

May 8, 2026

City of Los Angeles  
Office of the City Clerk  
Board of Building and Safety Commissioners  
200 North Spring Street  
Los Angeles, CA 90012

Re: Protective Preliminary Appeal and Request for Stay / Continuance / Record Disclosure  
Board File No. BF 250901  
Project: 1375 North Summitridge Place  
CEQA Class 32 Exemption and Haul Route Approval

To the Honorable City Council and Commissioners:

I am an affected neighboring property owner submitting this Protective Preliminary Appeal and Request for Stay, Continuance, and Record Disclosure regarding the Board's approval of BF 250901, involving the export of approximately 4,998 cubic yards of earth from 1375 North Summitridge Place.

My residence at 1314 Summitridge Place is located directly downslope from the project site, across a narrow hillside roadway. My home is an older hillside residence originally constructed in 1958. I respectfully appeal the City's determination that this project qualifies for a CEQA Class 32 categorical exemption and that no exception under CEQA Guidelines Section 15300.2 applies.

This appeal is protective and preliminary because the technical records necessary to evaluate the City's exemption determination have not yet been made meaningfully available to affected neighboring property owners. I have already submitted California Public Records Act requests for the geotechnical, shoring, grading, drainage, monitoring, and soils/geology approval records that appear to form the technical basis of the City's decision.

I respectfully request that the City stay or continue the effectiveness of the approval until those records are disclosed and affected neighboring property owners are provided a reasonable opportunity to review them, consult qualified professionals if necessary, and supplement this appeal.

#### 1. The Public Record Does Not Meaningfully Disclose the Technical Basis for the CEQA Exemption

The City's own hearing notice expressly states that "extensive soils engineering and geologic studies are commonly required" for substantial hillside grading projects of this nature. The same notice further states that drainage, erosion, and land stability issues are resolved through the grading plan check process prior to issuance of the grading permit. (See Exhibit A – City Public Hearing Notice for BF 250901)

However, despite acknowledging the existence and importance of such technical studies, the City did not meaningfully disclose to affected neighboring property owners the specific technical materials, analyses, assumptions, conclusions, or supporting data relied upon in determining that no exception under CEQA Guidelines Section 15300.2 applies.

Instead, affected neighboring property owners were provided only generalized conclusions while the underlying geotechnical, grading, drainage, shoring, lateral support, slope stability, groundwater, and

monitoring-related materials remained unavailable for meaningful public review during the hearing and appeal period.

The public hearing occurred on May 5, 2026. The Final Action Letter approving the exemption determination was transmitted to me on May 7, 2026. However, the appeal deadline remains tied to the May 5 hearing date, expiring on May 15, 2026.

As a practical matter, affected neighboring property owners were therefore given approximately eight calendar days from receipt of the Final Action Letter, and no more than a few business days, to identify the existence of highly technical engineering materials, submit California Public Records Act requests, obtain and review potentially extensive technical documents, seek professional consultation if necessary, and formulate technically responsive appeal arguments.

The Final Action Letter and Staff Report transmitted on May 7, 2026 did not include the technical reports relied upon by the City. At the time of this appeal, those materials remain unavailable for meaningful public review.

The City's final determination states that there is insufficient evidence demonstrating a significant impact to adjacent properties. Yet affected neighboring property owners were simultaneously denied realistic access to the very technical materials necessary to understand, evaluate, or respond to the City's conclusions.

The City cannot fault affected neighboring property owners for failing to produce technical expert rebuttal evidence while simultaneously withholding or delaying access to the underlying technical materials necessary to conduct such expert review.

The fundamental issue is not whether the City possesses technical studies internally, but whether the City provided the affected public a realistic and meaningful opportunity to review and respond to those materials before the approval became effective.

## 2. Procedural Fairness, Information Asymmetry, Meaningful Public Participation, and Administrative Due Process Concerns

This project presents an unusually sensitive factual setting involving nearly 5,000 cubic yards of hillside export, close downslope residential adjacency, an older 1958 hillside residence immediately below the excavation area, constrained roadway conditions, and significant haul-route operational controls.

The hearing and appeal process created a substantial information asymmetry between the applicant/developer team and affected neighboring property owners.

The applicant and its consultants had access to the underlying geotechnical, grading, drainage, shoring, slope stability, lateral support, monitoring, and excavation-related technical materials forming the basis of the exemption determination. In contrast, affected neighboring property owners were not reasonably informed that such materials existed, could be separately requested, or were critical to evaluating the project's potential impacts.

As an out-of-state neighboring homeowner lacking specialized hillside engineering expertise, I was entirely dependent upon the adequacy of the City's public disclosure process.

The public hearing structure, including limited speaking time, reasonably appeared to function as a standard public-comment proceeding rather than a technically intensive CEQA exemption review dependent upon multiple categories of specialized engineering and geotechnical records.

Following the May 5, 2026 hearing, I promptly submitted requests for key technical records, including geotechnical/soil reports, excavation/shoring design, and grading/excavation plans. After receiving the City's final approval materials on May 7, 2026, I submitted additional requests for drainage/hydrology reports, monitoring/instrumentation plans, and geology/soils approval letters and LADBS review comments. (See Exhibit B – CPRA Requests Submitted on May 5 and May 7, 2026)

At the time of this appeal, those requested records have not yet been made available for meaningful review.

The combined effect of delayed technical disclosure and the extremely compressed eight days appeal timeline has rendered meaningful public review practically impossible and raises serious concerns regarding procedural fairness and Administrative Due Process.

Under these circumstances, requiring affected neighboring property owners to complete a technically responsive CEQA appeal before they have had a reasonable opportunity to obtain, professionally review, and technically evaluate the underlying technical record through qualified professional consultation would reduce public participation to a purely formal exercise rather than a meaningful review process.

### 3. Cumulative Unusual Circumstances Exist Under CEQA Guidelines Section 15300.2

This is not a routine Class 32 infill project.

The unusual circumstances arise not from any single condition in isolation, but from the site-specific cumulative combination of:

- Nearly 5,000 cubic yards of hillside export;
- Steep downslope residential adjacency;
- Older hillside residences, including my 1958 home;
- Extremely narrow roadway conditions;
- One-truck-at-a-time hauling restrictions;
- Multiple flag attendants and warning controls;
- Potential no-parking restrictions and staging limitations;
- Lateral support concerns;
- Drainage, erosion, and slope stability concerns; and
- Emergency access constraints affecting occupied downslope residences.

Viewed cumulatively, these site-specific conditions raise serious questions regarding whether unusual circumstances under CEQA Guidelines Section 15300.2 were adequately analyzed before approval of the Class 32 exemption.

The applicant's own 3D renderings demonstrate the unusually close spatial relationship between the proposed grading area, the narrow hillside roadway, and adjacent downslope residences, including my 1958 residence at 1314 Summitridge Place. The renderings show that my property is located directly

downslope from the project site, separated by a constrained hillside roadway of approximately 18 feet in portions, with an estimated building-to-building proximity of approximately 33 feet. These applicant-generated materials demonstrate site-specific hillside sensitivity inconsistent with treating this project as an ordinary Class 32 exempt development. (See Exhibit C – Applicant-Generated 3D Renderings / Site Context Images)

#### 4. Item 15 Relies on Post-Impact Reporting Without Demonstrating How Impacts Will Be Objectively Detected

LADBS staff advised in writing that, under Item 15 of the geology and soils approval conditions, excavation cannot remove lateral support of adjacent properties or existing structures, and that if lateral support is removed, a supplemental report may later be required. (See Exhibit D – LADBS Staff Email Regarding Item 15 / Lateral Support.)

That response raises a critical question: how will the City or developer objectively determine when lateral support has first been affected?

The available public record does not identify any objective detection mechanism, baseline structural survey, inclinometer monitoring, settlement monitoring, vibration monitoring, measurable movement threshold, or mandatory stop-work trigger capable of detecting the beginning stages of lateral support degradation before damage occurs.

Post-impact supplemental reporting is not a substitute for pre-construction objective detection; visual observation alone is insufficient to detect the beginning stages of lateral support degradation before irreversible structural damage occurs.

Hillside soil movement and lateral support impacts may develop gradually and progressively over many years rather than through a single catastrophic event.

These risks are particularly concerning for older downslope hillside structures because lateral support degradation, progressive hillside movement, drainage alteration, subsurface seepage, and differential settlement may develop gradually and may not become visually apparent until after meaningful prevention is no longer possible.

By the time a downslope homeowner visually observes wall cracking, window displacement, floor movement, drainage changes, settlement, or foundation distress, the damage may already be irreversible.

Without baseline measurements and monitoring data established before excavation begins, future causation may become impossible to objectively verify.

A future supplemental report is not meaningful protection if there is no objective mechanism capable of detecting when lateral support degradation first begins.

#### 5. Emergency Access and Narrow Roadway Constraints (Life-Safety Analysis)

The Staff Report's imposition of substantial operational restrictions—including one-truck-at-a-time controls, restricted hauling hours, multiple flag attendants, warning signs, possible no-parking

controls, and staging limitations—strongly suggests that the City itself recognized the existence of atypical operational and roadway constraints associated with this project.

These conditions themselves confirm that the project presents unusual haul-route and access constraints requiring special operational management.

While the Staff Report references notification to Los Angeles Fire Department Station #71 prior to hauling operations, advance notification to the Fire Department is not equivalent to a documented operational safety analysis or a clearly defined emergency access protocol.

The administrative record does not clearly identify where or how continuous and reliable emergency response access—including ambulance, fire, and paramedic services for occupied downslope residences—was specifically analyzed during active hauling operations on an approximately 18-foot-wide constrained hillside roadway simultaneously affected by heavy hauling equipment, flagger-controlled circulation, staging activities, and potential temporary parking restrictions.

The record further does not clearly explain how emergency vehicles would safely bypass or navigate around active hauling operations under these constrained roadway conditions. The record does not include any demonstrated turning, staging, clearance, or emergency bypass analysis showing how fire, ambulance, or paramedic vehicles would maintain continuous access during active hauling operations.

Under these circumstances, serious questions exist regarding whether the administrative record adequately bridges the analytical gap between the acknowledged roadway constraints and the City's conclusion that no unusual circumstances or significant life-safety impacts exist under CEQA Guidelines Section 15300.2.

These concerns are particularly significant when considered cumulatively together with the scale of hillside export, downslope residential adjacency, older hillside structures, and lateral support concerns presented by this project.

## 6. Requested Relief

For the reasons stated above, I respectfully request that the City:

1. Accept this Protective Preliminary Appeal and stay or continue the effectiveness of the Board's approval;
2. Disclose the full technical record supporting the CEQA exemption and grading/haul approval;
3. Provide affected neighboring property owners a meaningful opportunity to review and respond to those records;
4. Permit supplementation of this appeal following disclosure and professional review of the requested records;
5. Reevaluate whether an exception under CEQA Guidelines Section 15300.2 applies due to the cumulative unusual hillside conditions presented by this project;

6. Require enforceable pre-construction baseline surveys, monitoring protocols, movement thresholds, and stop-work triggers before any grading, excavation, hauling, or shoring activities commence.

This submission is intended to preserve my appeal rights while additional public records remain pending. I expressly reserve the right to submit supplemental appeal materials, technical objections, expert comments, photographs, diagrams, public records, and additional evidence after receiving and reviewing the requested records.

Respectfully submitted,

Ying Wu  
Affected Neighboring Property Owner  
1314 Summitridge Place

Exhibit A – City Public Hearing Notice for BF 250901  
Exhibit B – CPRA Requests Submitted on May 5 and May 7, 2026  
Exhibit C – Applicant-Generated 3D Renderings / Site Context Images  
Exhibit D – LADBS Staff Email Regarding Item 15 / Lateral Support

Exhibit A – City Public Hearing Notice for BF 250901

BOARD OF  
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SUPERINTENDENT OF BUILDING

JOHN WEIGHT  
EXECUTIVE OFFICER

NOTICE OF PUBLIC HEARING TO PROPERTY OWNERS  
WITHIN A 300-FOOT RADIUS OF GRADING SITE

BOARD FILE NO. 250901  
C.D.: 5 (Councilmember K. Young Yaroslavsky)

PROJECT ADDRESS: 1375 NORTH SUMMITRIDGE PLACE  
DATE OF HEARING: MAY 5, 2026  
TIME OF HEARING: 9:30 a.m.  
PLACE OF HEARING: Room 900 (9th Floor), 201 North Figueroa Street, Los Angeles  
OWNER: Mountain LLC  
228 Nevada St.  
El Segundo, CA 90245

The Board of Building and Safety Commissioners (BBSC) of the City of Los Angeles will conduct a public hearing during which you may be present and speak regarding an application to haul earth material. The owner proposes to export 4,998 cubic yards of earth from the project site.

At the public hearing, the Board will be considering views of concerned parties regarding the approved hauling operations and environmental review under the California Environmental Quality Act (CEQA). All problems of drainage, erosion and land stability on site are resolved as part of the grading plan check process prior to the issuance of the grading permit. Extensive soils engineering and geologic studies are commonly required for any substantial grading on hillside sites as part of obtaining the grading permit.

Staff Reports and PowerPoint presentations are available upon request, the Thursday prior to the date of the hearing. You may submit your request to the Board of Building and Safety Commissioners Office, via email at [ladbs.haulrequest@lacity.org](mailto:ladbs.haulrequest@lacity.org), or by contacting (213) 482-0466. If you are unable to attend the hearing, you may submit your comments in writing by 12:00 p.m. Thursday prior to the date of the hearing. Correspondence received after this time will be added to the file. You may submit your comments in writing to the Board of Building and Safety Commissioners, Room 1030, 201 North Figueroa Street, Los Angeles, CA 90012. Email comments must be submitted to the Board of Building and Safety Commissioners Office at [ladbs.haulrequest@lacity.org](mailto:ladbs.haulrequest@lacity.org). Comments may also be submitted by completing the City of Los Angeles Board of Building and Safety Public Comment Form at <https://bit.ly/LABBSC2020>. The City Departments of Building and Safety, Public Works and Transportation have submitted recommendations to the Board for any controls they find are necessary to protect the interest of public health, safety and welfare during the hauling operation.

Agendas may be accessed through the City website at <https://dbs.lacity.gov/> "Our Organization", "Building & Safety Commissioners", "BBSC Meeting Agenda."

**NOTE TO OWNER:** Failure of the owner or owner's representative(s) to join the hearing may result in a denial of the proposed haul route.  
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4:35



## Supplemental Records Request – BF 250901



Me

May 7 ☆

To: ladbs.records...lacity.org & 1 more ▾

Project Address: 1375 N Summitridge Place  
Case / File Number: BF 250901

Dear LADBS Records / Public Information Officer,

This is a supplemental request to my prior Public Records Act request submitted on May 5, 2026.

Please additionally provide the following records:

**1. Drainage / Hydrology Reports**

Including any drainage studies, stormwater reports, runoff analyses, seepage evaluations, or related water management documents.

**2. Monitoring / Instrumentation Plans**

Including any settlement monitoring plans, inclinometer plans, vibration monitoring plans, survey monitoring points, movement thresholds, or stop-work trigger criteria related to excavation or lateral support protection.

**3. Geology / Soils Approval Letters and LADBS Review Comments**

Including geology approval letters, soils approval letters, LADBS review comments, third-party peer review reports (if any), correction notices, technical review memoranda, and related approval conditions.

If multiple versions exist, please include all revisions and resubmittals.

Thank you for your assistance.

Sincerely,  
Lisa

4:35



# Public Records Request – BF 250901 / 1375 N Summitridge Place



Me

May 5 ☆

To: ladbs.records...lacity.org & 1 more ▾

Dear LADBS Records / Public Information Officer,

I am submitting a request under the California Public Records Act (CPRA) for records related to the following project:

**Project Address:** 1375 N Summitridge Place

**Case / File Number:** BF 250901

Please provide the following records:

## 1. Geotechnical / Soil Reports

Final Geotechnical Investigation Report, including all soil investigation reports, appendices, revisions, addenda, and engineer-stamped versions.

## 2. Excavation / Shoring Design

All shoring plans, excavation support system designs, and any temporary or permanent earth retention or slope stabilization details associated with the project.

## 3. Grading and Excavation Plans

Approved grading plan set, including excavation layouts, site grading drawings, cross-sections, and earthwork (cut/fill) calculations.

If multiple versions exist, please include all revisions and resubmittals.

I understand that a response is typically provided within 10 days under the California Public Records Act. Please kindly confirm receipt of this request.

Thank you for your assistance.

Sincerely,  
Lisa

Exhibit C – Applicant-Generated 3D Renderings / Site Context Images

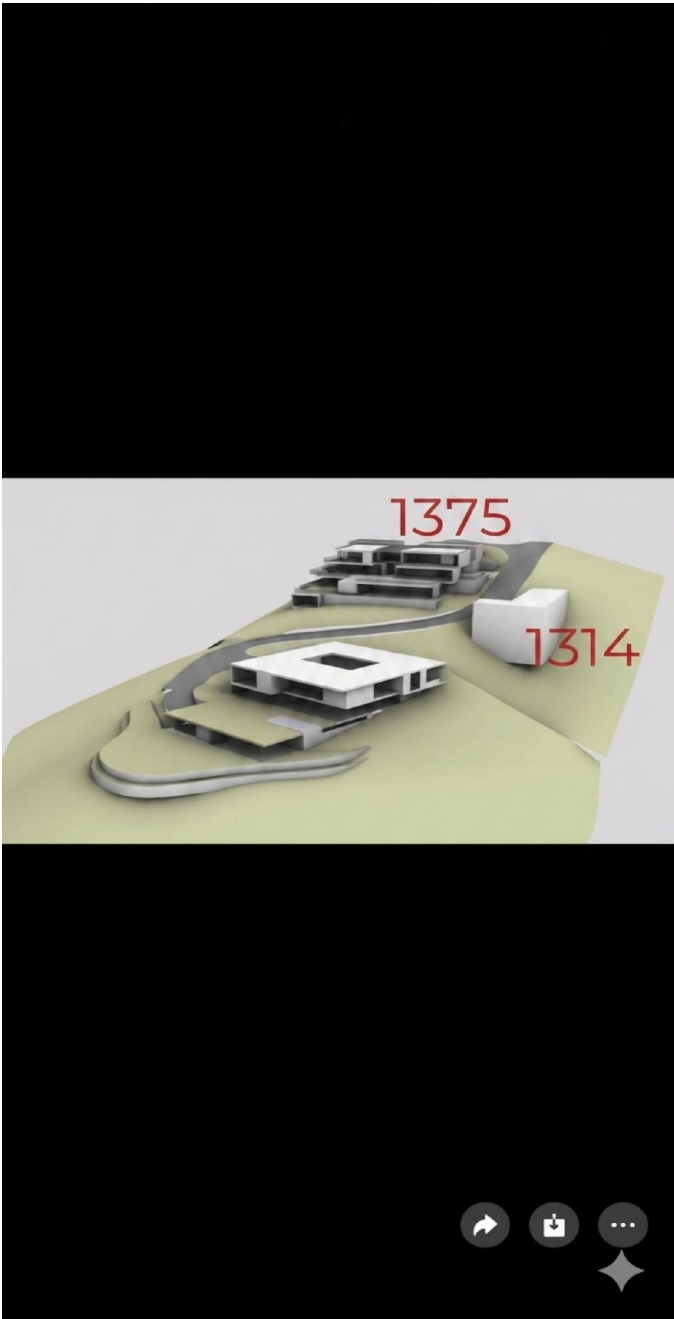


Exhibit D – LADBS Staff Email Regarding Item 15 / Lateral Support

4:34



On Monday, May 4, 2026 at 03:57:47 PM CDT, Alan Morelos <[alan.morelos@lacity.org](mailto:alan.morelos@lacity.org)> wrote:

Hi Lisa,

I just wanted to reach out and answer a question about your most recent public comment form regarding 1375 Summitridge Pl.

Per the geology and soil report approval letter (item 15) excavation cannot remove the lateral support of adjacent properties or existing structures. Also per item 15, if lateral support is removed, a supplemental report will be required.

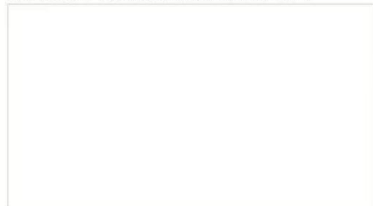
Please let me know if you have any questions.

Regards,

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**Building Inspector Alan Morelos**

Los Angeles Department of Building and Safety  
Staff Inspector for the  
Board of Building and Safety Commission Office  
201 N. Figueroa Street; Suite 1030  
Los Angeles, CA 90012  
Mobile Phone: 213.462.7491



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**Building Inspector Alan Morelos**

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Staff Inspector for the  
Board of Building and Safety Commission Office  
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Los Angeles, CA 90012  
Mobile Phone: 213.462.7491

Thank you.

Ok.

Write your own reply..