

STEVEN AND SUE REVITZ
1335 NORTH DOHENY DRIVE
LOS ANGELES, CALIFORNIA 90069

November 21, 2014

Members of the Planning and
Land Use Management Committee
of the Los Angeles City Council
c/o City Clerk
Room 395
City Hall
200 N. Spring Street
Los Angeles, California 90012

Re: Applicant: Marshall Bell
Owner: Bruno Mascolo
Case No.: BF140042
Appeal By: Randall R. Lee,
Stella M. Jeong, Ellen Evans
and Audrey Hanneman

Dear Members of the Planning
and Land Use Management Committee
of the Los Angeles City Council:

We own the house at 1335 N. Doheny Drive in Los Angeles and have resided there since August, 1984.

For the past 30 years we have paid a substantial amount in real property taxes. Our children never attended the Los Angeles public schools and, with one exception, we have never requested services from the City other than to occasionally ask for the replacement of a "burned-out" light bulb in a street light by the front of our home.

The exception was when there was a theft at our home. The LAPD was called and took a report but said there was nothing more they could or would do. Thus, and without attempting to sound presumptuous, we believe our concerns and those of our neighbors with regard to the traffic and other burdens that will be caused by the above referenced project (the "Subject Project") deserve meaningful consideration.

At the outset, please note that we do not have any general objection to the Subject Project. We believe that the development of new homes in our area is a good thing - so long as performed in a reasonable manner. Our concern with the Subject Project is the volume of trips by heavy construction equipment and trucks (the "Construction Vehicles"), especially the multi-axle vehicles that haul nine to ten cubic yards of dirt and debris.

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It is our understanding that the Construction Vehicles will use N. Doheny Drive from Flicker Way to Sunset Boulevard as the primary route to and from the Subject Project. Thus, the Construction Vehicles will pass by our house daily.

Our property is the second home north of the intersection of N. Doheny Drive and Cordell Place (the "Intersection"). For vehicles traveling south on N. Doheny Drive by our home, the grade is downhill.

There is a stop sign at the northwest corner of the Intersection (the "Stop Sign"). Because of the curve in N. Doheny Drive in that area, the Stop Sign is not visible for vehicles traveling southbound until approximately 155 feet before the Stop Sign.

Photographs of the Intersection and the Stop Sign are enclosed. The photograph depicting the Stop Sign was taken approximately 155 feet from the Intersection. The photograph which does not show the Stop Sign was taken approximately 165 feet from the Stop Sign.

The effect of this configuration is that vehicles traveling downhill, often at a high speed, are suddenly confronted with the Stop Sign. At a speed of 40 mph, such vehicles have less than three seconds to stop at the Intersection.

Few vehicles come to a proper stop. The vast majority roll through the Stop Sign. Many do not stop at all.

The weight of a cubic yard of dry dirt is between 1,890 to 2,160 pounds. Therefore, a truck carrying 10 cubic yards of dirt has a load of approximately 18,900 to 21,600 pounds. It would be very difficult to stop a truck with such a load within three seconds.

It is difficult for vehicles approaching the Intersection to see that there can be cross-traffic along Cordell Place. Thus, the drivers of vehicles proceeding north and south on N. Doheny Drive often assume there will be no cross traffic from Cordell Place and simply ignore the Stop Sign. We have repeatedly experienced this situation since access to our garage is through Cordell Place. Sometimes, when a speeding car or truck will see that we have the right of way, it will screech to a stop. A heavy truck hauling dirt or equipment might not be able to do so.

Quite frankly, we and our neighbors consider the Intersection to be a ticking time bomb. Eventually, there will be a serious injury or death. We do not consider it to be a matter of "if" but "when."

There is another concern. As you will see from the attached photographs, there are virtually no sidewalks on N. Doheny Drive. In the morning hours many domestic workers walk from

the bus stop on Sunset Boulevard and N. Doheny Drive to their places of employment on or by N. Doheny Drive. Residents of the neighborhood also walk N. Doheny Drive throughout the day for exercise.

The path these walkers take is the same as the Construction Vehicles. A Construction Vehicle traveling south on N. Doheny Drive would pose a serious danger to someone walking in the same lane, especially if there is also northbound traffic which would limit maneuverability.

According to information we have received, it is anticipated that the Construction Vehicles will use N. Doheny Drive as a route to and from the Subject Project for 113 days. There will be a total of 1,300 trips which will occur at the rate of two trucks per hour for six hours per day, six days per week.

In the mornings N. Doheny Drive is already a heavily traveled street. The Subject Project will make a bad situation worse – and extremely so.

It is our understanding that when a construction project places undue burdens on the surrounding area, the City has the power to make the developer grant concessions, whether through a conditional use permit or otherwise.

The Subject Project will create a substantial detriment to the smooth flow of traffic and safety in our neighborhood. Therefore, we believe it is only fair that the developer be required to take action that will mitigate against these burdens. We suggest the following.

First, blinking warning lights should be installed on N. Doheny Drive both north and south of the Intersection to warn traffic to slow their speed. This is especially important for southbound trucks on N. Doheny Drive which might otherwise travel too fast to stop at the Stop Sign.

Second, we believe that caution stripes should be painted on N. Doheny Drive north and south of the Intersection to warn north and southbound traffic to reduce their speed.

Third, if possible, speed humps should be installed within a reasonable distance of the Intersection to slow traffic. We also suggest that speed humps be installed on the southbound lane on N. Doheny Drive just south of Sierra Mar Drive and north of Cory Drive to force vehicles to reduce their speed on that downhill slope.

The cost of installing and maintaining these traffic control devices should not be significant. We believe they should be made a condition of the approval of the Subject Project. Certainly, that cost is justified based on the disruption that will be caused to our neighborhood by the Construction Vehicles serving the Subject Project for 113 days (if not longer).

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We have watched the Subject Project since grading began. We would not be surprised if the value of the home being developed, when completed, is in the \$15,000,000 to \$20,000,000 range. Thus, we do not believe the concessions we and our neighbors request are too much to ask considering the disruption that will be caused to the neighborhood and the threat to public safety if traffic safety measures are not implemented.

The doors of the LAPD patrol cars state: "To Protect and Serve." We request that the Committee follow that motto in this instance and protect and serve our neighborhood by imposing reasonable traffic safety conditions on the Subject Project.

Thank you for your time and attention to this matter and your anticipated cooperation.

Very truly yours,

Steven J. Revitz



Sue H. Revitz



