

From:
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9670 Highridge Dr
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To:
Planning and Land Use Management Committee
Room 340
200 North Spring Street
Los Angeles, CA 90012

June 04, 2018

RE: Council File No. 18-0459
Board File No. 180014
Council District 5

Dear Planning and Land Use Management Committee.

We are long-time residents at 9670 Highridge Drive, Beverly Hills, CA 90210.

We herewith would like to voice (i) our opposition to the application to export 3,000 cubic yards of earth and (ii) our support for the appeal filed by Paul Rohrer and Kathryn Lohmeyer Rohrer. The construction planned for 9607 Highridge Drive should not be permitted in its current form.

The reasons for my opposition are as follows:

1. **The planned route for the trucks is not safe** and not conducive for the use of construction trucks to transport earth. Specifically, parts of Highridge Drive, Summitridge Drive and San Ysidro Drive are not safe for such use and parts of this route have a street gradient that would not be considered permitted/legal today if it was not grandfathered in.

There have been several accidents on the streets of the proposed route, some of which resulted in life-threatening injuries. We have heard from neighbors that there may have also been fatalities though we do not know any specifics. We would urge the PLUM Committee to look into this matter as it should be easy to get this information about accidents and fatalities.

Even the city of Los Angeles deemed San Ysidro Drive to be unsafe and had new "STOP" signs installed to address concerns by residents: e.g. the most recently installed "STOP" signs are at the intersection of San Ysidro Drive and San Circle. I would assume that the city undertook a traffic study prior to the installation of these signs?

After writing this letter, I (Ivar Combrinck) came across a major accident on San Ysidro Drive this morning (June 04, 2018, at 8am). There is no reason why two cars would collide like this, if the street was wide enough to let two cars pass each other.

Photo of accident at 2036 San Ysidro Drive on June 4, 2018, at around 8:00am:



2. **Almost the whole length of San Ysidro Drive is not wide enough to allow two normal cars, going in opposite directions, to pass each other if there are cars parked on both sides.** Since this is a residential neighborhood, cars are usually parked on both sides of the street for the entire duration of San Ysidro Drive. The same is true for parts of Summitridge Drive and Highridge Drive.

As an example, between 515 San Ysidro Drive and 1958 San Ysidro Dr, the street is on average only 28 feet or less wide. This makes it difficult even for a medium sized truck to navigate the street, let alone a larger truck for hauling earth – see the following photo of San Ysidro Drive:

Photo of San Ysidro Drive showing a Fedex van having difficulty navigating past parked cars, note that it would be impossible for any car to go in the opposite direction until this vehicle has passed:



3. **San Ysidro Drive also has no pedestrian sidewalk.** Given the residential nature of the street, there are children playing, people walking (sometimes with pets), and bicyclists in the street pretty much every day on San Ysidro Drive. Due to the lack of a sidewalk and cars parked next to hedges or fences, they are usually walking on the traffic-side of parked cars, i.e. in the street.

4. **San Ysidro Drive is the only ingress or egress for multiple hundreds of residents**, the use of big construction trucks would effectively block in the whole neighborhood making it difficult, if not temporarily impossible, to get in and out.

5. **Staging at the site would block Highridge Drive**. The lot for the construction site itself is primarily a steep hillside with only a small part of even ground. Despite concerns from local residents voiced at the hearing for the proposal, the Board of Building and Safety failed to take the limited space for staging any construction into consideration, and the Board also failed to request a plan from the developer for such staging.

Already, the construction is inhibiting traffic due to the placement of a construction trash container that makes it difficult, if not impossible, for two normal cars to pass each other at this site (depending on parked cars on the opposing side of the street).

This is a known issue, since construction for the neighboring property also placed a construction container at this site – if the site is also used for staging and removal of the planned 3,000 cubic feet of earth, residents at the end of this cul-de-sac will have no way to get in or out of their street when construction is ongoing, trucks are being loaded, etc:

Photo of 9674 Highridge Drive being not wide enough for two cars to pass each other at the construction site, when cars are parked on the opposing side:



6. The contractor for this construction is the same contractor as for 9674 Highridge Drive. Despite Highridge Drive widening to approximately 70-75 feet in width, the construction for 9674 Highridge Drive was not only staged from the public thoroughway but the construction also blocked neighboring residents in their houses on several occasions.

Photos of 9674 Highridge Drive construction showing staging on the street:



7. There is a **total disregard by the city of Los Angeles for the residents of this neighborhood.** This construction at 9607 Highridge Drive would be the **eighth** construction project within a **thousand feet of my home:**
- i. 9674 Highridge Drive (major construction; currently ongoing)
 - ii. 9653 Highridge Drive (major construction; only completed a couple of weeks ago)
 - iii. 9502 Highridge Place (major construction)
 - iv. 2200 Summitridge Drive (major construction)
 - v. 2260 San Ysidro Drive (major construction; currently ongoing)
 - vi. 2265 San Ysidro Drive (mid-sized construction/renovation)
 - vii. 9504 Highridge Drive (more minor construction; renovation)

There may have also been additional construction on nearby Beeson Drive but I don't know for certain.

Additionally, the approved projects can only be classified as single-family homes via a stretch of the imagination. They abuse the maximum allowed construction limits in all dimensions, usually taking advantage of grandfathered exceptions on top of that. As an example, almost all new construction projects not only abuse the maximum height limit for new houses, but they then also take advantage of "grandfathered" reduced setbacks from the street and neighboring properties.

We are concerned by the city's lack of enforcing building and safety laws in this area. All this construction in this neighborhood appears to be occurring without any city oversight and with utter disregard of zoning, planning, safety, grading, and construction rules, regulations and laws.

Approvals are supposed to be granted *subject to conditions of approval*, but concerns by residents are summarily ignored – see the construction of 9674 Highridge Drive. What is the point of deposits or bonds, if the city does not enforce these rules and regulations and if there are no repercussions for contractors if they ignore the approval conditions?

Additionally, ALL affected property owners should be notified of these hearings, so that they can voice their concerns or views. This not only affects the immediate neighbors, but all residents on the ingress/egress route for these trucks, i.e. ALL residents on Highridge Drive, Summitridge Drive and San Ysidro Drive.

I appreciate you considering my arguments.

Kind regards,



Ivar Combrinck



Courtney Becker