

Disruption in Los Feliz

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Posted in group: **Clerk-PLUM-Committee**

Dear Councilman Ryu,

I am increasingly alarmed over the situation at 2937-2945 No. Glendower, owned by Chaz Dean. The de Mille estate is the largest in Los Feliz, and is some 5000 sq. ' SMALLER on a two acre FLAT lot. The proposed construction is to be c. 17,500 sq.' on an unstable steep hillside lot on less than one acre, with a basement of c. 8000sq.' That room, in addition to recreational areas, has several bedrooms and bathrooms, which makes the appellation "basement" questionable.

We have been told that there will be ten wheeled trucks traveling c. every fifteen minutes up and down Catalina, the only access, every day but trash day, for at least six months. The seven blind curves on the .7 mile route will require seven flagmen to control traffic. As it is, the street is so narrow, we must back up or pull into a driveway when meeting an oncoming car. Most of the older homes up here have garages too narrow for more than one car, so owners must park on Catalina.

These trucks are only for the removal of dirt to construct the huge home, with its four swimming pools. We have been told they will "idle in place" awaiting their turn on other streets, such as Nottingham, Cromwell, and Chislehurst.

They will obviously be spewing diesel fuel and NOx into the air wherever they are. The only reason to "idle" is to keep the air conditioning going for the drivers, and it blankets the neighborhoods in noxious, debilitating fumes.

An earlier construction on the same hill resulted in a landslide that buried and killed a worker. In addition, work on another home lower on the hill, owned by the same Chaz Dean, resulted in a neighbor getting Valley Fever due to earth movement. We will all be potentially exposed to this horrible disease.

The current haulage agreement only covers the removal of dirt. Was a proper environmental impact report done and by whom? The owner? The city? The EPA? there has been no mention of the disruption caused by the demolition of two very large homes on the site, nor the eventual cement and construction trucks for the project.

The lower part of Catalina was repaved several years ago, but the upper part, where the site is, was not. Under the street are our sewer and utility lines. The street simply was not constructed for the weight and frequency of the necessary trucking, with attendant curb and sidewalk weakening. Will the city be liable for breakdowns of infrastructure under the street, which obviously affects all of us, in terms of both health and livability?

This is not just a three month dirt removal project. Demolition and construction of such a huge building will

obviously be closer to several years. The project by the same owner next to the woman who got Valley Fever was only 5000sq.' and took 4 years. My street, a dead end, can only be reached via Catalina. My home faces the only straight and flat spot on the entire route and trucks, whether city or private, use it for turning around and maneuvering. My heavy 75 year old wooden garage doors have been smashed in twice. When trucks park up on the curbs and sidewalks, breaking them down, the drivers shrug and tell me to complain to the city. Homeowners throughout the area will be looking at years of disruption, pollution, and inaccessibility to our own homes. How will emergency vehicles ever be able to reach us?

Noise carries. Our understanding is that the owner wants to put a movie screen on his roof. This will essentially force a technicolor billboard in our faces with attendant LOUDspeakers for everyone on both side of the canyon, many dozens of homes. Recently, there was a party in one of the homes to be demolished. I live a full two blocks away and could hear every toast, every lame joke, every attempted hookup line. Will the owner, with a kitchen and prep kitchen nearly the size of my house, also let his home be used for weddings and commercial or charity events, as the Frank Lloyd Wright Ennis House was, with its attendant parking nightmares? Even with valet parking, they have to park somewhere, and the Greek Theater is pretty far away. Will we have to call the police to control the noise for what is an unreasonably sized home, with four swimming pools?

From the issues of instability of the site, Valley Fever, NOx emissions, the death by landslide of an earlier worker, and noise, dust, and dirt abatement, should not the EPA be involved in the environmental impact report?

The owner said he obtained his permits three years ago. However, the two lots were not tied together until June 14, 2017. Therefore, his permits were given for a lot that did not exist. He should be required to reapply properly, which would make him subject to the anti-mansionization laws mandated in our area.

I have been in my home since 1942 and the site is directly across the canyon from me. Hundreds of people will be affected for years by this project. Please help us.

Sincerely,
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Sent from my iPad