

MOTION

I MOVE that the matters of STATUTORY EXEMPTION from the California Environmental Quality Act (CEQA) pursuant to Public Resource Code, Section 21080.66 (Case No. ENV-2025-3598-SE), AND RELATED CEQA FINDINGS; COMMUNICATION FROM THE BOARD OF BUILDING AND SAFETY COMMISSIONERS, and an APPEAL AND SUPPLEMENTAL APPEAL filed by Eric Zimmerman (Item 3, CF 26-0516); and APPEAL filed by Lazaros Papademetropoulos AIA (Item 4, CF 26-0516-S1), on today's Council Agenda, from the determination of the Board of Building and Safety Commissioners in approving a Statutory Exemption as the environmental clearance, and a haul route application to export 23,000 cubic yards of earth; for the development of 27 apartment units, plus two Accessory Dwelling Units (ADU) in 4 structures: a 3-story, 6-unit building, a 4-story, 9-unit building, a 4-story, 12-unit building with subterranean parking and a 2-story 2-unit ADU, shoring, plus retaining walls. Three (3) of the 29 units will be reserved for Very-low-income units (2-bedroom unit in building 1, 1 bedroom unit in building 2, and 2-bedroom unit in building 3); for the property located at 3842 and 3852 West Roble Vista Drive, subject to Conditions of Approval, BE AMENDED to ADOPT the following recommendations:

1. DENY the APPEAL and SUPPLEMENTAL APPEAL filed by Eric Zimmerman (Item 3, CF 26-0516); and APPEAL filed by Lazaros Papademetropoulos AIA (Item 4, CF 26-0516-S1), and thereby SUSTAIN the determination of the Board of Building and Safety Commissioners in approving a Statutory Exemption as the environmental clearance, and a haul route application to export 23,000 cubic yards of earth; for the development of 27 apartment units, plus two Accessory Dwelling Units (ADU) in 4 structures, for the property located at 3842 and 3852 West Roble Vista Drive, subject to modified Conditions of Approval.
2. DETERMINE that based on the whole of the administrative record, the project is exempt from CEQA pursuant to Public Resource Code, Section 21080.66 (Case No. ENV-2025-3598-SE).
3. ADOPT and MODIFY THE CONDITIONS of the Board of Building and Safety Commissioners to a) remove the condition for a pedestrian crossing guard; and b) require two flag attendants: one located at the entrance of the project site and one located at the intersection of Los Feliz Boulevard and Griffith Park Boulevard. Additional flag attendants may be required by the Department of Building and Safety, the Department of Transportation, or the Bureau of Street Services if needed to address hazardous conditions—such as blind curves or uncontrolled intersections—or if traffic impacts exceed the levels originally anticipated.

PRESENTED BY: Nithya Raman  
NITHYA RAMAN  
Councilmember, 4<sup>th</sup> District

SECONDED BY: [Signature]

MAY 5 2026

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