

8 August 2017

Councilmember David Ryu
PLUM Committee:
Councilmember Jose Huizar
Councilmember Marqueece Harris-Dawson
Councilmember Mitch Englander
Councilmember Bob Blumenfield
Councilmember Curren Price

Reference: Appeal of Approval of Haul Route
2937-2945 Glendower Avenue
Board File 170017

Councilmembers:

Our house is located on Catalina Street in Los Feliz, a feeder street for several uphill streets above Los Feliz Boulevard. Catalina will be the access and egress for approximately 850 round trips, four days a week for 85 days, over a five-month period, if the haul route recently approved by the Board of Building and Safety Commissioners is not modified.

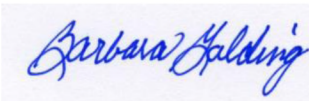
The proposed residence is an egregious example of the very mansionization that the City Council has sought to curb. The project sponsors have taken advantage of the older Baseline Hillside Ordinance, carefully timing their applications for, first, a grading pre-inspection report, then a building permit and then a haul route to avoid compliance with the newer hillside ordinance. As shown in their plans, this project includes a "basement" of 7,659 square feet, in itself twice as large as the average house in the immediate area, plus three floors above that. The enormous excavation takes advantage of the exclusion of grading beneath the footprint of the building. Without that exception, the allowable grading under the old BHO would have been 2,150 cubic yards. The proposed export quantity, which is likely not all of the grading, is 8,500 cubic yards.

We request that you limit the haul route to 45 days or less and correspondingly limit the allowable export to 4,500 cubic yards. That would still result in a very large house and would still severely impact the neighborhood, but would at least partially reflect the Council's intention to limit mansionization.

Thank you for your consideration.



Arthur Golding AIA



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