

Communication from Public

Name: Ying Wu

Date Submitted: 05/19/2026 04:50 PM

Council File No: 26-0715

Comments for Public Posting: Please see attached written objection and supporting exhibits regarding Council File 26-0715 (1375 North Summitridge Place). The following text is provided to ensure inclusion within the public administrative record. Written Objection & Request for Continuance – Council File 26-0715 Dear PLUM Committee and Office of the City Clerk, I respectfully submit this written objection regarding Council File 26-0715. 1. Procedural Timing and Limited Review Opportunity Although the project review process appears to have been ongoing since approximately 2023, access to the project materials and supporting technical documents was not actually made available to me until the evening of May 18, 2026, at approximately 5:30 PM (See Exhibit A). The hearing is currently scheduled for May 26, 2026. Due to the intervening weekend and the Memorial Day holiday on May 25, this effectively leaves only four working days to review three years of highly technical materials. The recently provided records include geology reports, geotechnical reports, grading-related documents, engineering evaluations, civil engineering drawings, retaining wall plans, structural details, drainage-related materials, and other highly specialized technical records accumulated over multiple years. As an ordinary neighboring homeowner without technical experience in geology, soils, structural engineering, or hillside construction, I do not believe this provides a fair or reasonable opportunity for meaningful review of these materials. These records have only recently become available and are only now beginning to be reviewed and evaluated. Under these circumstances, requiring affected neighboring property owners to formulate technically responsive objections within four working days — after receiving three years of accumulated technical records immediately preceding a holiday weekend — does not provide a meaningful opportunity for informed public review and participation under the CEQA review process. 2. Project Scale and Hillside Complexity The recently disclosed records also describe a project involving approximately 4,998 cubic yards of earth excavation and export (notably just below the 5,000 cubic yard threshold), a 12,000+ square foot structure with extensive basement areas, permanent tie-back anchors, retaining systems, shoring, and other significant hillside stabilization measures. As reflected in the attached exhibits, the proposed project site and my

neighboring downhill property are located in extremely close proximity along a narrow hillside roadway. The closest building-to-building distance between the two properties is approximately 33 feet, and portions of the roadway narrow to approximately 18 feet in width. 3. Request for Additional Review Time and Reservation of Rights I respectfully object to the granting of a Categorical Exemption (Class 32) at this time without providing affected neighboring property owners a reasonable opportunity to meaningfully review the technical record. I respectfully request additional time and continuance of this matter to allow for continued review and evaluation of the recently provided technical materials. I also respectfully reserve the right to submit supplemental written objections, supporting materials, expert analysis, and additional comments following further review of the technical record and associated project documents. This objection is submitted to preserve procedural and substantive issues within the administrative record, including any rights relating to future administrative or judicial review. 4. Attached Exhibits Attached exhibits are provided for contextual reference only: • Exhibit A – Screenshot reflecting the timing of receipt of project materials and technical records on May 18, 2026. • Exhibit B – 3D project rendering provided by the project applicant/developer showing the relative proximity between the proposed hillside project site at 1375 Summitridge Place and the adjacent neighboring property at 1314 Summitridge Place. • Exhibit C – Google Earth roadway image showing existing roadway conditions and vehicle scale reference along Summitridge Place. Please include this correspondence and attached exhibits in the administrative record for Council File 26-0715. Thank you for your consideration. Sincerely, Ying Wu Neighboring Property Owner Detailed photographic evidence (Exhibits A, B, and C) showing the narrow roadway, extreme proximity, and timing of document receipt on May 18, 2026 are included in the attached PDF

Written Objection & Request for Continuance – Council File 26-0715

Dear PLUM Committee and Office of the City Clerk,

I respectfully submit this written objection regarding Council File 26-0715.

1. Procedural Timing and Limited Review Opportunity

Although the project review process appears to have been ongoing since approximately 2023, access to the project materials and supporting technical documents was not actually made available to me until the evening of May 18, 2026, at approximately 5:30 PM (See Exhibit A).

The hearing is currently scheduled for May 26, 2026. Due to the intervening weekend and the Memorial Day holiday on May 25, this effectively leaves only four working days to review three years of highly technical materials.

The recently provided records include geology reports, geotechnical reports, grading-related documents, engineering evaluations, civil engineering drawings, retaining wall plans, structural details, drainage-related materials, and other highly specialized technical records accumulated over multiple years.

As an ordinary neighboring homeowner without technical experience in geology, soils, structural engineering, or hillside construction, I do not believe this provides a fair or reasonable opportunity for meaningful review of these materials.

These records have only recently become available and are only now beginning to be reviewed and evaluated.

Under these circumstances, requiring affected neighboring property owners to formulate technically responsive objections within four working days — after receiving three years of accumulated technical records immediately preceding a holiday weekend — does not provide a meaningful opportunity for informed public review and participation under the CEQA review process.

2. Project Scale and Hillside Complexity

The recently disclosed records also describe a project involving approximately 4,998 cubic yards of earth excavation and export (notably just below the 5,000 cubic yard threshold), a 12,000+ square foot structure with extensive basement areas, permanent tie-back anchors, retaining systems, shoring, and other significant hillside stabilization measures.

As reflected in the attached exhibits, the proposed project site and my neighboring downhill property are located in extremely close proximity along a narrow hillside roadway. The closest

building-to-building distance between the two properties is approximately 33 feet, and portions of the roadway narrow to approximately 18 feet in width.

3. Request for Additional Review Time and Reservation of Rights

I respectfully object to the granting of a Categorical Exemption (Class 32) at this time without providing affected neighboring property owners a reasonable opportunity to meaningfully review the technical record.

I respectfully request additional time and continuance of this matter to allow for continued review and evaluation of the recently provided technical materials.

I also respectfully reserve the right to submit supplemental written objections, supporting materials, expert analysis, and additional comments following further review of the technical record and associated project documents.

This objection is submitted to preserve procedural and substantive issues within the administrative record, including any rights relating to future administrative or judicial review.

4. Attached Exhibits

Attached exhibits are provided for contextual reference only:

- Exhibit A – Screenshot reflecting the timing of receipt of project materials and technical records on May 18, 2026.
- Exhibit B – 3D project rendering provided by the project applicant/developer showing the relative proximity between the proposed hillside project site at 1375 Summitridge Place and the adjacent neighboring property at 1314 Summitridge Place.
- Exhibit C – Google Earth roadway image showing existing roadway conditions and vehicle scale reference along Summitridge Place.




Please include this correspondence and attached exhibits in the administrative record for Council File 26-0715.

Thank you for your consideration.

Sincerely,

Ying Wu
Neighboring Property Owner
1314 Summitridge Place

Exhibit A – Screenshot reflecting the timing of receipt of project materials and technical records on May 18, 2026.

 ● **RECORDS LABBS**  Mon, May 18 at 5:30 PM 

From: records.ladbs@lacity.org
To: Lisa Wu
Cc: Jay Wang

Attached are the documents you requested.


 1375 Summitridge PI-Docs.pdf

Exhibit B – 3D project rendering provided by the project applicant/developer showing the relative proximity between the proposed hillside project site at 1375 Summitridge Place and the adjacent neighboring property at 1314 Summitridge Place.

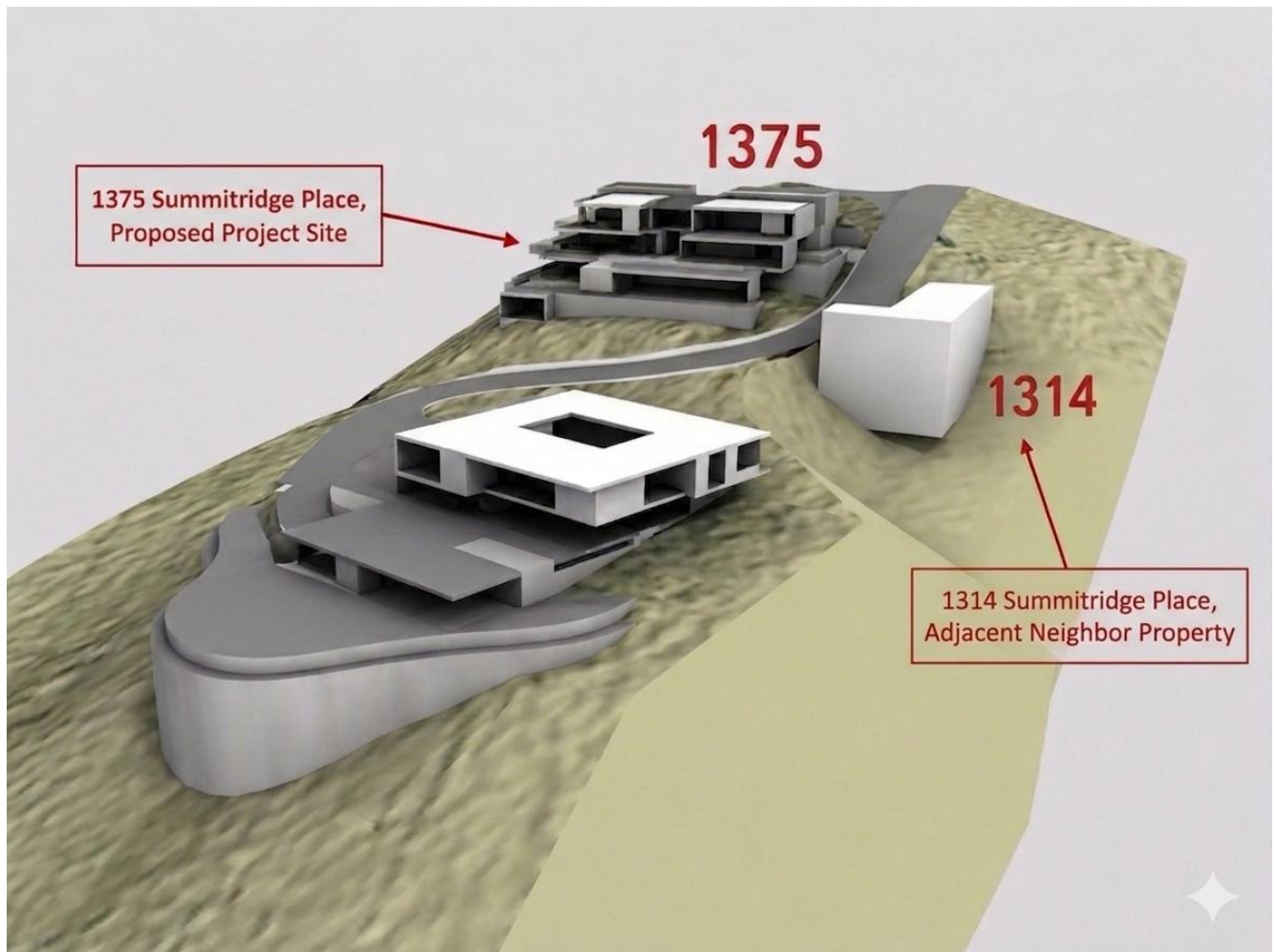


Exhibit C – Google Earth roadway image showing existing roadway conditions and vehicle scale reference along Summitridge Place.

