



Public Comments Not Uploaded Appeal of Board of Building and Safety Commissioners Decision – Board File No. 250854 / 3842 & 3852 West Roble Vista Drive

clerk.plumcommittee@lacity.org <clerk.plumcommittee@lacity.org>
To: Clerk-PLUM-Committee <clerk.plumcommittee@lacity.org>

Fri, Apr 17, 2026 at 11:14 AM

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

From: **Eric Zimmerman** <ericezimmerman@gmail.com>

Date: Thu, Apr 16, 2026 at 4:36 PM

Subject: Re: Public Comments Not Uploaded Appeal of Board of Building and Safety Commissioners Decision – Board File No. 250854 / 3842 & 3852 West Roble Vista Drive

To: Candy Rosales <candy.rosales@lacity.org>

Hi Candy, thank you for your email.

I am writing to supplement my formal appeal letter dated April 10, 2026, because of new information received since filing.

Correction Regarding Building Description

My appeal letter referenced an 8-story building. I based this on the official LADBS permit document (Application No. 24010-10001-04447), which describes the project as "NEW 8 STORY 27 UNITS." I have since learned from City staff that the project actually consists of four separate buildings constructed up the slope - a 4-story, a 4-story, a 3-story, and a 2-story structure. I want to correct this description in my appeal and note that the misleading language originated in the City's own permit documentation.

Traffic and Circulation — Confirmed by City Staff

City Planning staff confirmed in writing that "the project was not subject to any studies, reviews, or conditions related to street access, turning radii, emergency vehicle circulation, or expected traffic volumes." This directly confirms the central concern raised in my appeal - that no meaningful traffic or circulation analysis was conducted for a 29-unit development on a narrow, single-lane hillside cul-de-sac. I respectfully submit that this admission strengthens rather than resolves my concerns.

CEQA Exemption and Fire Hazard During Construction

The CEQA Justification Letter (Case No. ENV-2025-3598-SE, Revision 3, March 3, 2026) confirms the project site is located within a Very High Fire Hazard Severity Zone and the Wildland Urban Interface. The City's response to the VHFHSZ designation relies on compliance with existing building code standards. However, these standards address the completed structure and do not address fire hazard during the construction period itself, when no such protections are in place and the site remains within a designated VHFHSZ. This gap warrants specific attention from the Committee.

I appreciate the Committee's consideration of this supplemental information alongside my original appeal.

Sincerely,

Eric Zimmerman

3800 Roble Vista Drive

Los Angeles, CA 90027 [REDACTED]

On Thu, Apr 16, 2026 at 12:56 PM Candy Rosales <candy.rosales@lacity.org> wrote:

Dear Mr. Zimmerman,

The Council file number for your appeal regarding Board File No. 250854 is 26-0516.

We are currently scheduling this matter and will notify you once a date has been confirmed.

Should you have any questions, please do not hesitate to contact me.

Thank you.



Candy Rosales | Legislative Assistant

City of Los Angeles | Office of the City Clerk

Tel: (213) 978-1078

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On Fri, Apr 10, 2026 at 1:46 PM Clerk-PLUM-Committee <clerk.plumcommittee@lacity.org> wrote:

Good afternoon Mr. Zimmerman,

Your appeal regarding Board File No. 250854 for 3842 and 3852 West Roble Vista Drive has been received.

We will begin processing your appeal and will provide you with the Council file number as soon as it is available.

Thank you,



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On Fri, Apr 10, 2026 at 11:41 AM Eric Zimmerman <ericezimmerman@gmail.com> wrote:

Dear Members of the PLUM Committee,

Please find attached my formal written appeal of the Board of Building and Safety Commissioners' decision of March 10, 2026 (Board File No. 250854), approving an application to export 23,000 cubic yards of earth from 3842 & 3852 West Roble Vista Drive, Los Angeles, CA 90027.

The Final Action Letter memorializing this decision was issued on April 9, 2026, and this appeal is being filed within 10 days of that notice.

Also attached is Exhibit A, documenting actual street width measurements at multiple points along Roble Vista Drive.

I respectfully request that the Committee hear this appeal at the earliest opportunity.

Sincerely,

Eric Zimmerman
3800 Roble Vista Drive
Los Angeles, CA 90027