



April 15, 2026

Los Angeles City Council,
Planning and Land Use Management Committee
200 N. Spring Street, Room 395
Los Angeles CA 90012

RE: **Hauling Route Appeal - BF 250854**
Proposed Project Address: **3842 & 3852 W. Roble Vista Dr.**

Honorable Committee Members:

This is an appeal of 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 3840-3842 Roble Vista Drive. The appeal is based on the fact that the approval was issued in violation of the City's Municipal Code:

1. The developers did not disclose the location for the staging, in violation of Los Angeles Municipal Code section 7006.7.5.1. Both BBS staff and the Board of Building & Safety themselves failed to either identify or remedy this violation, even though several neighbors raised this issue during the 2 (two) public hearings in front the Board.
2. The developers did not disclose the maximum gross weight of the loaded hauling trucks, in violation of Los Angeles Municipal Code section 7006.7.5.1. Both BBS staff and the Board of Building & Safety itself failed to either identify or remedy this violation, even though several neighbors raised this issue during the 2 (two) public hearings in front of the Board.
3. The hauling of 23,000 cubic yards may require as many as 2,000 (two thousand) truck loads. During both public hearings in front of the BBS, the neighbors requested that the developers disclose the average and maximum number of hauling trips a day; this is a critical number that will determine how much the daily lives of the neighbors will be disrupted. As of the day of this appeal, neither the developer nor BBS have provided those numbers: our request was ignored, and the very purpose of a public hearing was negated.

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4. The developers gave false testimony to BBS:
 - 4.1 The developers stated that Roble Vista is 26 (twenty six) feet wide; as measured by several neighbors, the average width is 19 (nineteen) and maximum is 21 (twenty-one) feet. With residents' cars parked on 1 side of the street and hauling trucks on the other, there will be no room for fire trucks or ambulances.
 - 4.2 During the public hearing of 4/7/2026, the project expeditor Mr. Jason Grant falsely testified that he had not received any comments or suggestions from the neighbors. On 4/2/26, nine neighbors and I had emailed Mr. Grant, outlining 5 (five) specific concerns about the hauling operations and proposing 7 (seven) specific remedial measures. Mr. Grant ignored our email. I have attached the email as Exhibit 1.
5. On numerous occasions the neighbors and I invited city staff to visit the proposed development site and field-verify whether the information provided by the developer was accurate; staff refused to do so, even though the subject site is only 5 (five) miles from their downtown offices.

For the above reasons I ask that you vacate the previous approval of the hauling route.

Respectfully submitted,



Lazaros Papademetropoulos AIA
Owner of 3830/3832 Robe Vista Drive

California: Architect C 22403 Contractor B 943282
Subject Matter Expert, California Architects Board
Nevada: Contractor B2 00895539

Attachment: Exhibit 1

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Exhibit 1: Email sent to Mr. Grant on 4/2/2026



Lazaros Architect <ac2architects@gmail.com>

Fwd: BF 250854 - In opposition to the current hauling route

L. Papademetropoulos AIA <Laz@ac2architects.com> Thu, Apr 2, 2026 at 7:54 AM
 To: Jason Grant <Jason@localdevinc.com>, Kerri Spiteri <kerrispiteri.studio@gmail.com>, "gretavanraam@gmail.com" <gretavanraam@gmail.com>, DJ Joe <Godjoe@gmail.com>, "Jkal82@gmail.com" <Jkal82@gmail.com>
 Cc: Masha Lyass <mashalyass@icloud.com>, shannonfincke <shannonfincke@gmail.com>, shannonfinke@gmail.com, "jessjessross@gmail.com" <jessjessross@gmail.com>

Good morning Jason:

As promised, I am forwarding our email and Powerpoint sent to the Building Commissioners this morning. The email includes some of the conditions necessary to reassure the neighbors of their safety during construction.

Note that all our concerns and conditions pertain to life safety during the hauling operations.

Lazaros Papademetropoulos / AC Squared Co. LLP
 California: Architect C 22403 Contractor B 943282
 Subject Matter Expert, California Architects Board
 Nevada: Contractor B2 00895539
 P. O. Box 26338
 Los Angeles CA 90026-9998
 Voice: 310 804-8999 Fax: 310 496-1396
www.ac2architects.com

----- Forwarded message -----

From: L. Papademetropoulos AIA <Laz@ac2architects.com>
 Date: Thu, Apr 2, 2026 at 7:46 AM
 Subject: Re: BF 250854 - In opposition to the current hauling route
 To: Kerri Spiteri <kerrispiteri.studio@gmail.com>, Masha Lyass <mashalyass@icloud.com>, jessjessross@gmail.com <jessjessross@gmail.com>, Eric Zimmerman <ericezimmerman@gmail.com>, gretavanraam@gmail.com <gretavanraam@gmail.com>, DJ Joe <Godjoe@gmail.com>, Jkal82@gmail.com <Jkal82@gmail.com>, <shannonfinke@gmail.com>, Justin Brand <justin.brand@lacity.org>, Armida Reyes <armida.reyes@lacity.org>
 Cc: Lynsey Mitchel <lmitchel@sheppard.com>, Alan Morelos <alan.morelos@lacity.org>

Dear Members of the Board of Building and Safety Commissioners:

We are in opposition of the hauling operations as proposed for 3842 Roble Vista. Please see the attached Power Point presentation.

Opposition to the current hauling operations

1. The proposed hauling operations are in violation of the California Fire Code Sections 503.4 and 503.2.1: Fire Department requires a 20-foot roadway access at all times; cars are not allowed to park within those 20'. Roble Vista is only 19-20' wide; residents' parking and garages take up about 70% of the north side of Roble Vista. Hauling trucks will occupy the south side, resulting in zero access to emergency vehicles. We cannot

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ignore the recent Altadena & Palisades fires; or the Da Vinci apartment fire, where 1,2 million SF of wood-frame apartments were destroyed, in spite of their location on a wide, flat street.

2. The proposed use of Bellota Way for staging is unrealistic and illegal; there is posted signage prohibiting parking on *either* side of the street. Bellota is a steep, short and narrow street that dead-ends in a gated and blocked turn-around. With 1 side taken entirely by garages, the opposite side taken by dump trucks and the gate locked, in an emergency people will be trapped and unable to back out of their garages.

3. The "no parking" sign aside, Bellota has only about 36' of roadway available for staging, enough to accommodate a single dump truck; the remainder of the street abuts either driveways or garages. With only 1 truck waiting at the staging area and 1 being loaded on site, it will take a couple of years to haul away 23,000 CY.

4. There is a pair of dumpsters parked permanently on the roadway across from the site, leaving only a single lane 13'-14' wide. How will the dump trucks, local traffic and fire trucks go through in an emergency?

5. At any given day and time, there is a maximum of 2-3 empty street parking spaces along the entire length of Roble Vista. Where will the bulldozer and crane operators park during hauling? Where will the flagmen park?

6. The above reasons explain why no other developer was able to build on the subject property for the past 150 years.

Suggested Conditions of approval

We request that the developer:

A. Provides a new staging area.

B. Provides a realistic hauling schedule, disclosing:

- Maximum number of daily trips
- Total number of trips

C. Prohibits the following:

- Hauling during trash pickup days
- Hauling on Saturdays or Sundays

D. Retains the services of an on-site private fire brigade for the duration of the project; private brigades use modified pick-up trucks that are smaller and easier to maneuver on

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the area's congested hillside roads.

E. Provides parking for the construction workers in a remote area and transports them with vans to and from the site.

F. Makes arrangements to relocate the dumpsters that are on the street across from the construction site.

G. Before excavation starts, they construct a masonry fence at their property line south of and directly above 3830 Roble Vista. This is necessary to collect rocks, soil, construction debris and mud and block it from rolling down the steep hill, entering that property and endangering the tenants.

Thank you for your attention to this matter,

The neighbors:

Shannon Fincke

Joe Green

Justin Kallas

Masha Lyass

Lynsey Mitchel Esq.

Lazaros Papademetropoulos AIA

Jess Ross

Kerry Spiteri

Greta Van Raam

Eric Zimmerman