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Public Comments Not Uploaded PLUM Agenda Item 12 - September 9, 2024 Council File 14-0604 25-0813

'Rob Glushon' via Clerk-PLUM-Committee <clerk.plumcommittee@lacity.org>

Mon, Sep 8, 2025 at 1:47 PM

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This is to advise that we represent the Appellant, Encino Property Owners Association (EPOA) in Council File No. 14-0604 25-0813 which is on the PLUM Agenda, Item 12 for tomorrow, September 9, 2025 and that EPOA has achieved a written agreement with the Applicant as to additional conditions to protect the adjacent single-family neighborhood and Encino community and based thereon, withdraws its Appeal in this case.

Such additional conditions include:

- A. Applicant agrees to repair and repave the existing alley which will provide vehicle access into and out of the Project parking area subject to obtaining all required approvals and permits from the Bureau of Engineering;
- B. Applicant agrees to provide a functional loading area on the Project property so that there is no loading/unloading within the alley or on Ventura Boulevard;
- C. Applicant agrees to provide a functional trash pickup on the Project property that is not within the alley or on Ventura Boulevard. There shall be no trash pickup from Ventura Boulevard or Rubio Avenue.
- D. Applicant agrees to pay all costs for signage subject to the approval of the Department of Transportation on Rubio Avenue directing vehicles entering the Project parking area to turn right into the alley and to turn left leaving the alley including signage that Rubio Avenue is "Not a Through Street".
- E. Applicant agrees to a construction mitigation plan designed to protect neighborhood residents and minimize traffic and parking impacts on surrounding residential streets including but not limited to the following:
 - i. Construction-related vehicles and equipment shall be prohibited from parking on or use of Rubio Avenue and other residential streets off Rubio Avenue south of the alley providing access to the Project.

ii. Construction hours shall be limited to between 7:00 am to 7:00 p.m. Mondays-Fridays, and on Saturdays and National Holidays shall be limited to 8:00 a.m. to 4:00 p.m. There shall be no construction on Sundays.

iii. All construction activities shall be conducted in a manner to reduce and minimize to the extent possible unreasonable interference with vehicular access by neighborhood residents, including guests and invitees, from and to their homes, or impede access to emergency vehicles responders.

iv. Construction workers, contractors, subcontractors and other providers of labor and materials shall be prohibited from parking on Rubio Avenue and other residential streets off Rubio Avenue to minimize construction traffic and parking impacts;

v. During construction, all requirements of the Los Angeles City Fire Department shall be complied with including observance of all mandates by the Los Angeles Fire Department on Red Flag Days.

vi. Prior written notice of at least 14 calendar days shall be provided to EPOA prior to the commencement of initial grading and initial construction activities.

vii. The Developer shall establish a telephone hotline and email address for residents to contact regarding complaints and/or problems during construction related work;

viii. In addition to compliance with any other construction mitigation conditions relating to fugitive dust, the Developer or its successors in interest, its contractors, subcontractors, agents, employees and representatives shall take all reasonable actions to minimize and mitigate noise, dust, debris, trash and other impacts from construction activities. Such actions shall, at minimum, include watering of the Site during grading as needed; securing loads to prevent spillage of soil and/or debris that is removed from or brought to the Site; and cessation of grading or related earth-moving activities during periods of significant wind conditions as defined by a wind blowing at 15 miles/hour or greater. No music, radio or other audio or video equipment shall be audible from any adjacent residential properties.

ix. During construction activities, the Site shall be kept clear of litter, garbage, hazardous waste or materials that left unattended could result in fire, fumes or other dangerous conditions. The adjacent private properties and public streets and (sidewalks) rights-of-way shall be kept clear of litter, garbage, debris, construction materials and hazardous waste materials.

F. Applicant agrees to comply with all applicable laws and all conditions set forth in the Project Approvals.

EPOA requests the PLUM Committee add the above agreed-upon conditions to the Project approvals.

Thank you for your consideration.

Robert L. Glushon

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