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August 4, 2017

Los Angeles City Council  
c/o City Clerk  
200 N. Spring Street  
Los Angeles, CA 90012

RECEIVED  
CITY CLERK'S OFFICE

2017 AUG -4 PM 4:28

CITY CLERK

BY \_\_\_\_\_ DEPUTY

Re: Appeal of Board of Building and Safety Commission  
Approval of Haul Route  
2937-45 N. Glendower Avenue, LA 90027  
Building & Safety File No. 170017

Honorable City Council Members:

This is an appeal regarding the recent decision by the Department of Building and Safety Board of Commissioners on July 25, 2017 approving a haul route for the above-noted property. We oppose the approval for the following:

1. The designated route along narrow substandard city streets will cause unprecedented disruption to residents in the immediate area. For all intents and purposes, Catalina Street allows traffic to proceed in one direction only. Traffic proceeding either up or down the hill must pull over to allow vehicles to pass. In addition to being narrow, there are a minimum of seven blind curves making the route even more hazardous.

Large 10-wheel earth bearing trucks will create an additional hazard to motorists travelling along Los Feliz Blvd. a major thoroughfare and primary artery between Interstate 5 Hollywood and Mid-Wilshire.

2. The amount of grading is excessive and exceeds Baseline Hillside Ordinance 181624 (2011) limitation. Air quality has not been adequately addressed including the number of large earth transporting vehicles, subsequent cement trucks required for the extensive retaining walls and foundation. It has been asserted that such extensive grading could exacerbate a previous diagnosis of valley fever possible caused by extensive grading and earth moving involved due to a previous project immediately adjacent to 2937 Glendower and our residence.
3. The residential floor area provided by the applicant can't be determined without documentation showing the property's topography as it is regulated by "slope bands." The proposed building height may exceed the maximum height limit.
4. The construction is proposed on two separate lots. The lot tie was recorded on June 14, 2017. Notification of adjacent property owners of the plan to build a structure in excess of 15,000 was not forthcoming. While a notice of demolition was filed, such a large project was inconceivable until neighbors were notified of the massive scale and excavation that was planned.

Continued...

The only recourse this property owner/appellant has is to protest the haul route however, the possible danger of the removal of such a significant amount of land on what is an unstable hillside cannot be denied.

While the property owner wants to embark on a massive construction project, **one indisputable fact is that the two properties, 2937 Glendower and 2489 N. Edgemont Street are integrally bound together and any earth moving projects above places the downslope property in serious jeopardy.**

In reviewing the engineering and soils report, it seems there was no analysis of the soil condition at the property at 2489 N. Edgemont Street.

When we purchased the property in 1973, it was massively overgrown so much so that the condition of the hillside was hidden. Following purchase, we began clearing and when the overgrown foliage was removed were startled to see that a massive landslide had occurred. Walkways were covered, pipes jutting into the air. We were told that shoring up the affected area would keep the hill in place.

For 44 years, we have been shoring up the hill and small landslides have been a continual occurrence. Visible earth movement can be seen and the footing of the current retaining wall constructed sometime after the large slide was built is exposed. There is evidence of earth movement on Edgemont Street and in our neighbor's large driveway and parking area.

While assurances have been made that building multiple retaining walls will stabilize the property, the plan to return the hill to a slope, removing terracing and plantings on the upper hillside property which has kept that hill in place is of major concern. The severe, near perpendicular slope below the retaining wall consists mainly of decomposed granite.

Additionally, we assert that the health and safety of neighbors in the area could also be in jeopardy due to the extensive grading and excavation and haul route. Following the owner's last building and grading project, my wife contracted valley fever, a condition caused by spores possibly disturbed by excavation immediately adjacent to our home.

We have requested a guarantee that the proposed grading, retaining walls scheme, plantings, catch basin and water pumps will have no detrimental effect on our home or property. Extreme caution and research regarding spores and other conditions caused by such extensive earth movement should be a concern of all parties before any approval is forthcoming. Until such time that assurances are provided, responsibility accepted and **liability assumed by all parties, including the City of Los Angeles**, for permitting such a project, we respectfully request that the haul route approval be denied and no grading permit issued.

Sincerely,  
  
Oscar P. Arslanian/Nyla C. Arslanian

cc: Councilmember David Ryu

Owners, 2489 N. Edgemont Street



Excavated stairs along hillside that were completely buried by previous slide.



Footings of retaining wall at property line exposed due to earth movement.



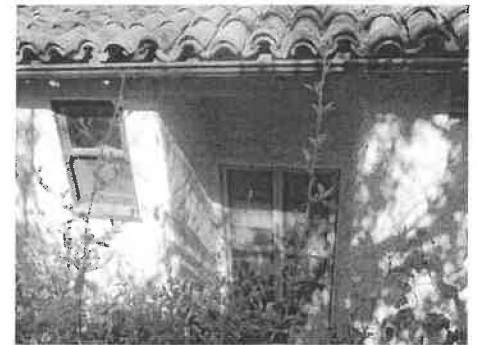
Above: Distance of home from hillside. Below: Photo taken from retaining wall.



Indication of earth movement below grade.



Above: Photo taken from bedroom window showing retaining wall, terraces and 2937 Glendower property excavation site.



Above right: Concrete above curb on Edgemont St. shows earth movement

Right: Earth movement at Edgemont St.



Photo shows hillside prone to landslides.



Hillside and proximity to dwelling..

Bridge over Big Tujunga Wash near Sunland collapsed under force of storm and current. Street in foreground is Foothill Blvd. Times photo by Cal Montney

# LATEST NEWS

## Stocks

Stock prices today faced with some news. Average of 30 in 1.82 at 775.99. Exchange volume billion compared with day.

## Financial Section

## Back On

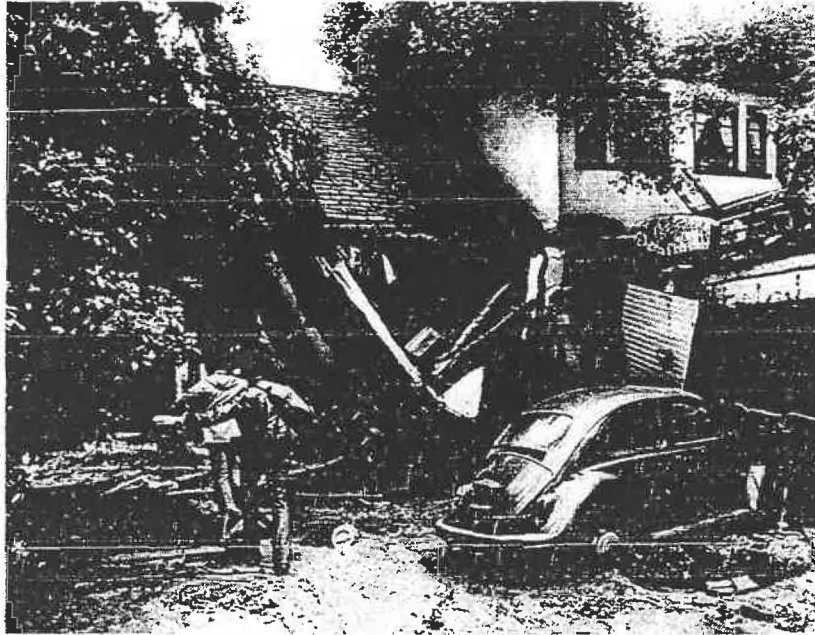
The disrupted negotiations will resume after next week. Minister Moshe Dayan

## Released

An actor held in the case, was released and told reporters he was smoking "angel" when he telephoned police to the killings. He stopped and made a statement to a crowd of reporters. "I'm not in control of

## Fired

A stalemate between the owner of the



PRECARIOUS—House at 5843 Tuxedo Terrace in Hollywood leans against tree after landslide in backyard pushed it off foundation. Tree is keeping house from sliding down into another. Times photo by Cal Montney



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Police reported  
land-Tujunga ar  
El Segundo re  
twister-like gale  
Many schools  
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Police agencies  
and the LAPD  
first time in its hi  
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## 3 Wild After

Sheriff's deputies  
three wild lions to  
caped during the  
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farm in Soledad Car  
One lion was k  
shotgun blasts as h  
puties standing 15 f  
jacent trailer park.  
The two other li  
were killed near t  
Noel Marshall Prod  
Canyon Road.

Clipped By:



nyla757

Thu, Aug 3, 2017

*Remnant of landslide in The Oaks section of Hollywood Hills.*

CLOSING N.Y. STOCKS

# Los Angeles Times

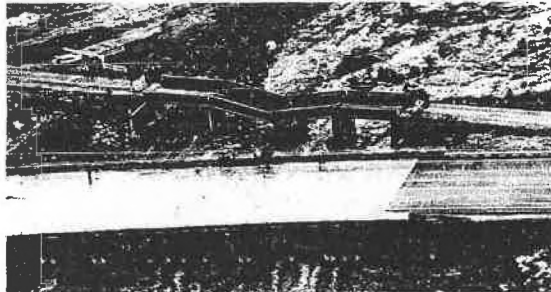
LARGEST CIRCULATION IN THE WEST, 1,030,987 DAILY, 1,309,677 SUNDAY



VOL. XCVII NINE PARTS—PART ONE 160 PAGES FRIDAY, FEBRUARY 10, 1978 LATE ★★ FINAL DAILY 15c

## DEATH AND DESTRUCTION

# L.A.'s Worst Storm!



**BUCKLED**—Bridge over Big Tujunga Wash near Sunland collapsed under force of storm and current. Street in foreground is Forest Hill. Photo taken by Cal Newsphoto.

### LATE NEWS

#### Dow Dips

**NEW YORK**—Stock prices dropped sharply today, faced with some adverse inflation news. The Dow Jones average of 30 industrial closed at 1,021 1/8.

New York Stock Exchange volume was about 192 million compared with 172 million Thursday.

#### Talks Back On

**NEW YORK**—The depressed Middle East peace negotiations will resume here in line after next week, Israeli Foreign Minister Moshe Dayan said today.

#### Actor Released

**NEW YORK**—An actor held in the Milton Eisenhower case, was released from custody today and told reporters that he had been producing "wages due" (WCP) when he telephoned police and contacted the killing.

#### Coryell Fired

**ST. LOUIS** (AP)—A statement between Billy Beldor, owner of the National Football League's St. Louis Cardinals and David Dan Coryell that ended today when Beldor fired him. There was no immediate announcement on a successor to Coryell, 33, who directed the Cardinals to a 42-23-1 record in five seasons and led into National Conference Game 1.

#### THE LATEST WEATHER

A flash flood watch is in effect for Los Angeles until early tonight, says the National Weather Service. In the meantime, there will be occasional showers and locally heavy thunderstorms. By Saturday it will be mainly clear with only a 20% chance of rain.

### 3 Die, 10 Sought, 30 Bodies Washed From Cemetery

By AL MARTINEZ

The worst storm in Southern California's history brought death and destruction to the Los Angeles area last night and early today and it isn't over yet. A new gale is rolling in off the Pacific, the National Weather Service said, and will bring with it thunderstorms and winds up to 80 m.p.h. later today or tonight. Earlier inroads of "a monster on the way" were topped down somewhat, but flash flood and gale warnings remain in effect. Last night, hurricane-force winds and driving rain swept through the Southland. At least five persons died, 10 are missing, and one dangerous forest escaped from a 200, 20 bodies were swept from their graves as cars were "tumbled like toys" by flash floods. Both the Los Angeles and Long Beach harbors were shut down and four private marinas were reported in shambles. Whole neighborhoods were isolated by either road closures or floods, and hundreds of trees were battered to the ground by winds recorded at 92 m.p.h. in Newport Beach. Power and telephone lines were straggled like string by the howling winds, causing power outages and telephone failures everywhere. Police reported that 100 or more homes were damaged in the Sunland-Tujunga area alone. El Segundo reported that a tornado ripped through the area, and water-line pipes destroyed 40 mobile homes in Huntington Beach. Many schools were closed by the storm. Homes were roofed over by slides and gas leaks because of leaks in lines. Police agencies throughout the Southland went on 24-hour alert and the LAPD Emergency Operations Center was activated for the first time in its history. The National Weather Service said the three-day storm left almost 4 inches of rain. By latest count, more than 400 persons were reported homeless due to flooding and slides. One of the hardest-hit areas was Laurel Canyon, from Mulholland Drive to Hollywood Blvd. Floodwaters roared down the canyon, the earth broke away on Lookout Mountain and tons of mud rolled over Laurel Canyon Blvd.

Please Turn to Page 2, Col. 1

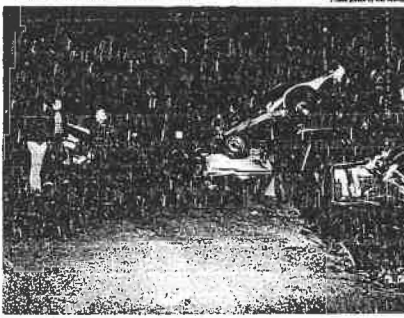
### 3 Wild Lions Shot, Killed After Escaping Compound

By DAVE ROSENZWEIG

Sherriff's deputies shot and killed three wild lions today after they escaped during the storm from their compound at an animal-breeding farm in San Gabriel Canyon. One lion was killed by rifle and streamer shots as he charged two deputies standing 50 feet away in adjacent trailer yard. The two other lions, both females, were killed near their compound at the Marshall Properties on Hollywood Canyon Road. Los Angeles County animal control officers were dispatched to the scene after the incident was reported at 2:30 a.m. but a sheriff's officer said none was equipped with a tranquilizer gun that could be used as a safe device. Representatives of the animal control department could not immediately be reached for comment. "We had no other choice but to shoot them," said Marshall game warden Albert H. L. George Peterson. They were wild animals plain and simple and wild animals. The owners told us they were very dangerous. Peterson said initial reports of the incident from employee David Marshall, Production told us in reply to a dozen lines. Light and darkness on the lion. "One of the animals might have been hauled back, some might have wandered back on their own, but right now they're all accounted for," he said. Authorities said the animals escaped when flood waters tearing down the canyon undermined the earth in their fenced compound. Please Turn to Page 2, Col. 2.



**PRECARIOUS**—House at 3843 Tujunga Terrace in Hollywood looms against tree after landslide at backyard pushed it off foundation. Tree is keeping house from sliding down into another. Photo taken by Cal Newsphoto.



**PILEUP**—Cars lie in jumbled heap in Laurel Canyon where they had been swept together by water and mud during storm. Photo taken by Bob Inaba.

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