

Communication from Public

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Council File No: 25-0854

Comments for Public Posting: I am appealing the hauling route as approved by the Board of Building and Safety Commissioners, case no. SBF 250854, issued following a public hearing on 4/7/2026. It pertains to the export of 23,000 (twenty-three thousand) cubic yards of soil from the undeveloped lot at 3842-3852 Roble Vista Drive. The attached appeal is based on the fact that the hauling route as approved is in violation of the City's Municipal Code Section 7006.7.5.1. I am also attaching the Power Point presented to the Board of Building and Safety during the public hearing of 4/7/2026.



Hauling Route for 3842 Roble Vista: Why do all neighbors oppose it?

- The Da Vinci apartment fire, December 2014; 1,200,000 SF destroyed. Eaton & Palisades fires, January 2025: **15,000 structures destroyed, 31 people dead**
- Da Vinci was under construction on an easily accessible wide street next to the freeway – the opposite of Roble Vista



Da Vinci: Exactly same type of wood-frame construction as 3842 RV:
wood-frame apartments above concrete parking. **Proposed hauling &
staging will block access to fire engines, EMT vehicles & resident's parking.**

Dumpsters parked permanently on the street across from site allow only a single lane of traffic.
Construction trucks would block all through traffic.

Fire engines and EMT vehicles would also be blocked.



View of entire N. side of Roble Vista: Where are the residents going to park? How will they get in and out of their parking? Where will the construction workers park?



Developer proposed Bellota Way for staging:

- * Dead-end street with the turnaround blocked off
- * One side of street taken entirely by garages;
- * Opposite end of street can accommodate a single truck only – see next slide





According to the developer, 23,000 Cubic Yards will be removed from trucks in this staging area 36' long; it can accommodate a **SINGLE TRUCK** at a time.

With this arrangement, it would take a year or two of hauling. Where is the actual staging?

According to the developer, trucks will drive **in reverse** down Bellota and around the corners to reach the site. This will create an ongoing life safety hazard for the duration of construction.



Conclusion

- The oldest building in Los Feliz, the Rancho Los Feliz Adobe, was built in 1853; the subject parcel has remained undeveloped for the past 170 years due to the impossibility of large-scale grading on Roble Vista
 - The removal of 23,000 CY of soil will require at 2,000 truck loads or more; the proposed hauling route is not feasible as presented.
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- Hauling operations will be in **violation of the California Fire Code 503.4 and 503.2.1;** fire apparatus access roads require “*an unobstructed width of not less than 20’*” ...”***not obstructed in any manner including the parking of vehicles*”**. Trucks used for hauling will reduce Roble Vista to a width of 10’ or less.