

Date: 06/05/2018
Submitted in PLUM Committee
Council File No. 18-0432
Item No. 16
Deputy Comm. from Public

1579
Lindacrest
Drive.

From: Valerie Slusser valerieslusser@me.com
Subject: Hearing
Date: Jun 5, 2018 at 12:11:29 PM
To: valerieslusser@me.com

Re: 1579 Lindacrest Drive.

June 5, 2018

Thank you for your time today.

My name is Valerie Slusser and I live directly beside the proposed development.

My address is 1583 Lindacrest Drive. and I live there with my two daughters.

I'm appealing the decision of the Building and Safety Department because there's information that wasn't considered in their decision and this

development doesn't meet the requirements for an exemption. when we bought our 3000 sq house 20 years ago we never imagined on almost 2000 sq home being built on the tiny lot beside us.

The approval was based on hauling 3106 cubic yards of dirt and constructing a 38 foot retaining wall with an 1850 square foot single family dwelling. The plans were modified since the original approval and as of Friday when I received notice from the architect, the retaining wall is at least 55 feet high and the home is 8600 square feet plus multiple decks and a pool all on a 9900 square foot lot.

The amount of dirt to be hauled wasn't modified to reflect this new wall. on reapplication and I believe the maximum of dirt allowed to be excavated from this size lot is 3200 cubic yards. In any event, the bond to the city doesn't reflect a higher number of dirt to be hauled and the ~~road~~ ^{street} will not sustain the wear and tear from this size of construction and hauling. Its a narrow hillside road and the site sits on a blind curve. There are currently four very active construction sites nearby and access to my property and the area is already compromised. I've attached photos of some of ~~what is~~ ^{the} currently going on in the area.

There was also no reference to wildlife in exempting this property. ~~its~~ ^{this is} a park like environment with tons of trees, animals, owls, hawks, countless colorful birds and also borders on the Historic Beverly Hills bridle path. None of this

the cause of the home

height of dirt excavation

They will need to be repaired.

height and the amount of dirt excavated

~~disrupted~~

Re: 1579 Lindacrest Drive

when this was the council

was mentioned in the report and I suspect ~~who~~ approved ~~this~~ may not have seen the property or been aware of these circumstances.

I'm extremely concerned with the size of this development with no public hearing and the potential of irreparable damage to my own home. I was served a notice on Friday they would begin excavating for a fifty foot wall dug about 8 feet away from the side of my home and way underneath my existing foundation which is of huge concern.

~~to me~~ since this is a modified ~~code~~ from ~~the~~ original geological report.

If it rains during the time of excavation my home and the hillside will be at risk as well as the homes at the bottom of the property which all lie in Beverly Hills.

The safety of the residents, ^{the noise,} air quality and impact on traffic for our street and Coldwater canyon during rush hour is of huge concern and hasn't been taken into account. ~~as a result~~ ~~of the~~ ~~noise~~ ~~and~~ ~~traffic~~ ~~and~~ ~~pollution~~ also

Lindacrest is an old hillside road and narrow in many parts and doesn't meet the 20 foot width requirement which also wasn't addressed when approving the hauling, ~~without more research.~~

Best, when we evacuated last year for the Bel Air fire the traffic was already gridlock. I can't imagine with all the current construction that it's safe to give permission to block the one remaining artery.

Valerie Thomas Slusser
valerieslusser@me.com

[\(310\)748-9100](tel:(310)748-9100)

Thanks again for your time

Best,

Valerie Thomas Slusser

[\(310\)748-9100](tel:(310)748-9100)

Sent from my iPhone

COUNTY CLERK'S USE

CITY OF LOS ANGELES
 OFFICE OF THE CITY CLERK
 200 NORTH SPRING STREET, ROOM 360
 LOS ANGELES, CALIFORNIA 90012
CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF EXEMPTION
 (California Environmental Quality Act Section 15062)

CITY CLERK'S USE

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152 (b). Pursuant to Public Resources Code Section 21167 (d), the filing of this notice starts a 35-day statute of limitations on court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statute of limitations being extended to 180 days.

LEAD CITY AGENCY: **City of Los Angeles Department of City Planning, 200 North Spring Street, Los Angeles, CA 90012** COUNCIL DISTRICT: **4-Ryu**

PROJECT TITLE: **1579 North Lindacrest Drive** LOG REFERENCE: **ENV-2017-4260-CE**

PROJECT LOCATION:
1579 North Lindacrest Drive

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:

A Haul Route for the export of approximately 3,105 cubic yards of earth material in conjunction with the proposed construction of a new 30-foot tall single-family dwelling with 1,830 square feet of residential floor area on a vacant 9,299 square foot lot zoned RE15-1. The site is zoned RE15-1 and located within the Bel Air - Beverly Crest Community Plan.

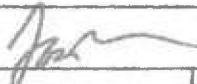
NAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY:
Michael Manshel

CONTACT PERSON: Michael Manshel AREA CODE | TELEPHONE NUMBER | EXT.
310 985-5257

EXEMPT STATUS: (Check One)

- | | STATE CEQA GUIDELINES | CITY CEQA GUIDELINES |
|---|--|----------------------------|
| <input type="checkbox"/> MINISTERIAL | Sec. 15268 | Art. II, Sec. 2b |
| <input type="checkbox"/> DECLARED EMERGENCY | Sec. 15269 | Art. II, Sec. 2a (1) |
| <input type="checkbox"/> EMERGENCY PROJECT | Sec. 15269 (b) & (c) | Art. II, Sec. 2a (2) & (3) |
| <input checked="" type="checkbox"/> CATEGORICAL EXEMPTION | Sec. 15300 <i>et seq.</i> | Art. III, Sec. 1 |
| Class <u>32</u> (City CEQA Guidelines)
Class <u>3, Category 1</u> (City CEQA Guidelines) | | |
| <input type="checkbox"/> OTHER | (See Public Resources Code Sec. 21080 (b) and set forth state and City guideline provision.) | |

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

SIGNATURE 	TITLE City Planner	DATE 12/29/17
FEE: \$2,804.40	RECEIPT NO. 0104805397	REC'D. BY DATE 11/16/17

DISTRIBUTION: (1) County Clerk, (2) City Clerk, (3) Agency Record
 Rev. 11-1-03 Rev. 1-31-06 Word

IF FILED BY THE APPLICANT:

NAME (PRINTED) _____

SIGNATURE _____

DATE _____

Courtesy of the Beverly Hills Public Library Historical Collection.



A sign over the entrances to the bridle paths proclaimed, perhaps somewhat misleadingly, that they led 'to the mountains and the sea.' Courtesy of the Security Pacific National Bank Collection - Los Angeles Public Library.

Bridle Path - historical site bordering property to be developed.



30-DAY NOTICE OF INTENT TO EXCAVATE

Date: 5-25-2018
~~5-03-18~~

To: Owner of property located at 1588 N LINDACREST DRIVE

From: MAYES OFFICE

Subject: **PROTECTION OF ADJOINING PROPERTY - ORDINANCE NO. 165,041
 (LABC 5307.1)**

Job Address: 1579 LINDACREST DRIVE

Legal Description: TRACT: 8450 LOT: 90

I am applying for a permit with the Department of Building and Safety, City of Los Angeles for a 5.5' foot deep excavation located 7'10" feet away from our common property line, for the purpose of FOUNDATION AND RETAINING WALLS FOR NEW SINGLE FAMILY RESIDENCE

The ordinance requires that I give adjacent property owner(s) 30 days written notice when the excavation will be of greater depth than the adjoining building's or structure's foundation and when the excavation is closer to the common property line than the depth of the excavation. The excavation is proposed to commence on or after 6/25/18. Should you have any questions or concerns, I can be reached at (310) 578 8788.

Print Name: TREVOR KIDD

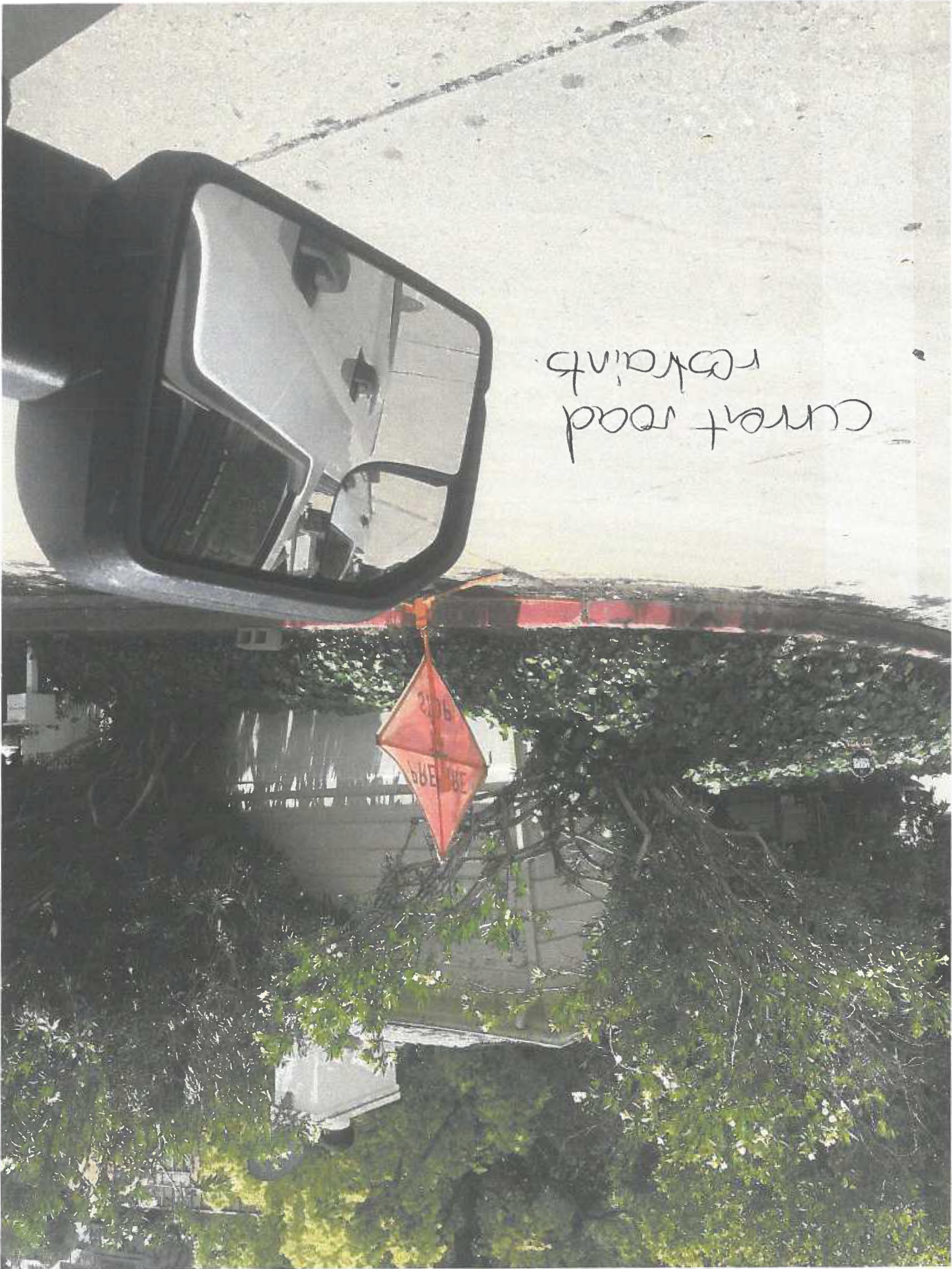
Signature: *Trevor Kidd*

Position: DESIGNER

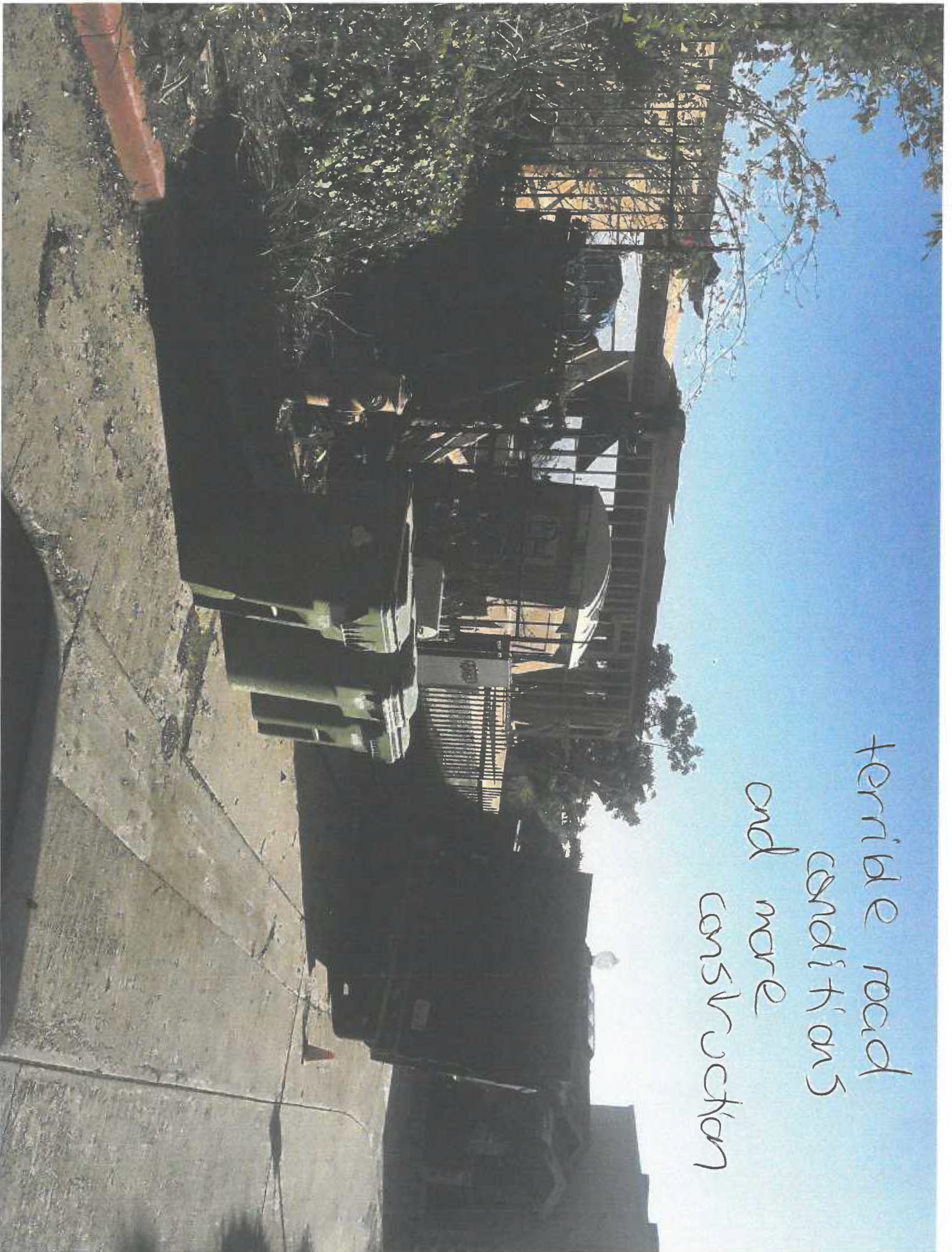


current traffic

Current road
constraints.



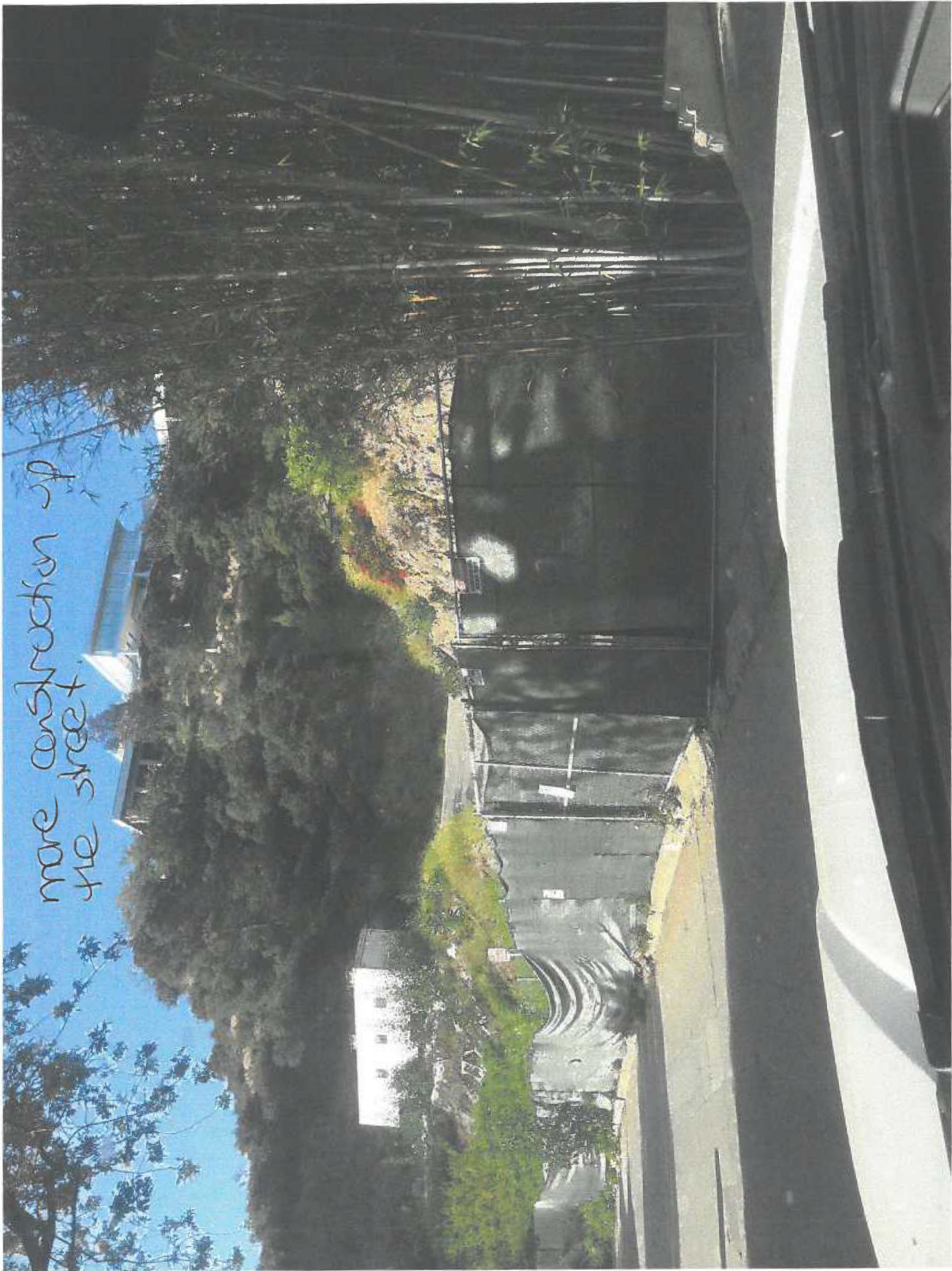
terrible road
conditions
and more
construction

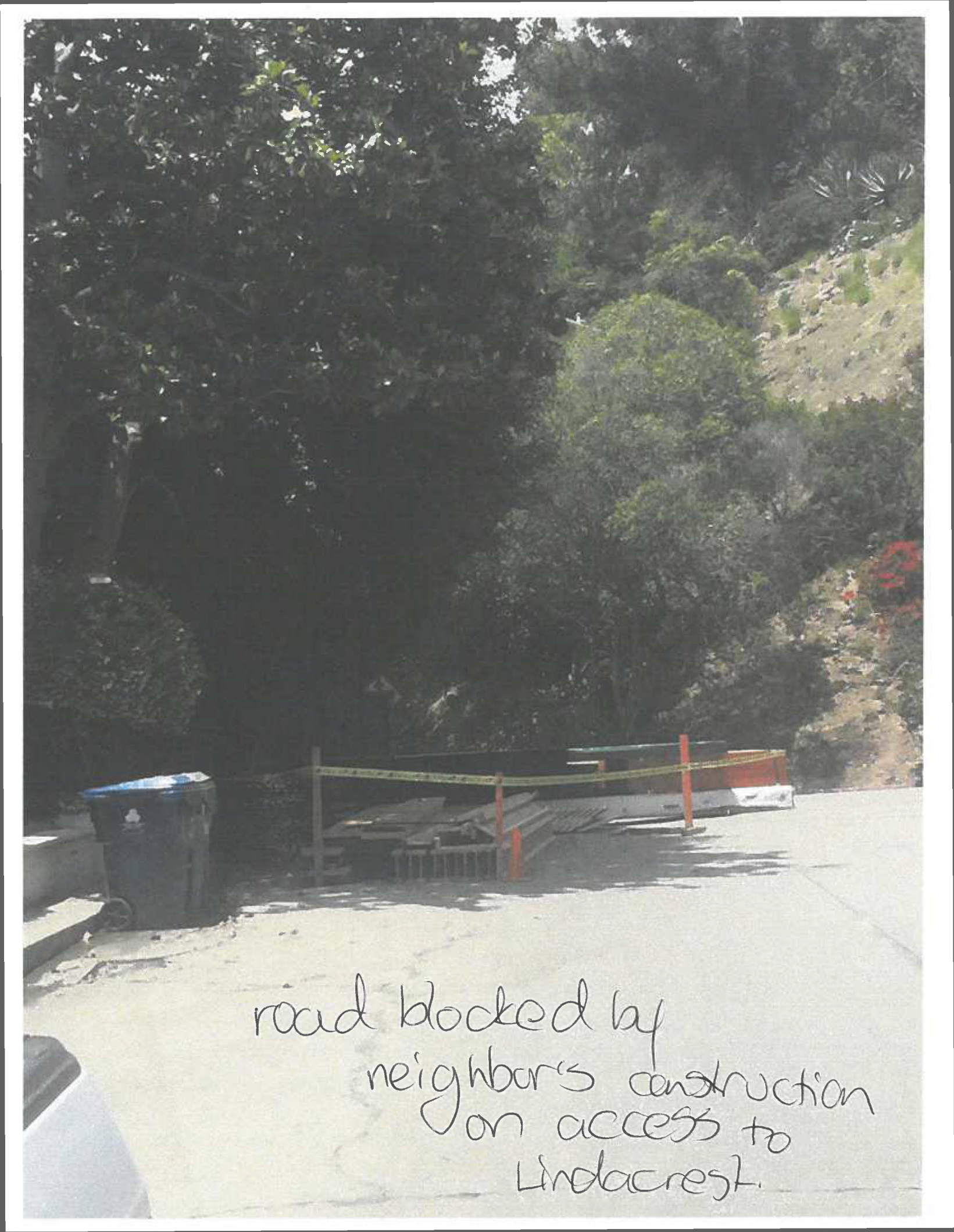


noise and
construction on a nearby
site.



more construction of
the street.





road blocked by
neighbor's construction
on access to
Lindacrest.

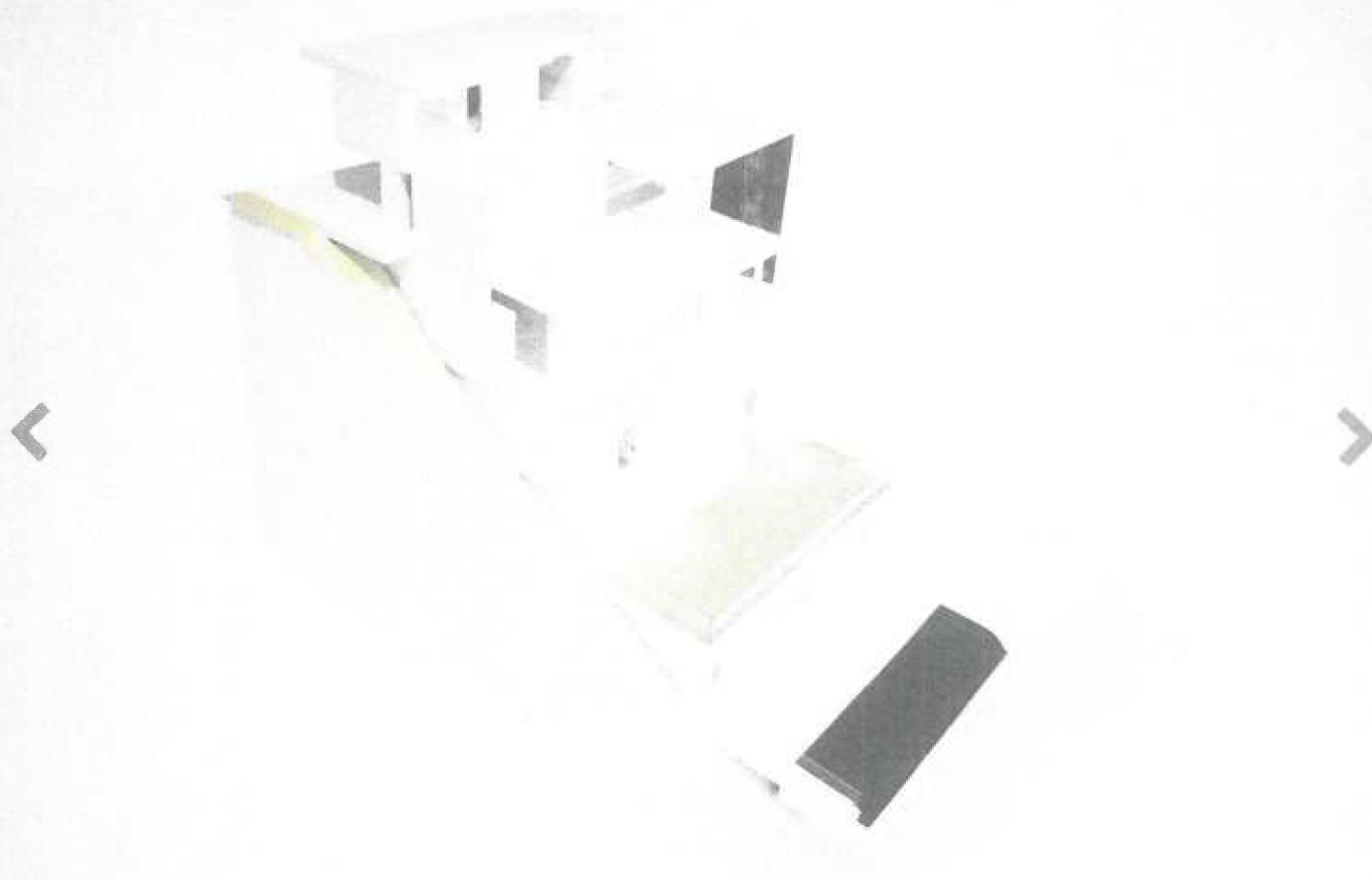
HOME

ABOUT

PROJECTS

CONTACT

MEDIA



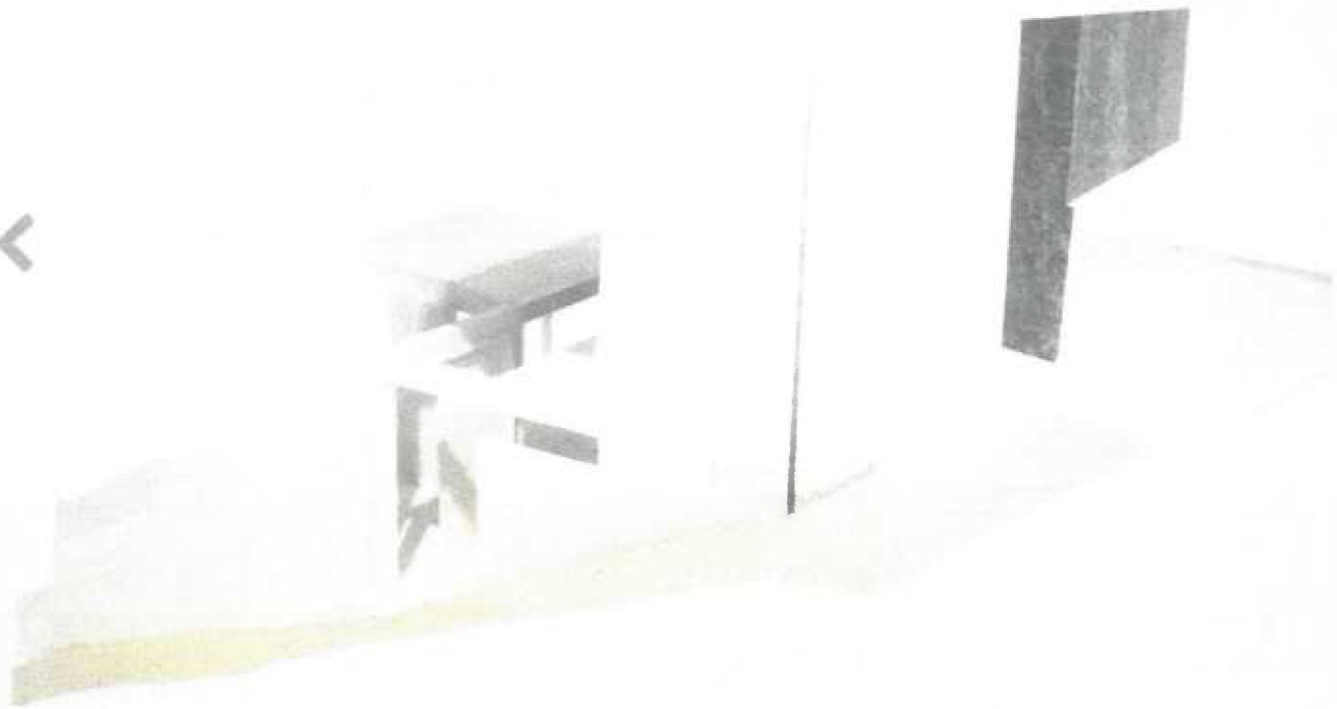
HOME

ABOUT

PROJECTS

CONTACT

MEDIA



iPad

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mayeroffice.com

HOME

ABOUT

PROJECTS

CONTACT







VERTICAL & HORIZONTAL
TRELLISES ELIMINATE
DIRECT HEAT GAIN WITH
THE BUILDING.

