



BF#: 180014

Michel Claiborne-Thompson &lt;michel.thompson@lacity.org&gt;

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**Leslie Minnitti and Robert Sanelli, owners of 9674 Highridge Drive, Response; with respect to Board File No. 180014**

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shelly Osadon &lt;shellyosadon@gmail.com&gt;

Mon, May 7, 2018 at 10:24 AM

To: "dina.elkinawy@lacity.org" &lt;dina.elkinawy@lacity.org&gt;, michel.thompson@lacity.org

Hi Dina and Michel,

Attached please find a neighbors email in support of our project at 9607 Highridge Drive, as well as a response to the contentions made against their own property (which we know is not at issue during Haul Route hearing) but they wanted to voice their concern about the neighbors false and derogatory statements.

Thanks in advance for your attention and adding this letter to the file.

Shelly Goldberg

**Highridge Response Letter Rohrer.pdf**

2574K

BF#: 180014

From:  
Leslie Minniti and Robert Santelli  
9674 Highridge Drive,  
Beverly Hills, CA 90210

To:  
Board of Building and Safety Commissioners  
201 North Figueroa Street  
Los Angeles, CA 90012

Dear Sir and Madam,

This letter is in support of the application for construction at 9607 Highridge Drive, and responds to statements and allegations in the letter to the Commission submitted by Paul and Kathryn Rohrer re: Board File Number 1800014.

Specifically,

**In Paragraph 1 the statement with regards to 9674 Highridge is a lie.** Together with my husband, we are the property owners of 9674 Highridge Drive, referred to in the Rohrer's letter as "Current Construction Site". I have owned the property since 2001. I raised my sons there and am acquainted with my neighbors. Mr. Rohrer's statement in Paragraph 1 that 9674 Highridge is "being built on speculation" is a bald-faced lie, Mr. Rohrer knows it is a lie, and in and of itself should make the Commission question all of the unsubstantiated and in some cases knowingly false allegations of Mr. Rohrer regarding Mr. Osadon and his projects. Furthermore, whether the owners of a property are building a new home for themselves or for eventual sale is completely irrelevant, a fact that a real estate lawyer such as Mr. Rohrer presumably should know.

**In Section 1 the allegation that "Previous and Ongoing Failure to Comply with Laws and Conditions of Approval" is false. In Section 5d this false allegation is amplified with the additional false allegation that Mr. Osadon is "not complying with mitigation efforts at his current project..."** First, as the Commission knows, our Permitted Building Plans fully satisfy and comply with applicable zoning requirements and restrictions. Second, Mr. Rohrer refers to "illegal" construction material on the public sidewalk and street. The usage of the public street and sidewalk are legally permitted uses pursuant to Permit No: ME2018001551 and ME2018001975. Mr. Rohrer could have easily verified this had he bothered to speak to the City of LA, or to Mr. Osadon, or to his on-site supervisor Mr. Abrego, or to ourselves. Lastly, as a real estate attorney Mr. Rohrer could have easily verified that no citations have been issued by the city regarding any of these allegations.

We have observed Mr. Osadon's work and can state unequivocally that the street has been swept and kept free from debris (as have the other construction sites of

Mr. Osadon that we have observed). Site management and cleanliness is in fact one of the considerations we used when selecting Mr. Osadon to build our new home. Again, these false allegations call into question all of Mr. Rohrer's allegations regarding Mr. Osadon.

**In Section 4 the allegation that there has been a "Failure to Communicate with the Community" is false.** Leslie engaged in discussion with numerous neighbors concerning the style and purpose of our construction. Although they are well acquainted, Mr. Rohrer and Leslie did not discuss our project. In November, 2017, prior to demolition, Leslie met with Kathryn Rohrer in the Rohrer residence to discuss our new house construction. Leslie expressly stated that we will occupy the completed residence. Visible from the Rohrer living room is a modern house being constructed on Florian Place. Mrs. Rohrer commented that she did not like to look upon this house because it was contemporary and did not "blend into the landscape".

After the recent fire in Bel Air, out of consideration for the safety and wellbeing of neighbors and the community, Leslie personally met with and made outreach calls to various neighbors in an effort to reduce and rid properties of fire hazards. Leslie left 2 detailed messages at the Rohrer residence, regarding implementing a neighborhood fire safety plan and year round hillside brush clearance compliance. On Thursday, Leslie left yet another telephone message regarding the false statements made in the letter to the Commission. None of her phone calls were returned.

**In Section 4 the statement that "we have not seen notices regarding any of his (Mr. Osadan) pending projects" is again a bald-faced lie, and Mr. Rohrer knows that it is a lie.** We personally posted the Notice of Demolition-New S.F.R. on 3/23/2017 that remained posted thru November, 2017. The City verifies posting prior to final approval and issuance of Plans. Mr. Rohrer probably thought that he could get away with this lie, since it would be his word against ours and Mr. Osadon's. But what he failed to anticipate is that we took photos of the posting in March 2017 and again in November 2017 as requested by our expediter Mr. Claudio Cosi. (please see attached photos). Notices were also conspicuously posted for Mr. Osadon's projects on Highridge Place and Summitridge Drive. His project on Highridge Place was completed in several phases. Throughout that period, the Osadon's engaged in a dialogue with us about their Construction project.

**In Section 5c Mr. Rohrer alleges that Highridge "appears to be part of a historic district".** This again is false. Prior to the building and renovation activity that Mr. Rohrer refers to, Highridge Drive, developed in the 1960's, was a street in decline. Many 'original' houses are badly deteriorated and have significant deferred maintenance. 1960's houses were not built to today's Code Standards for Safety. They are not historically designated. In the real estate cycle, the building activity that is occurring in our neighborhood would be termed 'renewal'. There are no

view easements or architectural covenants on Highridge Drive. There are no protected "viewsheds".

Lastly, Mrs. Shelly Osadon was kind enough to send us a copy of the email exchange dated May 3 between Mr. Rohrer and Mrs. Osadon. It appears that the dialogue was initiated by Shelly Osadon. It is very telling and consistent with what Leslie was told by Mrs. Rohrer when they met. Mr. Rohrer makes statements describing the "negative externalities" and 'burdens imposed by temporary construction issues and the permanent destruction of neighborhood character'. Mr. Rohrer falsely states that all the houses were single story, when our house, like other houses have 2 full stories above street level. Mr. Rohrer mentions that he anticipates that will be adversely affected by future development of Martha "Mickey" Lessor's property, since she is in poor health. The email is replete with erroneous statements. Simply put, Mr. Rohrer is apparently not interested in developing his property and therefore seems to want the neighborhood to remain unchanged. The Rohrer's preferences and sentiment are not a legal basis to dictate how another property owner develops their property.

Respectfully submitted,

  
Leslie Minniti and Robert Santelli

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Subject: Fwd: Demo posting

From: [leslieminniti@gmail.com](mailto:leslieminniti@gmail.com)

To: [rtsantelli@yahoo.com](mailto:rtsantelli@yahoo.com)

Date: Saturday, May 5, 2018, 4:41:57 PM EDT

Sent from my iPad

Begin forwarded message:

**From:** Leslie Minniti <[leslieminniti@gmail.com](mailto:leslieminniti@gmail.com)>

**Date:** May 3, 2018 at 11:50:24 PM EDT

**To:** Leslie Minniti <[leslieminniti@gmail.com](mailto:leslieminniti@gmail.com)>

**Subject:** Fwd: Demo posting

Kind Regards,  
Leslie Minniti  
310-801-0626

Begin forwarded message:

**From:** Leslie Minniti <[leslieminniti@gmail.com](mailto:leslieminniti@gmail.com)>

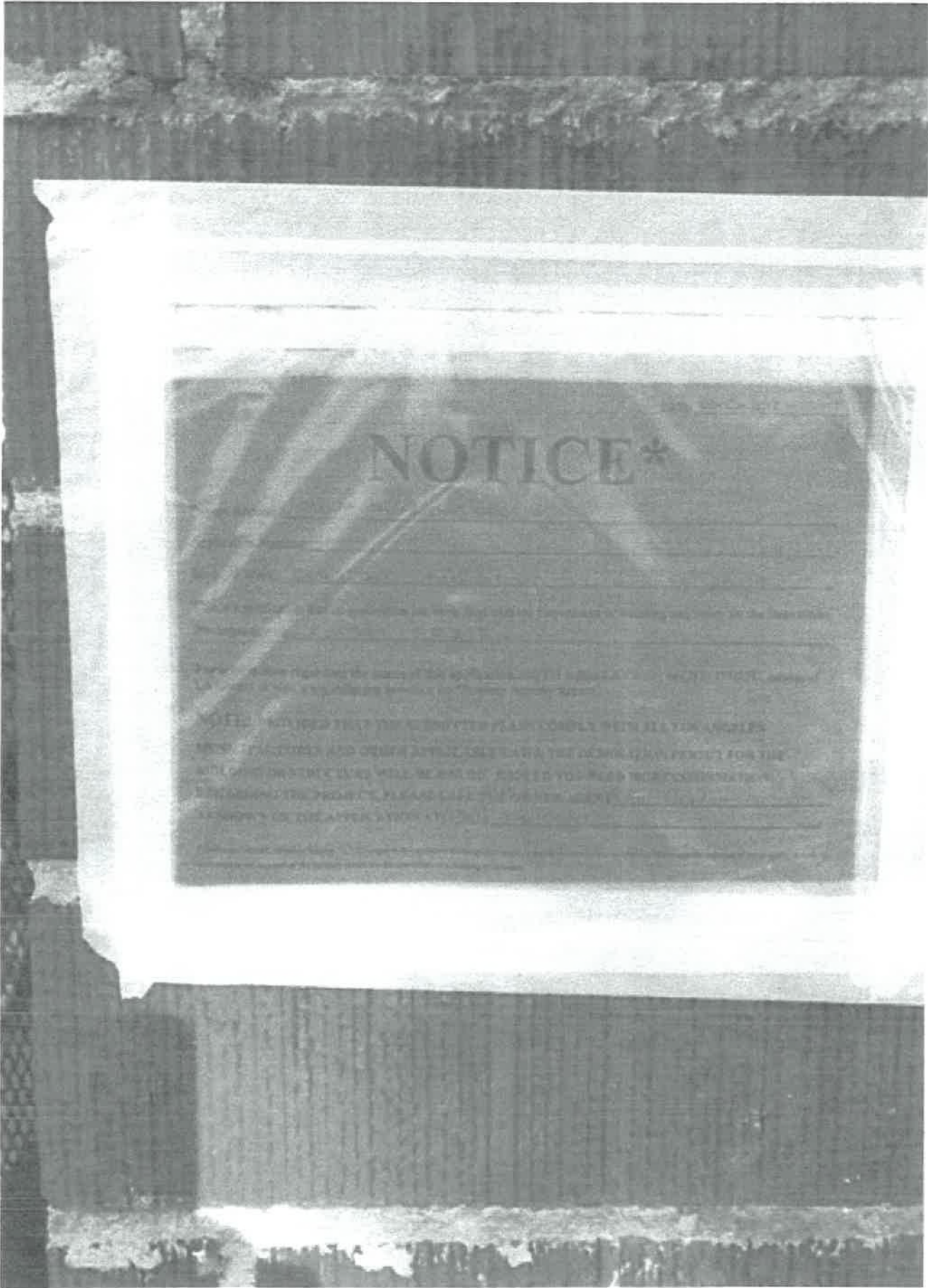
**Date:** March 23, 2017 at 7:50:47 PM EDT

**To:** Claudio Cosi <[claudio@cosidesigns.com](mailto:claudio@cosidesigns.com)>

**Subject:** Demo posting



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# NOTICE\*

NOTICE TO THE PUBLIC

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Kind Regards,  
Leslie Minniti  
310-801-0626

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BF #: 180014

Subject: Nov 2 2017

From: leslieminniti@gmail.com

To: rtsantelli@yahoo.com

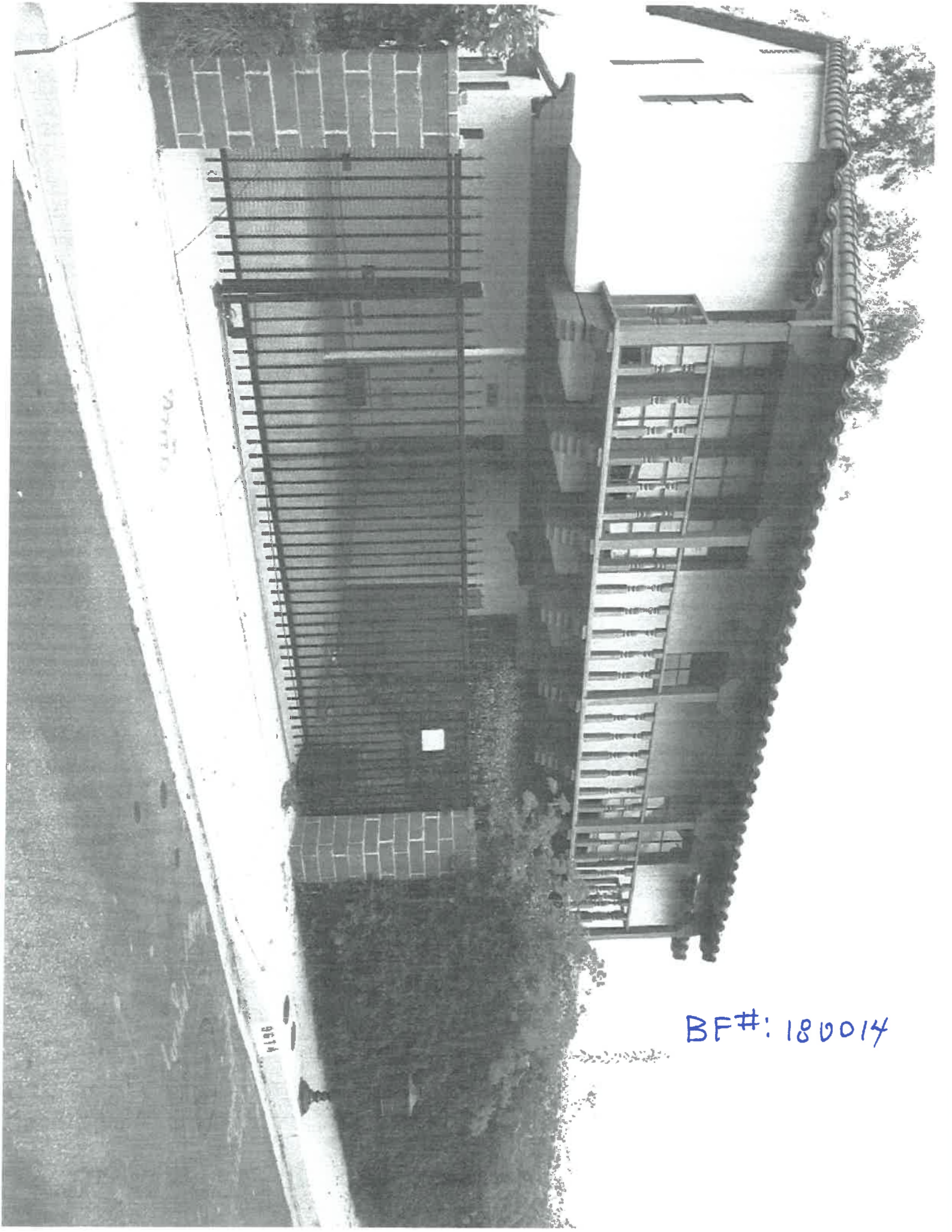
Date: Saturday, May 5, 2018, 4:46:07 PM EDT

Sent from my iPad



IMG\_1405.jpg

2.8MB



BF#: 180014

9614

RAY EXLEY, M.D, LIC. JULIANA LOZA-EXLEY  
9504 HIGH RIDGE PLACE, BEVERLY HILLS, CALIFORNIA 90210

May 7, 2018

Department of Building and Safety  
Board File No. 180014  
Attn: Ms. Dina Elkinawy

RE: Consideration of Application for construction project 9607 Highridge Drive,  
Beverly Hills, CA  
Hearing Date: May 8, 2018

Dear Ms. Elkinawy

I am Dr. Ray Exley and have lived at 9504 Highridge Place since the fall of 1981. This residence shares the North/South property line with the most recent construction project of Mr. Ossadon at 9502 Highridge Place. I am married to Juliana Loza-Exley who has resided with me at 9504 since 2009.

Being immediately adjacent to a construction project only a few feet from our home, one can imagine the potential issues. However we can only state that as much as a major building construction under ones nose can be, the experience with Mr. Ossadon was pleasant. In preparation for the major undertaking, his company assisted with the installation of sound windows for the entire 1st and 2nd floors facing the construction site. The installed security fencing and gates to protect our 3 dogs and on the single occasion when they did escape from another area, the workers observed them, corralled them and kept them safe until our return.

During the construction, it was convenient for Mr. Ossadon to have direct access to the building site from our property. To facilitate this, we allowed the filling in of our side yard to provide free access for the trucks to the site for soil removal and access to drilling rigs for soil samples.

When the project was complete, Mr. Ossadon made good on all his agreements and restored the cite to better than pre-construction condition. During the course of the project, a geologist visited our home and identified serious slippage on the down hills side. Mr. Ossadon and his company provided significant assistance in providing reinforcing and terracing, without which, would have surely caused the entire west facing 40 degree slope to collapse from erosion.

I also am aware that he provided free renovation to various neighbors' homes, including Mr. Craig Hilton, at 9600 Highridge Drive, for whom he replaced the rotted

fascia, made repairs to his deck and other cosmetic and deteriorating exterior details of his home. As always happens with any construction project, there are occasionally annoyances and encroachments, such as blocked driveways or extraordinary noise. On those few occasions, a simple phone call to the job superintendent solved the mis-parked cars and blocked driveways and other aggravations immediately. In the case of a period of extended noise, Mr. Ossadon offered to pay for us to stay in the Beverly Hills Hotel for the period of most annoying noise. Fortunately we have a vacation home and traveled there, for which we received an unsolicited "gift" to cover our travel and extraordinary expenses.

Any suggestion that Mr. Ossadon is a "bad neighbor" or irresponsible contractor are outrageous. He and Mrs. Ossadon have always been accessible and helpful and we wish them best of good fortune in their project.

Ray W. Exley, M.D.

Juliana Loza-Exley, Esq., CPM,

EXLEY/LOZA 9504 HIGHRIDGE PLACE, BEVERLY HILLS, CA 90210  
310-858-1093 (EXT 101) FAX 310-858-1094  
RAYEXLEY@YAHOO.COM

RAY EXLEY, M.D, LIC. JULIANA LOZA-EXLEY  
9504 HIGH RIDGE PLACE, BEVERLY HILLS, CALIFORNIA 90210

May 7, 2018

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