

August 27, 2018

Board of Building and Safety Commissioners
201 North Figueroa Street
Room 1030
London, CA 90012

Re: 1565 Haslam Terrace

Cora Johnson (cora.johnson@lacity.org)
Michel Thompson (michel.thompson@lacity.org)

Dear Board Members:

We are writing to share our concern regarding a proposed redevelopment of a single family dwelling at 1565 Haslam Terrace. We are owners and residents of 1571 Haslam Terrace, the home located immediately to the south of the proposed project. Our concerns are several, as outlined below:

Communication around the property development to date have been inconsistent and confusing.

1. Not all affected residents have received notices of planned activities as required under the building code;

Regulations have not been followed during the initial work.

1. Initial soil sample work was initiated without notice to residents or the City. No dig notice was called in to mark all utilities before soil work was done;
2. A back hoe/digger showed up one day to start digging with no notice to residents. Had they dug where they had initially had planned, they could have ruptured our gas lines causing a potentially catastrophic event (per City employees);
3. The property has stood abandoned for several years and hasn't been properly fenced in to keep out unwanted visitors. In fact, we have had a variety of incursions onto the property - homeless people try to take makeshift "residency", underage kids looking to party and other people simply trying "get a look" all because a fence/barrier wasn't put up around the property consistent with regulations until Don Gallagher from the LADBS Code Enforcement Bureau initiated action by the city.

We are very concerned about the environmental impact on the current infrastructure (road, utilities, structural integrity of the land and property etc.).

1. Haslam Terrace is a private street and as such, the residents are responsible for ongoing upkeep;
2. The road is quite old and wasn't designed for the heavy machinery that will be required for this project. A grading expert was hired by a neighbor and it was their professional opinion that that the road would likely need to be reconstructed post such a development. A simple repaving would not be sufficient;

3. Our property cannot be trampled for this project. The road is quite thin and there are points where only one car can pass through at a time - a dump truck will not be able to navigate the road. More importantly, there is no room to turn around at the top of the street thus trucks would have to back down, creating even more danger for them AND residents;
4. Today, even small garbage trucks from the city back up the street to collect garbage - they cannot turn around at the top;
5. If this project were to be approved, a surety bond needs should be required to be posted by the property owner in an amount to be determined after a proper assessment/survey cost to replace the street should the work from this project damage the integrity of the property;
6. There is no parking available on the street and no vehicles will be allowed to park on our property. Thus, workers will have to be shuttled to the property from another location;
7. Emergency vehicles must have full access at all times;
8. The California Environmental Quality Act (CEQA) requires that the City must consider the cumulative environmental impact related to this project and the project also being proposed at 1585 Haslam Terrace. We are very concerned about the impact to our structure given the proposed dig. In fact the architect for the proposed project told Lisa Schweitzer directly that the digging would cause structural damage to our property so they would need to monitor things so that they could "fix" the issues that arose. We must be provided with documentation explaining how the impact of this work have been addressed.

In closing, while we are supportive of replacing the dilapidated and abandoned property at 1565 Haslam Terrace, the project must be compliant with all building codes, environmental regulations and most importantly, must be done with the safety of our neighborhood taken into account.

Best,

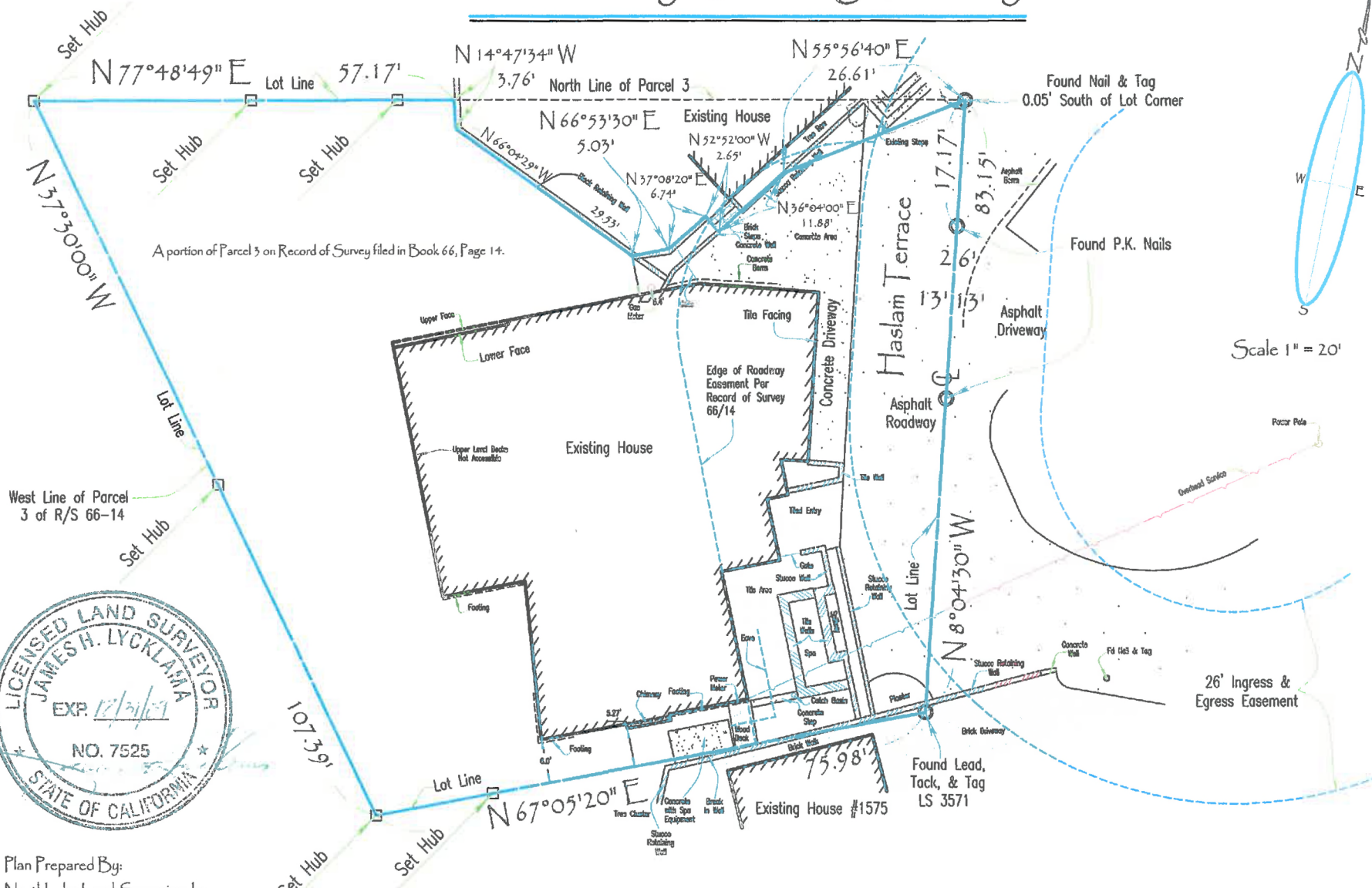


Michael A. Schweitzer
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Lisa M. Schweitzer
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Boundary Staking Survey



Plan Prepared By:
 NorthLake Land Surveying, Inc.
 32218 N. Big Oak Lane
 Castaic, CA 91384
 (661) 775-9130
 James Lycklama, LS 7525

Date of Survey: March 30, 2004 (revised June 6, 2008)

Site Address: 1571 Haslam Terrace, West Hollywood