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## Public Comments Not Uploaded Appeal BF 250854 3842/3852 Roble Vista Dr.

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**Silver Beach Development** <silverbeach.architects@gmail.com>

Mon, May 4, 2026 at 7:20 AM

Reply-To: clerk.plumcommittee@lacity.org

To: clerk.plumcommittee@lacity.org

I am writing in support of the appeal against BF 250854.

I have attached 3 exhibits:

Exhibit 1: Shows the rear of my property at 3830/3832 Roble Vista Dr., directly below the proposed development site. Without any safety measures, construction equipment may roll down the hill & crush the building. Proposed site is in a severe fire hazard zone & earthquake fault zone. CEQA exemption failed to mitigate:

- Fire safety during hauling operations
- Earthquake safety during hauling operations
- Safety of property, life and limb during hauling and construction operations; construction equipment will prevent emergency vehicles from entering the street.

Exhibit 2: Shows the proposed project that will require removal of the entire hillside (23,000 cubic yards of soil); project consists of 29 units, while all existing structures on that side of the street are only single family homes & duplexes.

Exhibit 3: Shows that street is occupied by tenants' parking; there is no room for the workers and flagmen to park during the hauling operations.

Rhodes Papademetropoulos

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### 3 attachments

 **Exhibit 2 against BF250854.pdf**  
155K

 **Exhibit 3 against BF250854.pdf**  
269K

 **Exhibit 1 against BF250854.pdf**  
464K



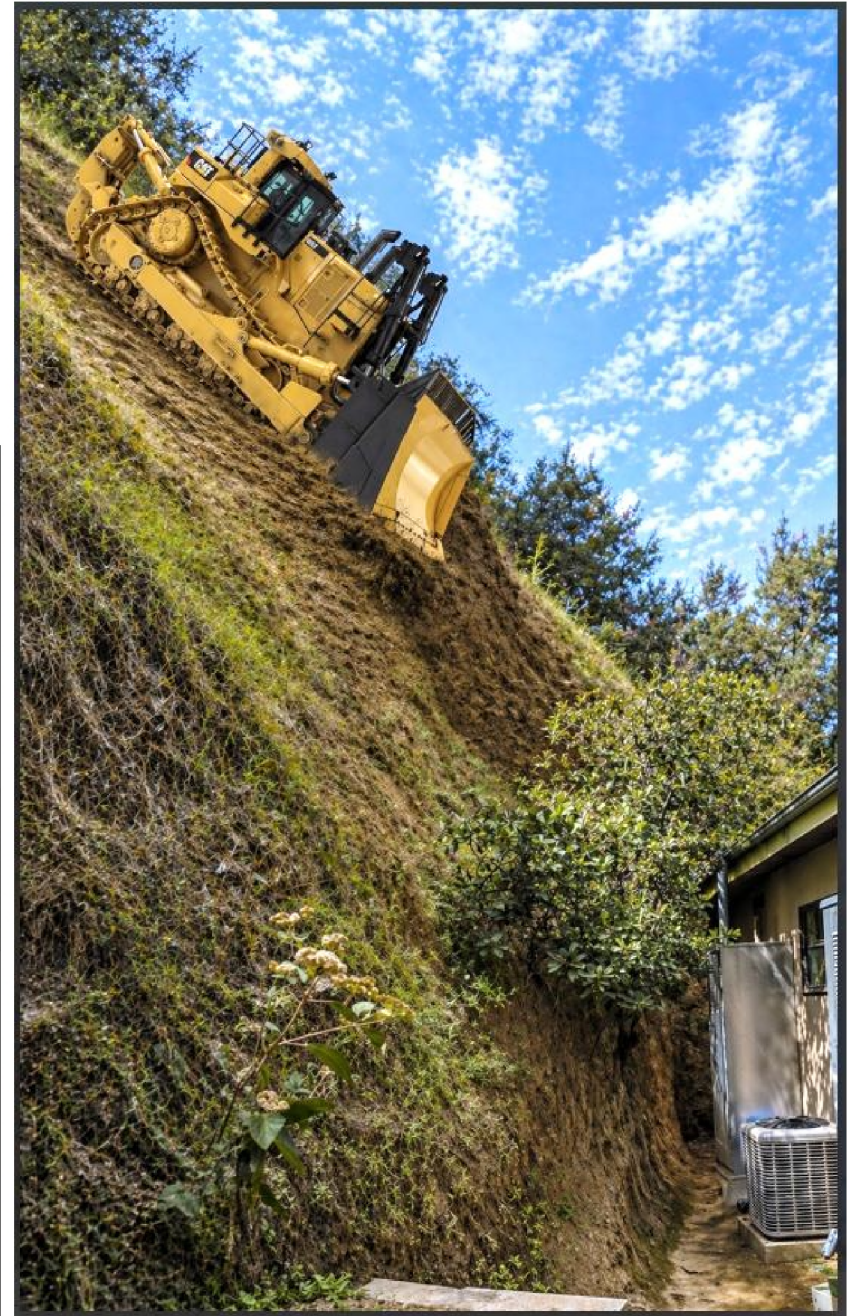
**ALL EXISTING BUILDINGS ON SOUTH SIDE OF ROBLE VISTA ARE 1 OR 2-STORY SINGLE-FAMILY HOMES & DUPLEXES**

- **PROPOSED 3842 ROBLE VISTA: 29 UNITS / 4-STORIES TALL**
- **PROPOSED REMOVAL OF 23,000 CUBIC YARDS OF SOIL – EQUAL TO THIS VOLUME: 80’ LONG X 80’ WIDE X 100’ TALL**



**ENTIRE STREET IS ONLY 2-LANE WIDE; ONE LANE USED FOR PARKING OR ACCESS TO PARKING BY RESIDENTS**

- **WHERE WILL THE CONSTRUCTION WORKERS PARK DURING THE HAULING OPERATIONS?**
- **WHERE WILL THE FLAGMEN PARK SURING HAULING OPERATIONS?**
- **WITH RESIDENTS & WORKERS PARKING ON ONE LANE & DUMP TRUCKS BEING LOADED IN THE OTHER, THERE IS NO ACCESS LEFT FOR FIRE TRUCKS & AMBULANCES**



**3830 ROBLE VISTA – DIRECTLY BELOW CONSTRUCTION SITE**

- **DEVELOPER PROVIDED ZERO MEASURES TO PROTECT THIS PROPERTY DURING EXCAVATION/HAULING AND PREVENT CONSTRUCTION EQUIPMENT SLIDING DOWN THE STEEP SLOPE & CRUSHING THE DUPLEX BELOW**