

## Communication from Public

**Name:** Stewart Rubin

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**Council File No:** 20-0087

**Comments for Public Posting:** We represent the owners of the apartment building at 732 South Normandie Avenue. We recently received from the developer of the property next door, at 738 South Normandie Avenue, a document entitled "30-Day Notice of Intent to Excavate." It sets forth a start date for the excavation work of "on or after 05/25/2020," with digging to commence zero feet from our client's property line to a depth of 14 feet, for a subterranean parking lot. We are asking that you instruct Building and Safety to revoke and/or suspend the excavation permit for the following reasons: 1. We are in a global pandemic, and all residents of the City of Los Angeles are on forced lock down under decree from the Mayor. To allow digging zero feet from our client's property line while the tenants are ordered to stay in their apartments would be unconscionable and which could endanger their health and safety. The noise, vibration and dust caused by the excavation will be extreme. The potential respiratory issues presented from such construction could lead to a multitude of health issues. At least while the the lock down order is in effect, the developer of 738 Normandie Avenue should not be allowed to commence digging. 2. We spoke with the project manager about what steps the developer has taken to protect the integrity of our client's building. Specifically, as you are aware, the historical properties on Normandie Avenue, including our client's, were built decades ago, and our client's property is likely to crack and suffer other damage when construction and excavation is being performed so close to our client's building. We asked from the developer's representative insurance, bonding and engineering information, and specifically for information on what steps have been taken to protect our client's building. Nothing has been received from them and now they do not answer their phone. 3. Our client intends to hire a structural engineer to determine whether their building can withstand digging at a zero lot line distance and, if so, whether shoring or other measures are advisable. As you are aware, however, during this lock down period no engineer can be hired and no work can be performed. We are asking for a revocation and/delay of the permit to allow us time after the lock down is over to retain our experts and prepare such report. For the above reasons and more, we respectfully request that you instruct the Department of Building and Safety to revoke and/or suspend

the excavation permit. Thank you. Stewart Rubin