

RE: Board File No. 180073 2301 North San Marco Drive
Board File No. 180090 2305 North San Marco Drive
Board File No. 180091 2309 North San Marco Drive

Dear Rita,

I am writing to appeal the haul route for these properties that was approved on February 26, 2019, and to request that that decision be rescinded. I attended the hearing was at that time made aware of the proposed haul route.

I reside at 6481 San Marco Circle with my 2 year old daughter and boyfriend, Richard Lee. We are directly below the proposed development sites. Our property's primary egress to Cahuenga Blvd is exiting out of San Marco Circle, along the proposed haul route from San Marco Drive and onto Cahuenga Terrace.

The potential damage to these already compromised sections of roadway by more than 800 truckloads of earth, and the disruption of passage for a proposed 221 days or more, just for the hauling of dirt (excluding construction and roadwork repair to follow), gives me a cause for concern on the basis of safety, ingress/egress and damage to my property and my neighbors' properties.

Since my property sits directly below the subject sites with limited rear yard setback, I have concerns about a truck not having room on the narrow roadway above to pass other vehicles and to risk driving off the road and falling into our property as well as cause extensive congestion and impasse for vehicles attempting to travel these routes. We are situated downslope from the road, and if an accident were to occur a truck would fall directly into our house / bedroom. The reason I have real concern for this is I previously resided at 2405 Holly Drive (the lower house below 2404 San Marco Drive). In April 2016 a cement mixer fell off San Marco Drive and into the property and our parking area. The driver's wheels missed the curb at the bend of the road and the entire truck slipped down the hillside.

Without a personal visit to this area and these streets, it may be hard to see from maps that commercially rated vehicles are exceptionally large for the narrow roadways in this neighborhood. Further, this amount of excessive traffic in all likelihood will destabilize the hillsides that our houses are built into and will accelerate settling of houses, cracking of foundations and retaining walls. I am not aware of what or if the petitioner's bond requirements are, or if they will cover damages that might occur or how long the current asphalt base and concrete base along these roadways will even sustain. But I do feel approval of the haul route and plan check should require a professional opinion and review of the roadways' current conditions.

Something I find very disconcerting, the haul route proposed does not show how these trucks will arrive to the sites. If they plan to come into the site along the haul route, are they then planning to "turn around" or reverse down San Marco Drive? There is absolutely no way this can be done without substantial widening of the roadway. The petitioners mentioned a "staging area" for trucks. How will a staging area be constructed without substantial earth removal and what will happen during that initial removal period? Further, if they plan to enter from Holly Drive - up to San Marco Drive and then Exit along the Haul Route, a survey needs to occur so that there is awareness as to the actual physical width of San Marco Drive in it's current shape and width (years of hillside erosion have narrowed it dramatically). It is difficult to drive a standard size SUV along this route, let alone a truck and very hard to pass vehicles.

My understanding as well is that the approved haul route calls for the removal of over 10,000 cubic yds of earth, more than three times the amount allowed under the Baseline Hillside Ordinance for these three properties combined. The proposed project at 2305 alone calls for 6,105 cubic yards. This is more than 6 times the Baseline Hillside Ordinance allows and it is not at all clear to me how this amount of earth removal could be approved when it does not comply with this ordinance.

I kindly request that the haul route should be denied, or at least held in abeyance, until city plan checking can review the proposed grading in light of current zoning regulations. I would like this project to be given further consideration so that it might be accomplished in a safe manner that allows all the neighborhood residents the ability to access their homes and have the quiet enjoyment of their properties, in compliance with all applicable zoning regulations and ordinances. As submitted to date, I do not feel this is the case. The petitioners have made no contact with myself or members of our family, nor the 6 neighboring residents of mine along San Marco Circle - so my appeal letter is in response to what I learned at the hearing and via the Dept. of Building and Safety.

Sincerely,

Erin Burke
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