Lawrence Edgar". The signature is written in black ink and is positioned below the typed name and date.

October 24, 2016

Dear Honorable Members of the City Council,

I am a tenant at 11620 Dunstan Way #4, and I would like to share my concerns about the planned construction project at the end of Dunstan Way.

As a biomedical student at UCLA, my major concern is inhaling dust generated during demolition and excavation. As far as I know, the planned project includes demolishing 3 large buildings and an excavation/hauling procedure which may take upwards of 6 months. Dust exposure could potentially put my and other neighbors' health at serious risk. This dust may contain hazardous substances which can cause asthma and other pulmonary diseases. What is particularly worrisome to me is the potential presence of asbestos and lead-based paint in the buildings to be torn down, and especially radioactive substances in the ground beneath the project site. Thus, as a neighborhood, how can we be sure that our health and safety is not being sacrificed for this project?

Finally, I believe Dunstan Way is too narrow of an alley for such a large project, the resulting traffic of which will highly impact my and others' health and well being.

I really appreciate your consideration in advance.

Sincerely,

Sara Ranjbarvaziri
11620 Dunstan Way #4
Los Angeles, CA 90049