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201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

OSAMA YOUNAN, P.E.
GENERAL MANAGER
SUPERINTENDENT OF BUILDING

JOHN WEIGHT
EXECUTIVE OFFICER

April 9, 2026

BOARD FILE NO. 250854
C.D.: 4 (Councilmember N. Raman)

Vista Views LLC
433 N. Camden Dr., Ste. 600
Beverly Hills, CA 90210

JOB ADDRESS: 3842 & 3852 WEST ROBLE VISTA DRIVE
TRACT: TR 9780

The Board of Building and Safety Commissioners, at its meeting of March 10, 2026, gave consideration to the application by Jason Grant, to export 23,000 cubic yards of earth from the above-referenced property.

The Board took the following action:

1. DETERMINED 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).
2. APPROVED the application subject to all conditions specified in the Department's report dated March 4, 2026, with the following exception:

- a. Item C.3 shall be modified as follows:

Staging is allowed off-site only. Staging shall not interfere with traffic nor access to neighboring driveways. (BSS)

- b. Item C.7 shall be modified as follows:

A minimum of three flag attendants, each with two-way radios, will be required during hauling hours to assist with staging and getting trucks in and out of the project area. Flag attendants will be placed at the following locations:

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NOT VALID WITHOUT STAMP AND SIGNATURE

c: Principal Grading Inspector S. Valenzuela E. Lee A. Reyes M. Majid L. Mitchel K. Spiteri J. Kallas
L. Papademetropoulos G. Van Raam E. Zimmerman J. Grant J. Beroukhim S. Fincke K. Seeley
J. Green B. Stanis J. Sherwood M. Lyass J. Ross H. Hesse
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- A. One at the entrance of the project site.
- B. One at the intersection of Roble Vista Dr. and Bellota Wy.
- C. **One at the intersection of Los Feliz Blvd. and Griffith Park Blvd.**

Additional flag attendants may be required by the LADBS Inspector, LADOT, or BSS to mitigate a hazardous situation (e.g. blind curves, uncontrolled intersections, narrow portions of roads or where obstacles are present). Flag attendants and warning signs shall be in compliance with Part II of the latest Edition of "Work Area Traffic Control Handbook." (BSS)

- c. Item C.17 shall be added as follows:

A representative from the project site shall regularly attend the Los Feliz Neighborhood Council meetings to provide timely and major project updates. (DBS)

- d. Item C.18 shall be added as follows:

The owner/contractor must conduct daily site cleanings during construction and employ robust dust control strategies. (DBS)

- e. Item C.19 shall be added as follows:

During construction, an on-site superintendent shall be provided and a sign shall be posted containing their contact information. (DBS)

- f. Item C.20 shall be added as follows:

The owner/contractor shall coordinate construction activities with concurrent neighboring projects to ensure minimum disruption and maximum safety in the area. (DBS)

- g. Item C.21 shall be added as follows:

Idling of construction vehicles, while not being actively transited, shall be prohibited. (DBS)

- h. Item C.22 shall be added as follows:

A pedestrian crossing guard shall be required at the entrance/exit of the project site for the duration of hauling. (DBS)

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i. Item C.23 shall be added as follows:

Workers' vehicles shall be parked off-site and workers shuttled to the project site for the duration of the project. (DOT)

This action becomes effective and final when ten calendar days has elapsed from the date of the Board's action, unless an appeal is filed with the City Council pursuant to Section 91.7006.7.5.6 of the Los Angeles Municipal Code.

for Veronica Lopez

Jacob Stevens, President
BOARD OF BUILDING AND SAFETY COMMISSIONERS

Action By
the BOARD OF BUILDING AND SAFETY
COMMISSIONERS on

April 7, 2026

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