



Certified May 27, 2003

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stnc.org**

May 8, 2024

Phyllis Nathanson, Zoning Administrator
Department of City Planning
Office of Zoning Administration
6262 Van Nuys Blvd., Room 430
Van Nuys, CA 91401

**RE: ZA-2023-3187-ZAD-SPP / ENV-2023-3187-CE
9604 Hillhaven, Tujunga, CA 91042**

The following comment letter was approved to submit to the Office of Zoning Administration by unanimous vote at the board meeting held on May 8, 2024.

Incomplete Application

Drawing from precedent with the Hadid property, it's imperative to uphold the standards set by the city.

The Sunland-Tujunga Neighborhood Council submits this letter to the Zoning Administrator concerning the case at hand. Our Land Use Committee has scheduled meetings with the owner's representative in meetings held since last November 2023.

Opposition to After-the-Fact Permitting

The property owner has undertaken significant grading, rebuilt a pool, and expanded the home without obtaining the necessary permits. Despite multiple shutdowns by the City, the project persists, leading to a criminal lawsuit due to the adverse impact on neighboring properties and residents' health.

Furthermore, the owners have encroached upon public right-of-way, relocating City signs to suit their landscaping needs. This action poses new concerns, impeding the Los Angeles Fire Department's access during emergencies in this high fire danger area.

The STNC is baffled by the lack of accountability from the City as the owners flout regulations with impunity. This is not a matter of ignorance; it's a blatant disregard for laws, codes, and City enforcement efforts. While the City has attempted enforcement, the owners have shown no willingness to comply.

Public Safety Concerns

The current situation poses imminent danger to neighbors and the community. Without proper oversight, there's no guarantee that building codes are being met. The encroachment into the public right-of-way obstructs access and increases the risk of harm to surrounding properties and residents.

City Responsibility and Accountability

It is the City's duty to ensure adherence to laws and regulations for the safety and well-being of the community. We urge the City to take decisive action and hold the responsible parties accountable for their actions.

Conclusion

In conclusion, the ongoing actions of the property owners not only violate legal and regulatory frameworks but also jeopardize the safety and peace of mind of the entire neighborhood. It's imperative for the City to intervene promptly and enforce the necessary measures to rectify this situation. Failure to do so not only undermines the integrity of our community but also sets a dangerous precedent for future development projects.

Please contact us with any questions and please provide a copy of any updates or letters of determination for this case in the future.

Sincerely,



Lydia Grant
President
Sunland-Tujunga Neighborhood Council

Copy to:

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