



Rita Moreno <rita.moreno@lacity.org>

Appeal to Proposed Construction at 2301, 2305, 2309 N San Marco Drive

Matt Sims <mattsimstv@gmail.com>

Fri, Mar 8, 2019 at 5:42 PM

To: "rita.moreno@lacity.org" <rita.moreno@lacity.org>

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,

As a concerned neighbor and resident of the Hollywood Dell with a residence on San Marco Drive, I am writing to appeal the haul route for these properties that was approved on February 26, 2019. I would also like to request that that decision be rescinded.

My residence is at [6475 San Marco Circle](#) with my elderly, disabled mother and partner. I live directly below the proposed development site and my garage's primary exit is directly across from the haul route and main entrance to this construction site. Not to mention our 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.

I see many major issues here:

1. The potential damage to an already aged and disheveled roadway by more than 800 truckloads of earth, and the disruption of traffic along a very narrow roadway with many turns, for a proposed 221 days or more, just for the hauling of dirt (excluding construction and roadwork repair to follow) is of huge concern. This is because of safety, ingress/egress and damage to my property and my neighbors' properties. For one example, just in the past year I have had to rush my aged/disabled mother to the emergency room 3 times during the daytime hours. If this were happening, we would not make it to the ER on time.
2. My property sits directly below the subject sites with limited rear yard setback. The road is extremely narrow and there is a huge risk of autos driving off the road and falling into our property. As has already been addressed at multiple hearings, this exact thing happened in 2016 up the road, when a cement truck tumbled down a ravine trying to pass a car along San Marco Dr.
3. This amount of excessive traffic will destabilize the hillsides that our houses are built into and will accelerate settling of houses, cracking of foundations and retaining walls. Most houses in this area were built in the 1930's or earlier (mine in 1936), so any unsettling could wreak substantial damage to our property.
4. There is no place for trucks of this size to "turn around" or reverse down San Marco Drive and this was not portrayed in the drawings for the haul route. As I said before, my only exit out of my garage is directly in line with where these trucks will be, so I could be unable to exit my property numerous times a day. This could be a disruption to my work, my life, and most importantly my mother's declining health.
5. Finally, my understanding is that this project 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 would politely ask that the haul route be denied, or at least placed on hold until city plan checking can review the proposed grading in light of current zoning regulations. I am not against new construction, however this project should be given further consideration so that it might be accomplished in a safe manner that allows all the neighborhood

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residents the ability to access their homes and have the quiet enjoyment of their properties, in compliance with all applicable zoning regulations and ordinances.

Thank you for your time.

Sincerely,

Matt Sims

310-291-3680