

# Attachment 7

## Letters

**Amy McHarg**

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**From:** Ivan [ivanickovits@yahoo.com]  
**Sent:** Tuesday, October 05, 2010 1:33 PM  
**To:** WebCBH MAYORANDCITYCOUNCIL  
**Subject:** 9936 Durant Drive

Susan Fyfe  
Received  
City of Beverly Hills

OCT - 6 2010

PLANNING Division  
COMMUNITY DEVELOPMENT

12238 Darlington ave  
Los Angeles, Ca 90049  
October 5, 2010

Beverly Hills Planning Division  
/BH Planning Commission  
455 N Rexford Drive, Suite 100  
Beverly Hills, Ca 90210

Attn: Mayor and City Council Urgent  
re:imminent in process Planning Commission Public hearings and  
entitlements

Dear Mr Mayor and City Council::

I am writing to you because of my concern about the proposed new 45 foot 13 unit Condo project at 9936 Durant Drive, which is next to my property at 9932-34 1/2 Durant Drive. This new proposed project will have negative impact on my property in many ways. My property consists of 2 buildings both 2 stories tall with walkways with shrubbery and flowers and carports, and I fear that the digging out of the subterranean parking area and the whole building process i.e. driving new foundation below the ground level and working two stories above my property will cause heavy vibration and ground and earth movement, damaging my buildings, breaking or weakening my plumbing, etc. There will be complications with the placement of garbage cans and garbage collection and access to my car ports in the alley and the fact that many of my tenants need to have street parking near their apartments with permits they have already paid for. Another concern is the dust and dirt that will

come from the digging together with the 3rd and 4th story debris falling and damaging my roofs and walkways and will find its way into the apartments and stairways making a clean property impossible. In addition, the unique aesthetic appeal of the area which is a mixture of smaller artistic and boutique buildings and a very few larger buildings would be compromised and diminished.

I will be pursuing whatever recourse I have to challenge this project.

I will be at subsequent BH City Council meetings to witness the process and provide my objections.

Thank you.

Sincerely

Ivan Ickovits  
[ivanickovits@yahoo.com](mailto:ivanickovits@yahoo.com)

310-9797814

**Rita Naziri**

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**From:** David Siegel [dgoodfoot@aol.com]  
**Sent:** Thursday, September 23, 2010 8:27 AM  
**To:** Rita Naziri  
**Cc:** Jonathan Lait; David Reyes  
**Subject:** 9936 Durant Condo Proposal Objection Letters and Photos  
**Attachments:** Dear\_Board\_of\_Planners9-23-10 800AM.pdf; ExhibitA.SpaldingCharlevilleDurantAlley.JPG; ExhibitB.JPGSpaldingCharlevilleDurantAlley.JPG.JPG

CITY OF BEVERLY HILLS  
PLANNING DEPARTMENT  
SUBMITTED AT PLANNING  
COMMISSION MEETING OF:  
~~SEP 23 2010~~

Please Note I am re-sending this letter and attached Exhibits as I had an incorrect e-mail in my previous address. You can disregard the e-mails sent last night, and replace with these.  
Thanks.

Dear Ms. Naziri,

Please forward to the Members of the Planning Commission as soon as possible, in time for the September 23rd meeting at 300PM. I would like to make sure that this letter and attached pictures are part of the public record. Please confirm your receipt

Thank you.

Sincerely,

David Siegel

9950 Durant Drive

Unit 407

Beverly Hills, CA 90212

DGOODFOOT@aol.com

323 356-2337

PS I will need to send several emails in order to include the photos attached.

Rita Naziri

---

**From:** joceiffel@aol.com  
**Sent:** Thursday, September 23, 2010 10:10 AM  
**To:** Rita Naziri  
**Cc:** Jonathan Lait  
**Subject:** 9936 Durant Drive

**Dear City Planners,**

**My name is Jocelyne Siegel and I have been a resident of Beverly Hills for the past 19 years. I have two children who have attended the BH public schools from K to 12.**

**Last year, for the first time, and after so many years of being a renter, my husband and I bought our first property.**

**Our condo is located at 9950 Durant Drive on the fourth floor. It is facing the Hollywood Hills and Downtown, a few feet away from 9936 Durant Drive.**

**A week ago, our lives were shattered, totally destroyed. We heard for the first time from a neighbor who was moving out that 9936 was going to be demolished and replaced by a building 45 feet high, plus 15 feet of other structures on top of the roof.**

**The character and the value of our unit as well as all the units above and below us on our side of the building are defined by their scenic views. This is the reason why we bought our condo and why we paid more for it. Our unit as well as those of my direct neighbors, are sunny, bright and airy. Down below, there is the courtyard from the historical buildings, with flowers and a roof of black tiles as if we were in Paris, and it makes our day, every time we look out of our windows.**

**However, when we moved into our building, just on our floor, there were four vacant apartments and progressively other units became empty on other floors, which we found quite peculiar at the time. Now, unfortunately, a year later we have the answer.**

**Although our property was registered with the assessor's office, we were never notified about this pending project, nor two of my next door neighbors who had bought their properties a month after us.**

**This is devastating to us and for several reasons:**

**It is shattering our dream that it took so many years for us to realize.**

**It will affect us psychologically, economically and physically (I had a heart failure two years ago, and I do not want to have another one for my husband's and children sake.**

**Retirement is around the corner, and I do not want to live in a dark hole.**

**I feel that the city is taking our most valuable treasure and giving it to the developer in exchange for two small units that are a token in comparison to how many lives it will be destroying. Why not support the current long time residents, who have vested so much in the city!**

**In enabling this developer to move forward with this project, you will be hurting tremendously the people of this neighborhood, many of who are of lower and Middle Income brackets.  
Does two small units deeded to the city versus an entire community make sense!**

**So my plea to you today, is please don't let this happen!**

**Thank you,**

**Jocelyne Siegel**

9/14/2010

Dear Board of Planners,

I am writing this letter to make a plea for you **not** to approve the proposed Condo Building at 9936 Durant Drive. I have been a resident of Beverly Hills for the past 20 years and currently live at 9950 Durant Drive directly next to the proposed condo.

**Section 9 of the Resolution before you, states that "The Planning Commission finds that agencies and interested members of the public have been afforded ample notice and opportunity to comment on the EIR and the Project."**

I have **not once been notified** of any meetings or proposals to develop this project as I am entitled to, as I live within 300 feet and am the owner registered with the LA County Assessor's office, and have been for over a year.

I therefore ask the Board to grant a continuance as I have not been given proper time to review the EIR, as required by the city. Neither have at least two of my neighbors who have purchased their condos around the same time as myself.

When interest rates dropped, and after years of looking, My wife and I were **FINALLY** able to pursue the American Dream of home ownership, and we purchased this condo over a year ago. We fell in love with the neighborhood immediately. In fact both of our children have attended K through 12 in the Beverly Hills public school system, so we were well aware of the unique nature of 9936 Durant and its surrounding buildings, dating back to the 1930's, since it was our daily route to the high school. We also know that it was designed by the noted Beverly Hills Architect Robert Derrah, who is known for a number of other important buildings in Los Angeles. As this particular building may not be one that he is famous for, that only makes it more important.

We purchased our condo in large part because of its openness and brightness, **And its incredible scenic view of this unique neighborhood.** This proposed building would create **a complete blockage of nearly every one of our windows** and put us into darkness, as well as the neighbors above and below us. In addition, the demolition of the current building and subsequent construction of a four story building with two levels of underground parking, added walkways, and reduced rear setbacks would create a substantial risk to our health, as well as that of the community.

**There are at least 9 North/East facing units in 9950 Durant that will be especially adversely impacted.**

(See attached names of these residents) by the following:

\*\*\*Economic Value of Unit will decline substantially

\*\*\*The view will be destroyed and the light and air will be substantially diminished

\*\*\* According to the Beverly Hills City Variance 10-3-3720 we are entitled to the minimum quality of light. This light will be further diminished by the fact that an added density bonus of one unit has been granted, a total of 14 instead of the original 13 units proposed and to the allowance of the back alley easement as required by code to be shortened to benefit the planner.

It would be a miscarriage of justice to allow a builder to benefit from this condo while a large number of residents suffer in the process. Donating two condo units to the city of Beverly Hills, for a period of 30 years, as stated in the resolution, seems like a **benefit that will not outweigh the costs involved.**

The resolution Schedule A-9 has a number of items that I am very concerned by:

The EIR identified the potential for the project to cause **Significant Environmental Impacts** on: ASTHETICS, CULTURAL RESOURCES, GEOLOGY, HYDROLOGY, HAZARDOUS MATERIALS-ASBESTOS AND LEAD, TRANSPORTATION AND TRAFFIC CONGESTION AND SAFETY.

Earthquake Safety. Dethwarting associated with the development of the project has the potential to water quality impact. In addition, in the likely event that a dewatering operation is needed, who will guarantee that this will be done properly? I am especially concerned that if these pumps fail and in the event of an EARTHQUAKE, this could have a disastrous impact.

EIR States "It is possible given the age of the existing building that asbestos or lead based paint may be present and may be disturbed during construction" What guarantee do we have that this will be monitored properly?

I am especially concerned about the TWO LEVELS of Subterranean parking that must be constructed in order for the building to maintain enough parking spaces to meet city code. What guarantee do we have that this will be able to be constructed, and especially in a safe manner?

The slant supports needed to support the two levels of subterranean parking levels will encroach on the neighboring buildings infringing on 9950 Durant, and adjacent Buildings on Robbins Drive

Our gas, plumbing, electrical systems could be jeopardized.

**The resolution Page A-10 states in reference to the GEOLOGY-Soils and Seismic Impacts "The introduction of the Project into a seismically active area, along with the required excavation for the subterranean parking garage has the potential to cause soil and seismic impacts"**

DIESEL FUMES, proven to cause cancer, from earthmovers for subterranean parking as well as forklifts lifting building materials, and used in the demolition, are a major concern.

Concern for Traffic and Safety. The added trips per day would cause an already congested area to be a safety hazard to pedestrians. The alley where the garage

entrance is proposed is well known to be a well traveled route for the Beverly Hills High School Students. In addition the Beverly Hills City Code 10-3-3720 Part 6 states that “automobile parking spaces shall be accessible with adequate ingress and egress”. In the attached map of the alley you can see how both ends of this alley create a potential safety hazard for added automobile traffic. On the Northeastern end the alley exits directly into a crosswalk on Lasky and Charleville. On the Southwestern end it exits directly next to the High School where parents drop off and pick up their children.

The large BH garbage bins that take up approximately 5 feet of the already narrow alley width, already hard to navigate, further limit additional traffic access.

Additional noise will be created by an automatic gate in the back alley, which is in very close proximity to neighboring bedrooms, and will be even closer with the reduced setbacks.

**The Resolution States: “The incentive of reduced rear setback is appropriate for the project site, which is located in a multi-family residential zone adjacent to an alley” while reduced setbacks will allow this builder to benefit greatly, it will have A NEGATIVE and Unmitigatable impact on the many Units it is affecting. How is this justifiable?**

There are a large number of elderly residents residing in 9950 Durant and in this neighborhood, many with health conditions, A number of residents I spoke to, have stated that they will have no choice but to move out rather than live next to a construction site that could take years to complete, and create risk to their health.

We already have an ongoing construction project located at Moreno and Little Santa Monica Boulevard, greatly aggravating the parking and traffic situation. In addition there is also the Proposed Metro Westside Subway Extension, which will further impact this area.

I strongly believe that this commission should consider the needs of the Public first, then Private. Public safety, Earthquake safety, Underground water and flooding concerns, Utility and natural gas safety, All outweigh any potential benefits outlined.

I am sure that no one here would like to see a repeat of the tragic San Bruno Explosion. I insist on a complete analysis of the age and condition of the natural gas pipelines under our properties BEFORE any Spade is turned to Dig!

The Los Angeles Times stated that “The (San Bruno) explosion and fire may raise new questions about the safety of the extensive network of gas pipelines that crisscross states and form a complex web—some of it aging—under millions of buildings nationwide which raises the issue of whether there is a much broader problem of infrastructure statewide.

In summary, while I understand the need for lower income housing, it seems quite clear that the small benefits of this proposal are Greatly Outweighed by the ADVERSE EFFECTS of this project. In exchange for two small units to be deeded to the city, guaranteed to be supplied for a 30-year period. this Will DESTROY the properties of not only 9 Units in 9950 Durant Drive, but neighboring surrounding units. Although, two "Lower Income" units are being temporarily deeded to the city as a bargaining chip, the lives and rights of current Beverly Hills Residents will Permanently, Negatively and Significantly IMPACTED.

Sincerely,

David Siegel  
9950 Durant Drive  
Unit 407  
Beverly Hills, CA 90212  
323 356-2337 Cell

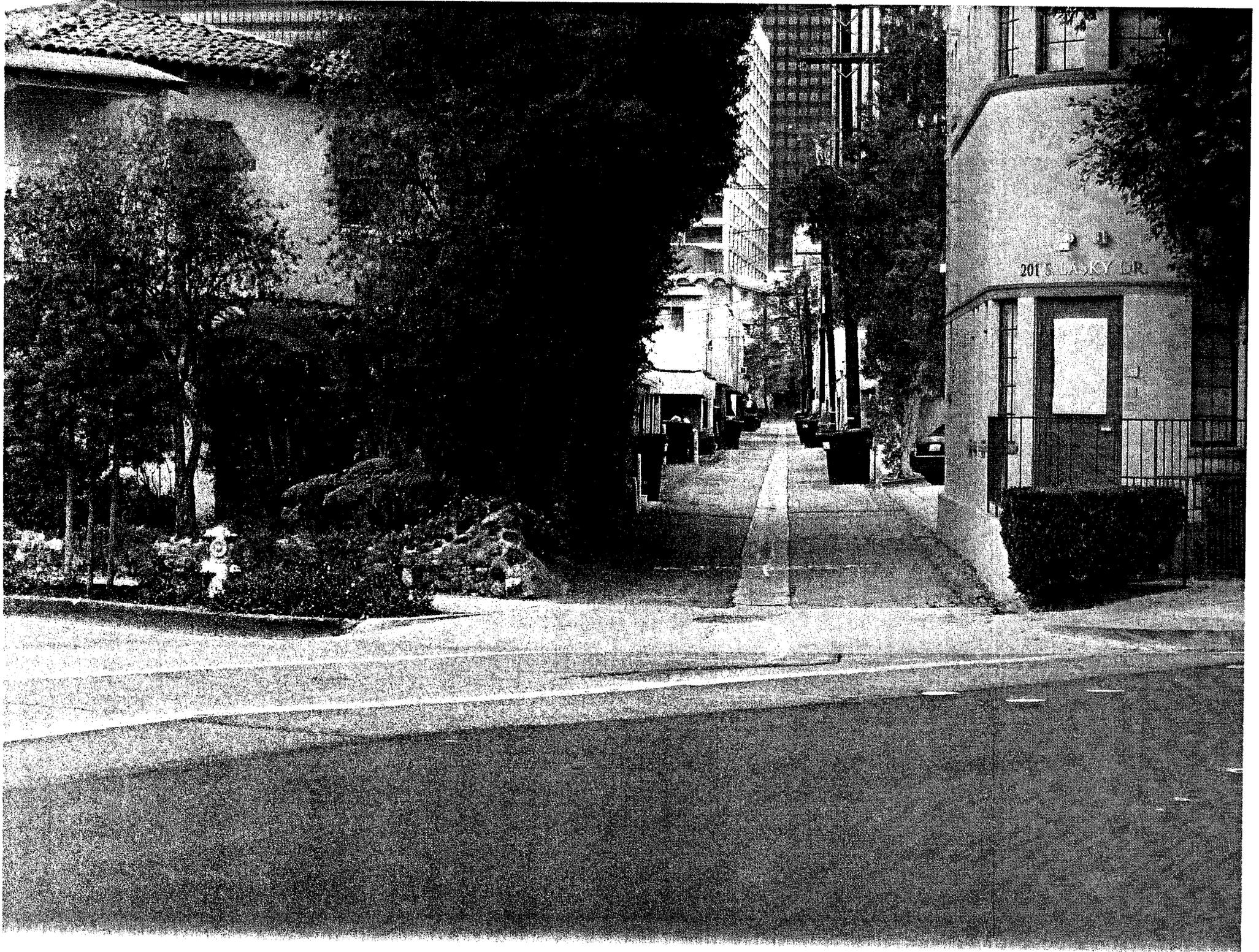
\*\*\* The following Units will be severely impacted by blockage of light. Owners listed.

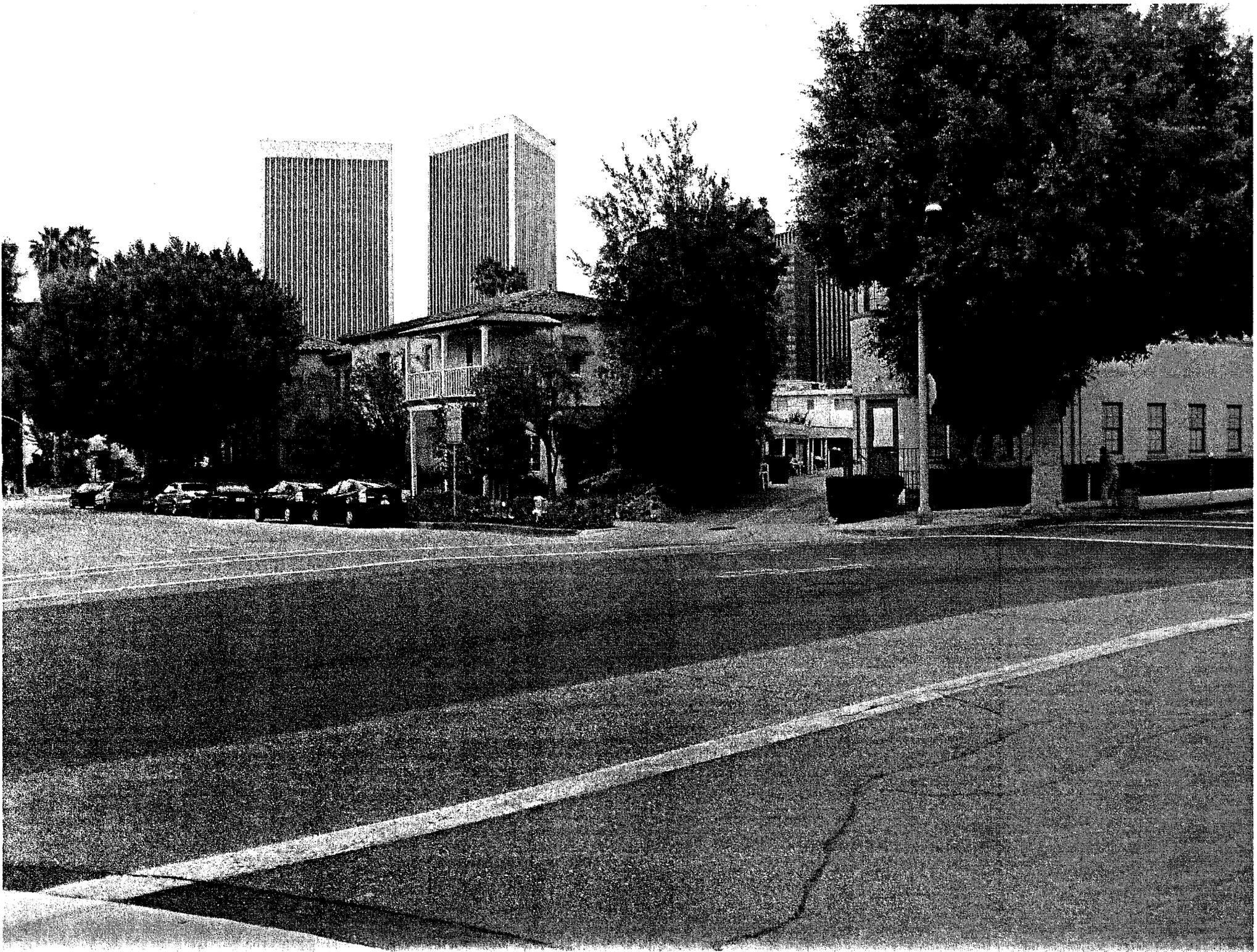
106 Thomas Plate  
207 Philip Heller  
307 Mr. and Mrs. Highlight  
407 David and Jocelyne Siegel  
507 D'Attellis Nicola  
208 Heidi S. Berger  
308 Leslie Gornick  
408 Fiorella Urbinati  
508 Mahvash Khodadadi



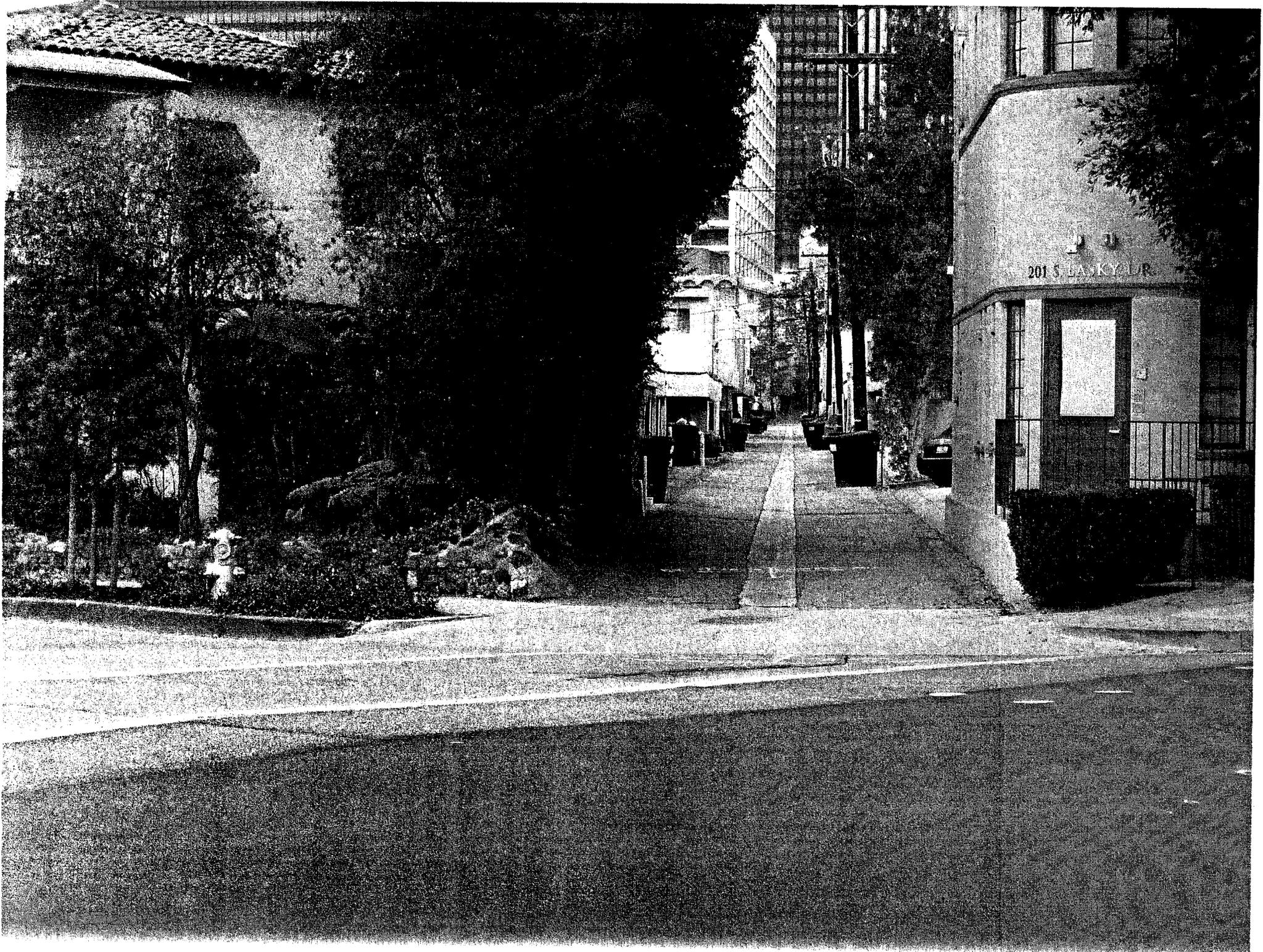






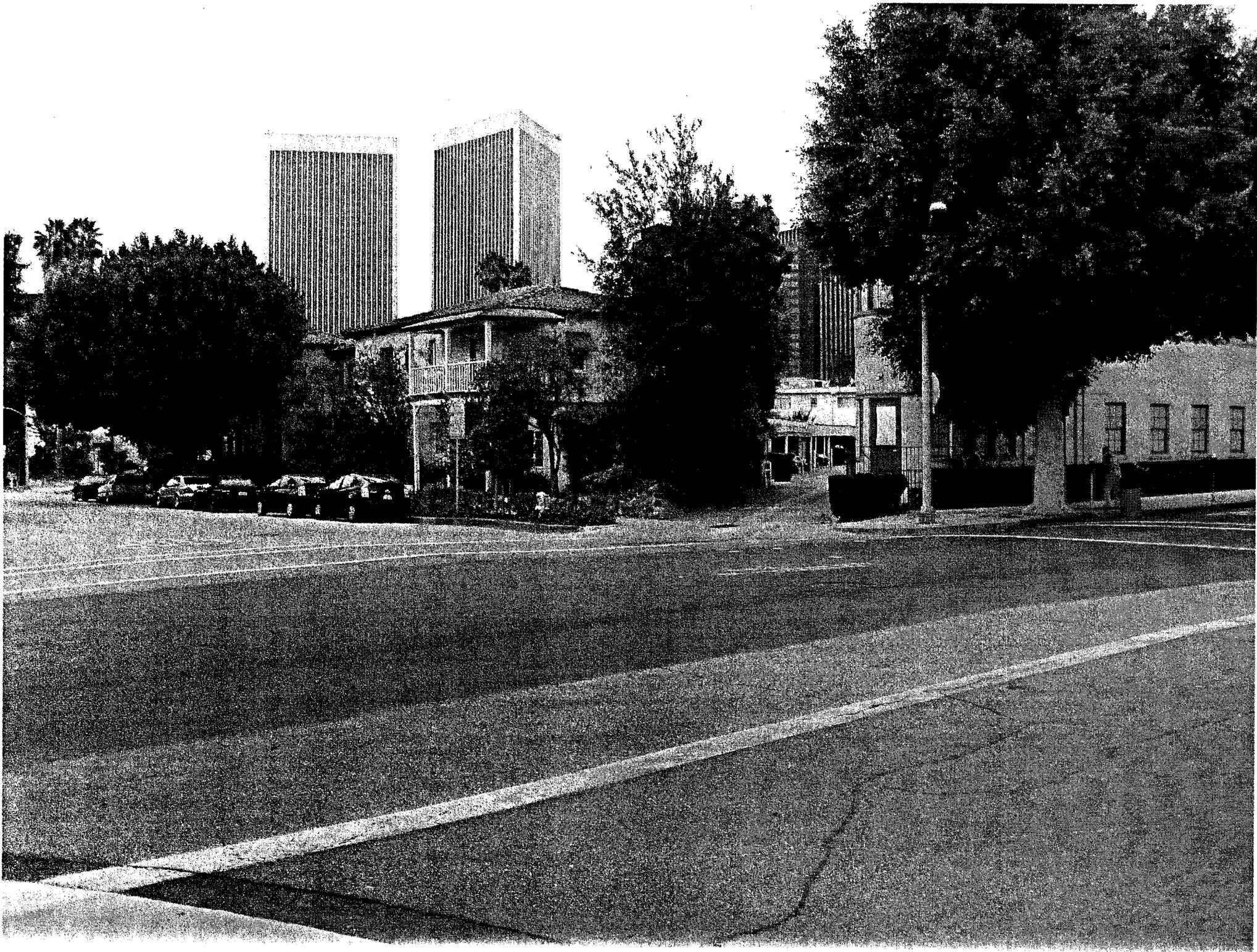


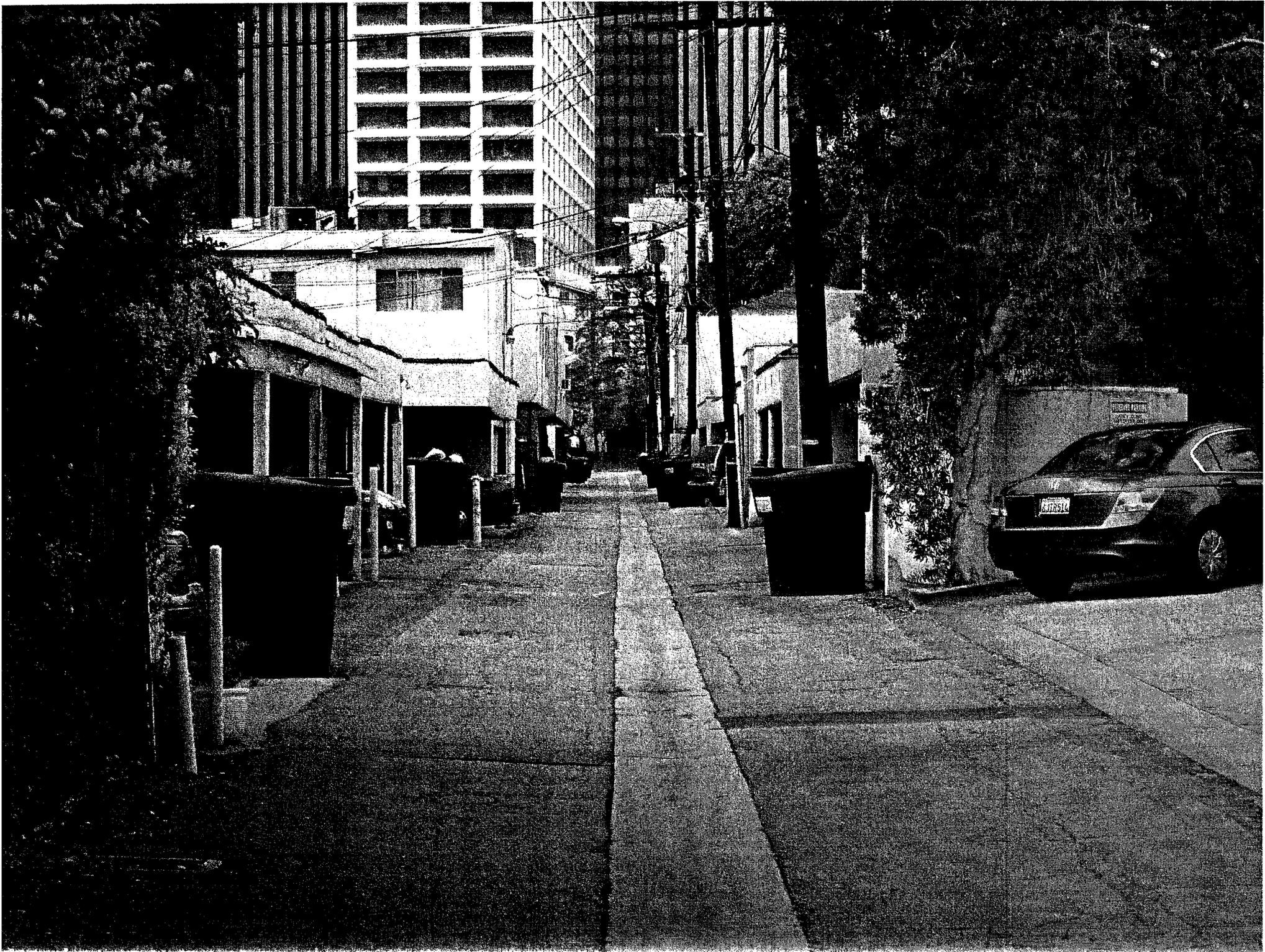


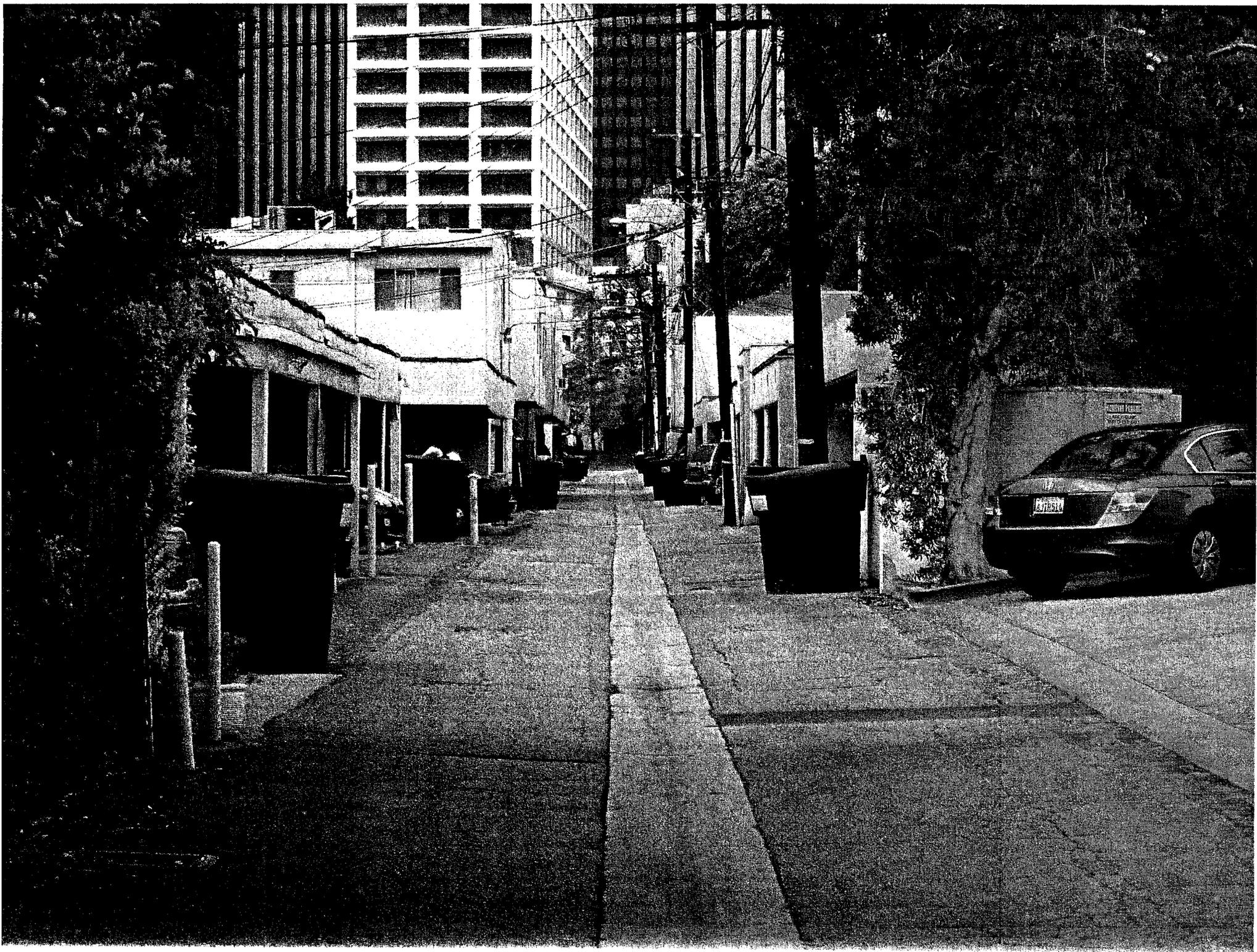


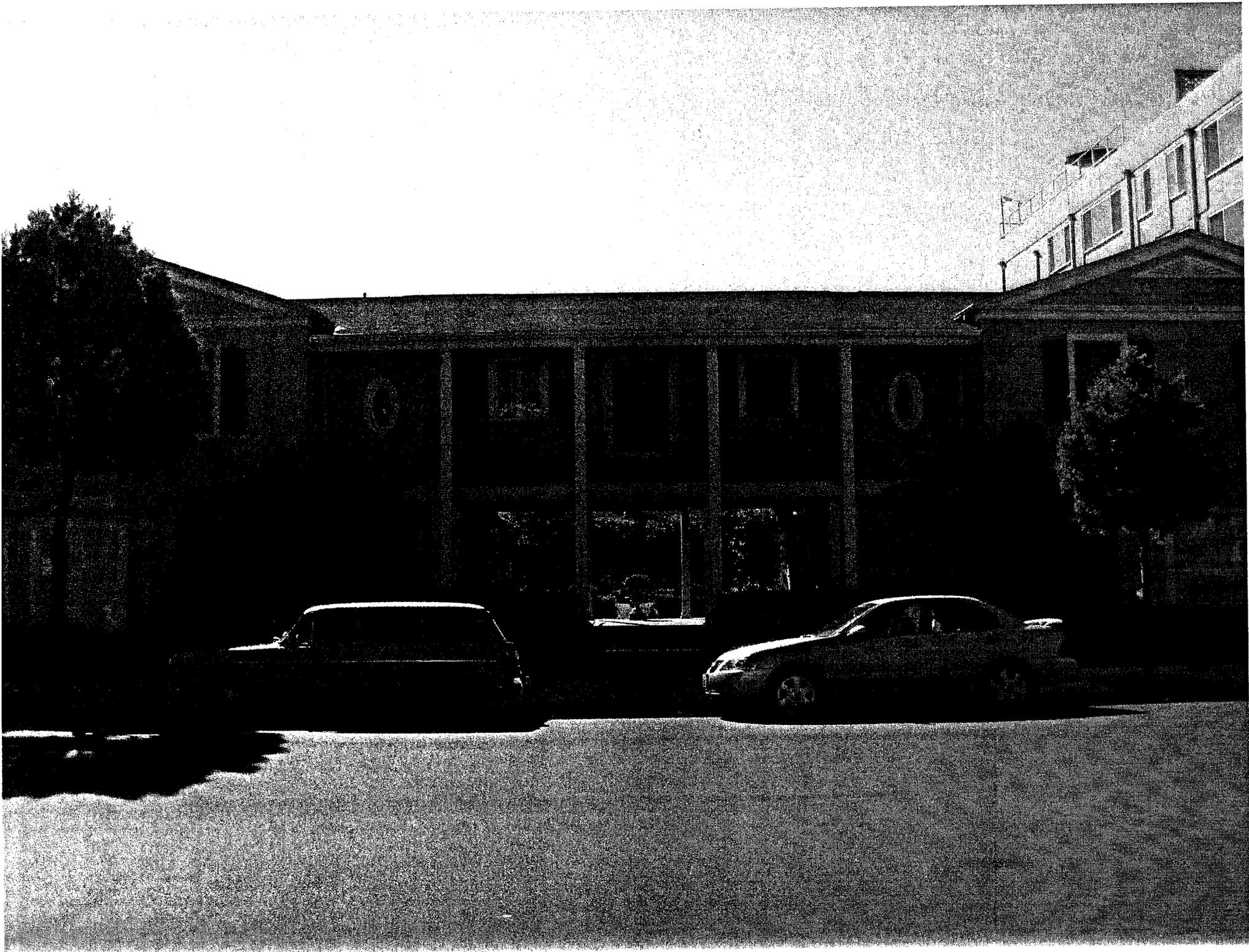
201 S. LASKY DR.

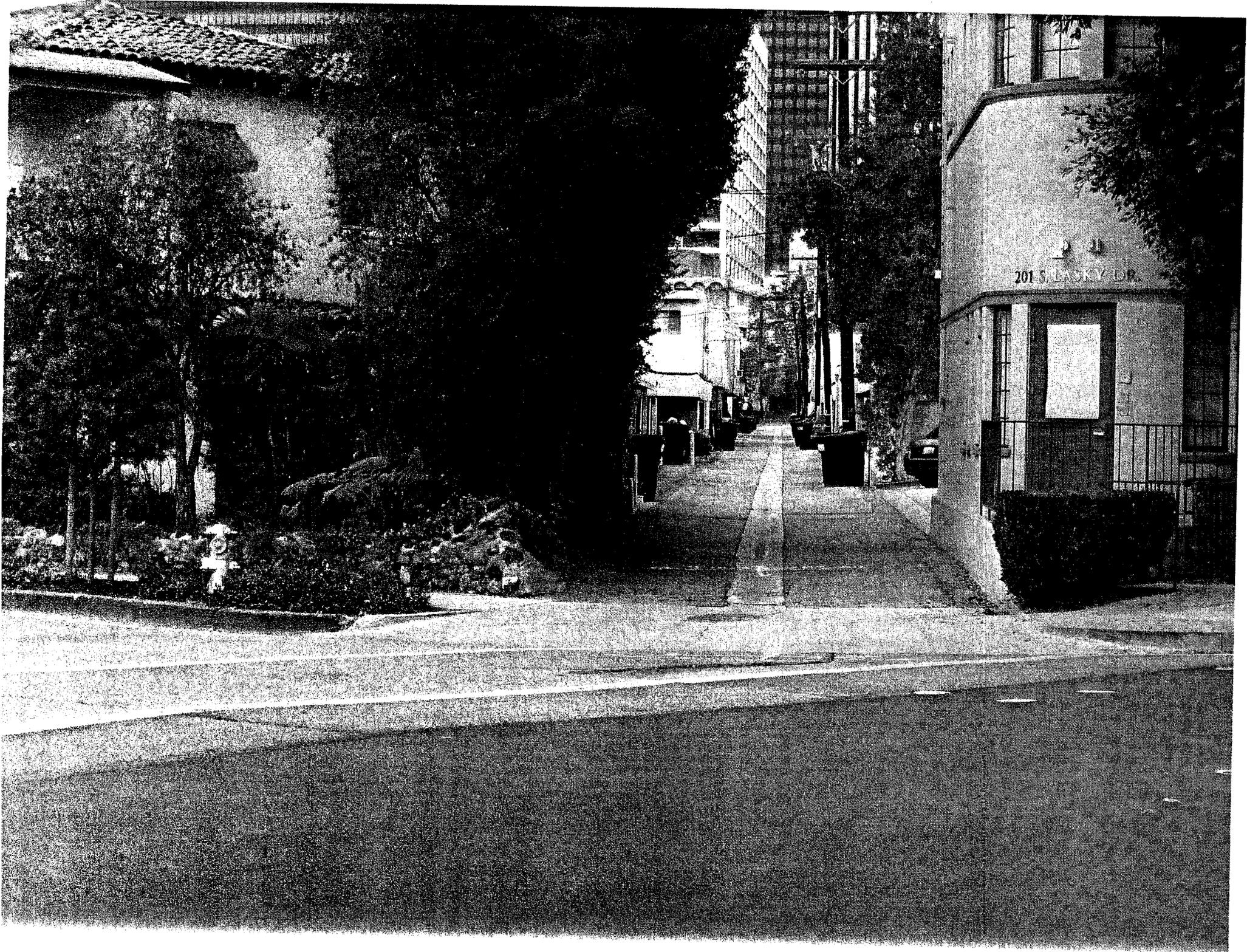






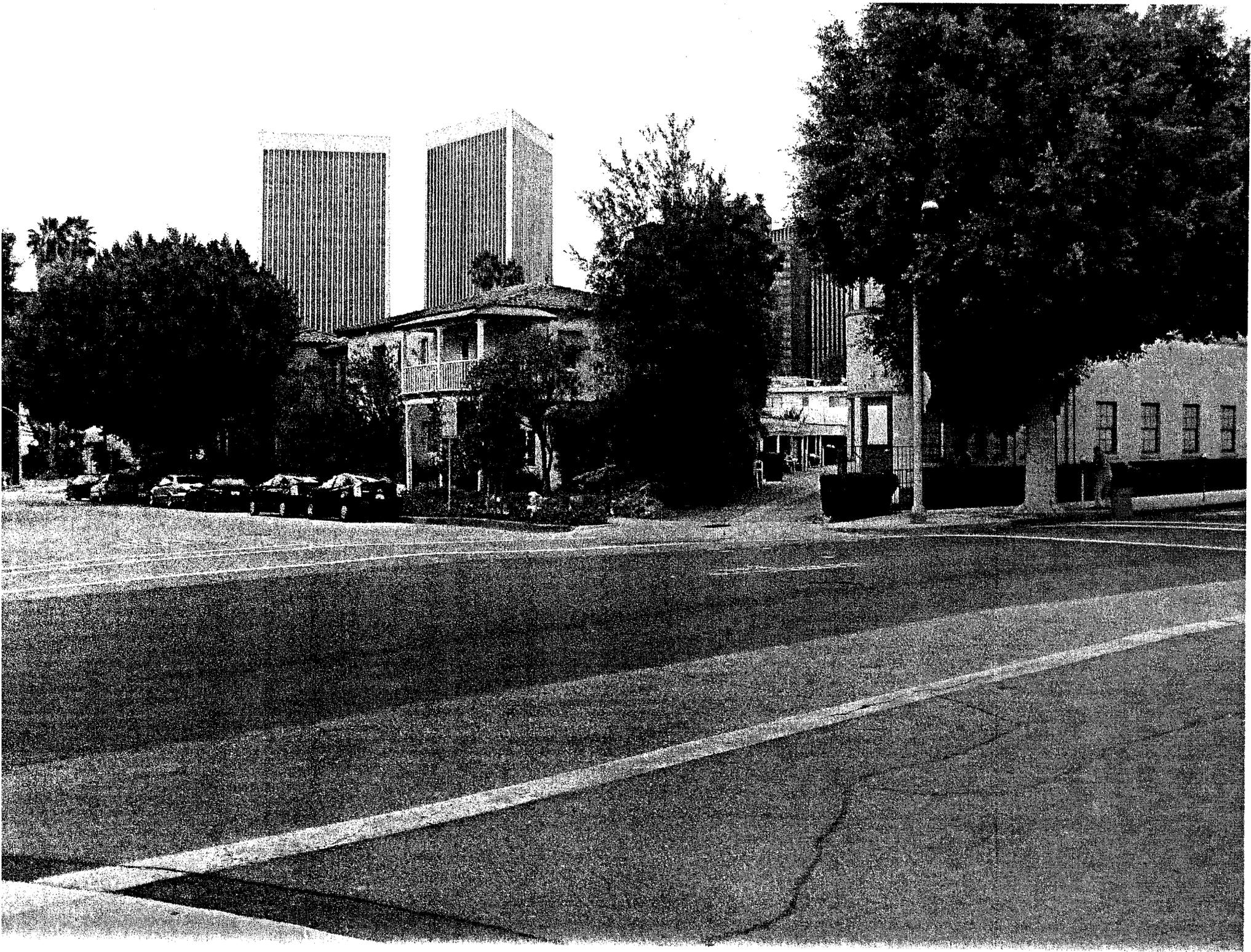


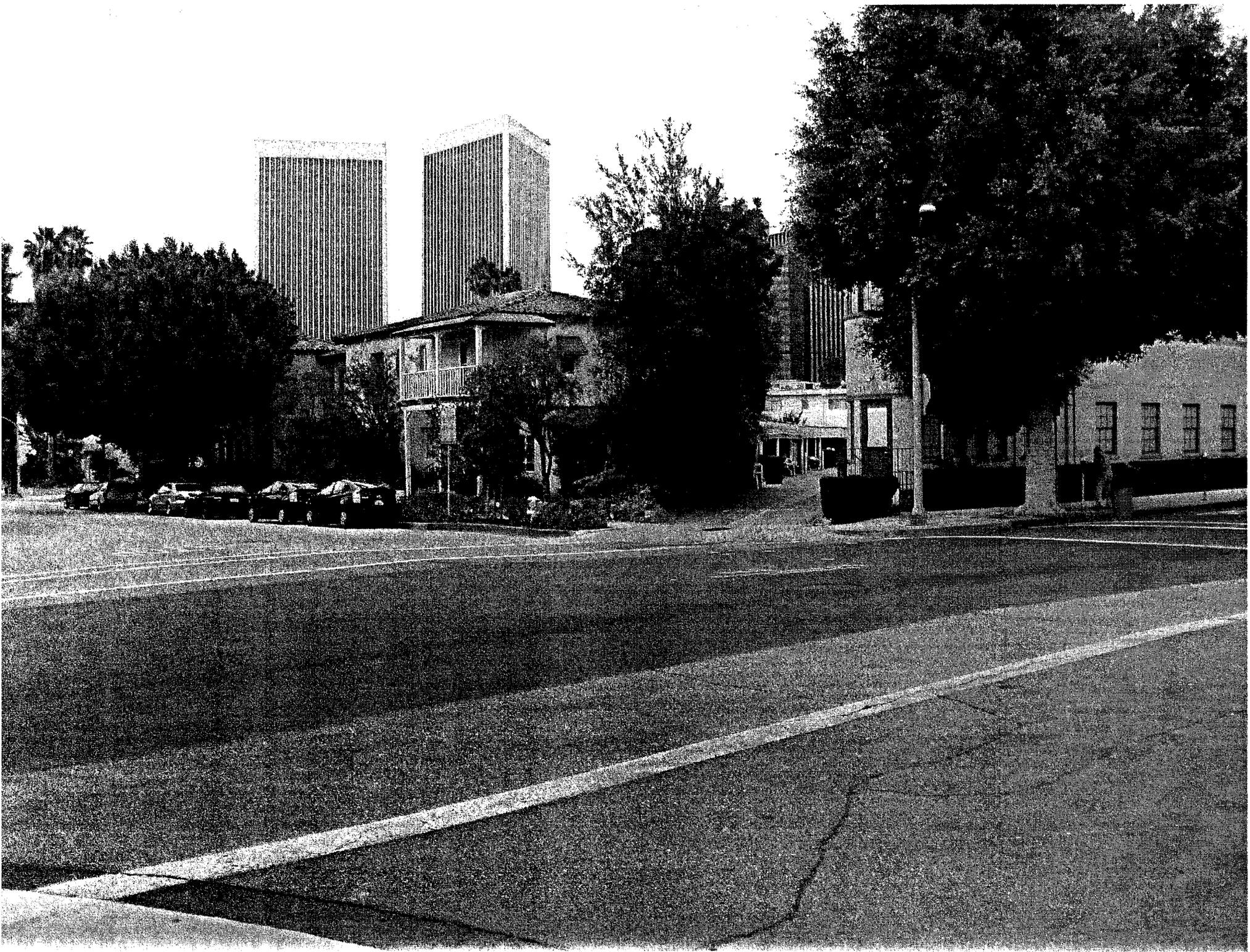




201 S. BASKY DR.







**TERRANCE B. RODSKY**  
ATTORNEY AT LAW

POST OFFICE BOX 6947  
BEVERLY HILLS, CALIFORNIA 90212  
TEL. 310-553-1915 - FAX 310-553-6346  
terrancerodsky@sbcglobal.net

Received  
City of Beverly Hills

JUN 3 2010

PLANNING DIVISION  
COMMUNITY DEVELOPMENT

June 2, 2010

City of Beverly Hills  
Department of Community Development/Planning Services  
455 North Rexford Drive, Suite 100  
Beverly Hills, California 90210  
ATTN: Rita Naziri, Senior Planner

Re: Proposed 13-Unit Condominium Project; 9936 Durant Drive ("Project")

Dear Ms. Naziri:

I own the duplex directly across the street (9933 – 9935 Durant Drive) from the Project. I attended the Planning Commission meeting of May 27, 2010 and reviewed the relevant material posted on the website regarding the Project.

I previously wrote in opposition to this Project on July 8, 2009. I renew my opposition based on aesthetic as well as practical considerations.

The graphics displayed on the screen, as well as the model provided for inspection on May 27, lacked sufficient detail and clarity to allow the Commission to properly evaluate this Project.

The building to be demolished was designed by Robert Derrah. It has historical significance and is worthy of conservation as a "character contributing building". The Colonial Revival style adds value to the neighborhood, encourages tenants and owners to look upon their apartments and condominiums as homes, not housing units.

While the current architectural design is a vast improvement over the previous design, the Project remains at odds with the remaining two story buildings on Durant Drive, many of which possess cross-gabled roofs and court yards, porticos and bay windows, pediment crowns and multi-pane sash windows. More of these features should be incorporated into the final design?

At the May 27 meeting, a discussion was held of what constitutes the "neighborhood". Is it Durant Drive only? Or is it the entire subdivision? I urge the Commission, for purposes of evaluating this Project, to define Durant Drive itself as the neighborhood. It is logical to do so. The aesthetics of Durant Drive differ from the broader area. An observer standing in the middle of Durant Drive, either looking west or east, is limited to vistas that incorporate only the unique charms of Durant Drive. Why dilute or degrade the "existing character or quality of the site and its surroundings."

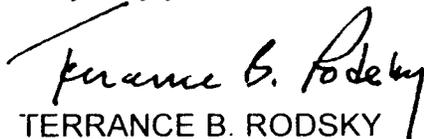
A further discussion ensued on May 27 concerning the two units being deeded to the City of Beverly Hills. I too was confused about this subject. Does recoupment of costs of construction of these two units by the developer rely upon a calculation of "costs" based solely upon the average cost of construction per square foot of the building as a whole, or upon the actual "costs" of the construction of these two particular units? Are "costs" inclusive of all monies incurred to date (e.g. the prior architectural design expenses, legal fees in obtaining approval of the Project) as well as non-construction expenses to be incurred in the future (e.g. legal fees to evict current tenants, compensation to current tenants to have them move)?

Traffic remains a concern. As I wrote previously, the Circulation Study conducted by Coco Traffic Planners, Inc. is unpersuasive and counterintuitive. Replacement of 5 apartments centered around an open courtyard all accessible on the ground level with 13 condominiums does not lead to the conclusion that "motorists will not be able to detect any change in traffic operations due to the traffic generated by the proposed project.

Finally, I found a remark made in support of the Project that the City of Beverly Hills should somehow be held responsible for future higher permit fees because the Commission insists upon discharging its duties to the citizens of Beverly Hills, to be off-putting.

I urge the Commission to carefully consider the Proposal in the context of what is being destroyed and what will replace it.

Very truly yours,

  
TERRANCE B. RODSKY

TBR:az

*Submitted by David Siegel*

## **Residents Petition To Oppose**

**As residents of Beverly Hills, this proposed 14 UNIT 45 Foot High Condo Development at 9936 Durant Drive directly and negatively impacts the neighborhood and us.**

CITY OF BEVERLY HILLS  
PLANNING DEPARTMENT  
SUBMITTED AT PLANNING  
COMMISSION MEETING OF:  
9/23/10

**We STRONGLY OPPOSE this project and ask the Planning Commission to include our opposition as part of public record. This project will not only destroy a valuable landmark eligible building, DESTROY THE CHARM CHARACTER AND LANDSCAPE OF THIS HISTORIC NEIGHBORHOOD, but also create additional PARKING PROBLEMS in an already congested area. In addition we have SAFETY CONCERNS regarding pedestrian traffic that is busy with High School Students, as well as the noise created by additional automobile traffic, trash collection, in an extremely narrow alley. We are also concerned with any SHORT AND LONG TERM HEALTH EFFECTS associated in the destruction of the current building, which may contain lead and asbestos due to its age according to the Environmental Impact Report prepared by the commission.**

**In addition we are opposed to The Planning Commission approving a Statement Of Overriding Considerations, which states that if the benefits of the project outweigh the UNAVOIDABLE ADVERSE RISKS, those effects may be considered ACCEPTABLE. We oppose the commission allowing the developer be exempted from City Building Codes such as back Alley Easements and Density Bonus.**

**Date: 9/21/10**

**We STRONGLY OPPOSE the proposed 14 UNIT Condo  
Development at 9936 Durant Drive.**

NAME	ADDRESS	DATE
Mitra Hassani	9950 Durant Dr #409	Sept. 21, 10
Sheila Sedighian	9950 Durant Dr #301	Sept 24/10
Dina Yacobi	9950 Durant Dr.	Sept. 21, 2010
Tom Plate	11 # 502	Sept. 2010
Lillian Weirick	# 106 9950 DURANT DR	Sept 21, 2010
	# 103	
Shamloo Ghaitani	9950 Durant Dr #208	9/21/10
Claudette Zelkha	9950 Durant Dr. #302	9/21/2010
Perry Kalmus	9950 Durant Dr. #309	9/21/2010
JAVAD HAGAIGHI	9950 DURANT DR #307	9-21-2010
FIORELLA URBINATI	9950 DURANT DR #408	9/21/2010
Fiorella Urbini	9950 DURANT DR	9-21-10
Khatoun Yazdannejad	#402 B.H	
David Nathanson	9021 St 9950 Durant Dr.	9-21-10
MSherman	#403	
	9950 Durant Dr	9-21-10

**We STRONGLY OPPOSE the proposed 14 UNIT Condo  
Development at 9936 Durant Drive.**

<b>NAME</b>	<b>ADDRESS</b>	<b>DATE</b>
Jeane McDonald	9936 Durant Dr, A	9.21.10
Michel Lehen	9935 Durant Dr.	9/21/10
Johi Quat	9941 Durant Dr.	9/21/10
Melanie Prud'Homme	9947 Durant Dr.	9/21/10
FARAH PEZESHKI	9947 1/2 Durant Dr.	9/21/10
GREGORY W. GORMIK	201 EL CAMINO DR.	9/21/10
Dungey Grace	9947 Robbins Dr.	9/21/10
Russ Lehen	9947 Robbins Dr.	9/21/10
Sam & Mark Crawford	9945 Robbins Dr. #103	9/21/10
Jerry Gray	9945 Robbins #102	9/21/10
Patricia Eckert	9950 Durant M. Unit 406	21 Sept 2010
Nika Aronstamian	9955 Durant Ave unit 306	9/22/2010
Jong Hwang	9955 Durant Dr.	9/22/2010
vajehch	205 Eliaszadeh	9, 22, 2010
JASTROW	GAIL JASTROW	9/22, 2010
Sheila Shafiqour	9947 1/2 Durant Ave	9, 22, 2010

**We Strongly Oppose the Proposed Condo  
Development at 9936 Durant Drive.**

**NAME**

**ADDRESS**

**DATE**

Kathryn Weatherell

9901 Durant  
Apt 6.  
BH 90212

9/21/10

Richard Wojnowski

9901 Durant Apt  
BH 90212

9/21/10

Julia Tewek

9906 Durant  
BH 90212

9/21/10

Jami Antwine

9905 Robbin  
Dr

9/22/10

Ann Gendron

247 Lasky Dr

9/22/10

Faye Rezac

142 S. Linden Dr.

9/22/10

Shirley Suttles

203 LASKY DR.

9/23/10

ALIA DIAMOND

205 LASKY DR

9/23/10

Elizabeth [unclear]

209 S. Lasky Dr

9/23/10

PETER MORGAN

9909 LASKY DR

9/23/10

EUGENE TUCK

9931 Robbin Dr

9/23/10

Arulith Tuck

9931 Robbin Dr

9/23/10

Samuel Lums  
209 9931 Robbin

**We Strongly Oppose the Proposed Condo  
Development at 9936 Durant Drive.**

NAME	ADDRESS	DATE
Jennifer Springer	9931 Robbins Dr.	9/23/10
JEFF ALLEN	Beverly Hills, CA 9929 Robbins Dr	9/23/10
John Meyers	BEVERLY HILLS, CA 90022 9938 Robbins Dr.	9/23/10
Dyanne Williams	9932 Robbins Dr. # 01	9/23/10
Glynneth Barren	9933 Robbins Dr #1	9/23/10
Margaret Huff	9933 Robbins	9/23
Constantine Kelly	9937 Robbins	9/23/10
DAVID BARTH	9947 Robbins #201	9/23/10
JACEK KROPINSKI	9951 ROBBINS DRIVE #C.	9/23/10.
DEBRA KROPINSKI	9951 ROBBINS DR #C	9.23.10
KASHA KROPINSKI	9951 ROBBINS DR. #C	9.23.10
LAVIA WIGNA	9958 Robbins dr	9-23-10
Nadia Emelia	9957 Robbins dr #C	9-23-10
Mary Baln	9948 Robbins Dr #3	9/23/10
evah ward	9946 ROBBINS DR	9,23,10
Pat DeF.	234 S. Moreno Dr.	9/23/10
Kath. Cant	9947 1/2 Young Dr.	9/23/10

**We STRONGLY OPPOSE the proposed 14 UNIT Condo  
Development at 9936 Durant Drive.**

<b>NAME</b>	<b>ADDRESS</b>	<b>DATE</b>
Carol Clark	9947 Young Dr Ber Hill 90212	9/23/10
Tyler LeMoine Robert + LeMoines son	9939 Durant Dr BH, CA 90212	9/23/10
Joyce Bilesky	9969 Durant Drive.	9/23/10

**We Strongly Oppose the Proposed Condo  
Development at 9936 Durant Drive.**

<b>NAME</b>	<b>ADDRESS</b>	<b>DATE</b>
REUVEN HAZON	9950 507	9/22/10
Daryush Mahgerefteh	9950 301	9/22/10
GREG ZARAOZA	9950 201	9/24/10
LAUREN FREEMAN	9950 205	9/23/10

City Of Beverly Hills  
Planning Commission  
455 N. Rexford Drive  
Beverly Hills, California 90210

CITY OF BEVERLY HILLS  
PLANNING DEPARTMENT

SUBMITTED AT PLANNING  
COMMISSION MEETING OF:  
9/23/10

9/23/2010

Dear Planning Commission,

I am writing this letter to make a plea for you **not** to approve the proposed Condo Building at 9936 Durant Drive. I have been a resident of Beverly Hills for the past 20 years and currently live at 9950 Durant Drive directly next to the proposed condo.

**Section 9 of the Resolution before you, states that “The Planning Commission finds that agencies and interested members of the public have been afforded ample notice and opportunity to comment on the EIR and the Project.”**

I have **not once been notified** of any meetings or proposals to develop this project as I am entitled to, as I live within 300 feet and am the owner registered with the LA County Assessor’s office, and have been for over a year.

I therefore ask the Board to grant a continuance as I have not been given proper time to review the EIR, as required by the city. Neither have at least two of my neighbors who have purchased their condos around the same time as myself.

When interest rates dropped, and after years of looking, My wife and I were **FINALLY** able to pursue the American Dream of home ownership, and we purchased this condo over a year ago. We fell in love with the neighborhood immediately. In fact both of our children have attended K through 12 in the Beverly Hills public school system, so we were well aware of the unique nature of 9936 Durant and its surrounding buildings, dating back to the 1930’s, since it was our daily route to the high school. It was designed by the noted Beverly Hills Architect Robert Derrah, famous for among other buildings, The Coca Cola Building, and Crossroads of the World Some Architects most obscure works become their most important as they are discovered later. My son who is an Architect, and took his first Architecture class at Beverly Hills High School, has often admired this building as it was the first of its kind, and inaugurated a new typing of building in Beverly Hills. This work of Robert Derrah and developer Edward Dentzel sheperded in a new Era of Building in Beverly Hills.

We purchased our condo in large part because of its openness and brightness, **And its incredible scenic view of this unique neighborhood.** This proposed building would create **a complete blockage of nearly every one of our windows** and put us into darkness, as well as the neighbors above and below us. In addition, the demolition of the current building and subsequent construction of a four story building with two levels of underground parking, added walkways, and reduced rear setbacks would create a substantial risk to our health, as well as that of the community.

**There are at least 9 North/East facing units in 9950 Durant that will be especially adversely impacted.**

(See attached names of these residents) by the following:

\*\*\*Economic Value of Unit will decline substantially

\*\*\*The view will be destroyed and the light and air will be substantially diminished

\*\*\* According to the Beverly Hills City Variance 10-3-3720 we are entitled to the minimum quality of light. This light will be further diminished by the fact that an added density bonus of one unit has been granted, a total of 14 instead of the original 13 units proposed and to the allowance of the back alley easement as required by code to be shortened to benefit the planner.

It would be a miscarriage of justice to allow a builder to benefit from this condo while a large number of residents suffer in the process. Donating two condo units to the city of Beverly Hills, for a period of 30 years, as stated in the resolution, seems like **a benefit that will not outweigh the costs involved.**

The resolution Schedule A-9 has a number of items that I am very concerned by:

The EIR identified the potential for the project to cause **Significant Environmental Impacts** on: ASTHETICS, CULTURAL RESOURCES, GEOLOGY, HYDROLOGY, HAZARDOUS MATERIALS-ASBESTOS AND LEAD, TRANSPORTATION AND TRAFFIC CONGESTION AND SAFETY.

Earthquake Safety. Dethwating associated with the development of the project has the potential to water quality impact. In addition, in the likely event that a dewatering operation is needed, who will guarantee that this will be done properly? I am especially concerned that if these pumps fail and in the event of an EARTHQUAKE, this could have a disastrous impact.

EIR States "It is possible given the age of the existing building that asbestos or lead based paint may be present and may be disturbed during construction" What guarantee do we have that this will be monitored properly?

I am especially concerned about the **TWO LEVELS of Subterranean parking** that must be constructed in order for the building to maintain enough parking spaces to meet city code. What guarantee do we have that this will be able to be constructed, and especially in a safe manner?

The slant supports needed to support the two levels of subterranean parking levels will encroach on the neighboring buildings infringing on 9950 Durant, and adjacent Buildings on Robbins Drive

Our gas, plumbing, electrical systems could be jeopardized.

**The resolution Page A-10 states in reference to the GEOLOGY-Soils and Seismic Impacts "The introduction of the Project into a seismically active area, along with the required excavation for the subterranean parking garage has the potential to cause soil and seismic Impacts"**

Motor vehicles are a constant source of pollutants, the most significant being gasoline, motor oil, polycyclic aromatic hydrocarbons (PAHs), and heavy metals. (PAHs are found in combustion byproducts of gasoline,

as well as in asphalt and coal tar-based sealants used to maintain parking lots

DIESEL FUMES, proven to cause cancer, from earthmovers for subterranean parking as well as forklifts lifting building materials, and used in the demolition, are a major concern.

Concern for Traffic and Safety. "Beverly Hills leads the pack when it comes to pedestrians getting hit by cars" according to a September 10<sup>th</sup> article. By creating many added trips per day, as the EIR states, this would cause an already congested area to be a safety hazard to pedestrians. The alley where the garage entrance is proposed is well known to be a well traveled route for the Beverly Hills High School Students. In addition the Beverly Hills City Code 10-3-3720 Part 6 states that "automobile parking spaces shall be accessible with adequate ingress and egress". In the attached map of the alley you can see how both ends of this alley create a potential safety hazard for added automobile traffic. On the Northeastern end the alley exits directly into a crosswalk on Lasky and Charleville. On the Southwestern end it exits directly next to the High School where parents drop off and pick up their children. In addition the exit to this garage from an angle that requires cars to accelerate up hill, will create a dangerous situation, especially as this alley is narrow and the trash cans for 9945 Robbins Drive are directly in front of it. In addition the screeching of tires exiting this underground structure at any hour will create a noise nuisance. While adding 9 **additional units** to this existing building, I wonder **how many** additional tenants there will be, and if this impact has been looked at.

The large BH garbage bins that take up approximately 5 feet of the already narrow alley width, already hard to navigate, further limit additional traffic access.

Additional noise will be created by an automatic gate in the back alley, which is in very close proximity to neighboring bedrooms, and will be even closer with the reduced setbacks.

**The Resolution States: "The incentive of reduced rear setback is appropriate for the project site, which is located in a multi-family residential zone adjacent to an alley" while reduced setbacks will allow this builder to benefit greatly, it will have A NEGATIVE and Unmitigatable impact on the many Units it is affecting. How is this justifiable?**

The collection of trash in this back alley, already a noisy situation, will increase that noise.

There are a large number of elderly residents residing in 9950 Durant and in this neighborhood, many with health conditions, A number of residents I spoke to, have stated that they will have no choice but to move out rather than live next to a construction site that could take years to complete, and create risk to their health.

We already have an ongoing construction project located at Moreno and Little Santa Monica Boulevard, greatly aggravating the parking and traffic situation. In addition there is also the Proposed Metro Westside Subway Extension, which will further impact this area.

I strongly believe that this commission should consider the needs of the **Public first, then Private**. Public safety, Earthquake safety, Underground water and flooding concerns, Utility and natural gas safety, **All outweigh any potential benefits outlined.**

I am sure that no one here would like to see a repeat of the tragic San Bruno Explosion. I insist on a complete analysis of the age and condition of the natural gas pipelines under our properties BEFORE any Spade is turned to Dig!

The Los Angeles Times stated that "The (San Bruno) explosion and fire may raise new questions about the safety of the extensive network of gas pipelines that crisscross states and form a complex web—some of it aging—under millions of buildings nationwide which raises the issue of whether there is a much broader problem of infrastructure statewide.

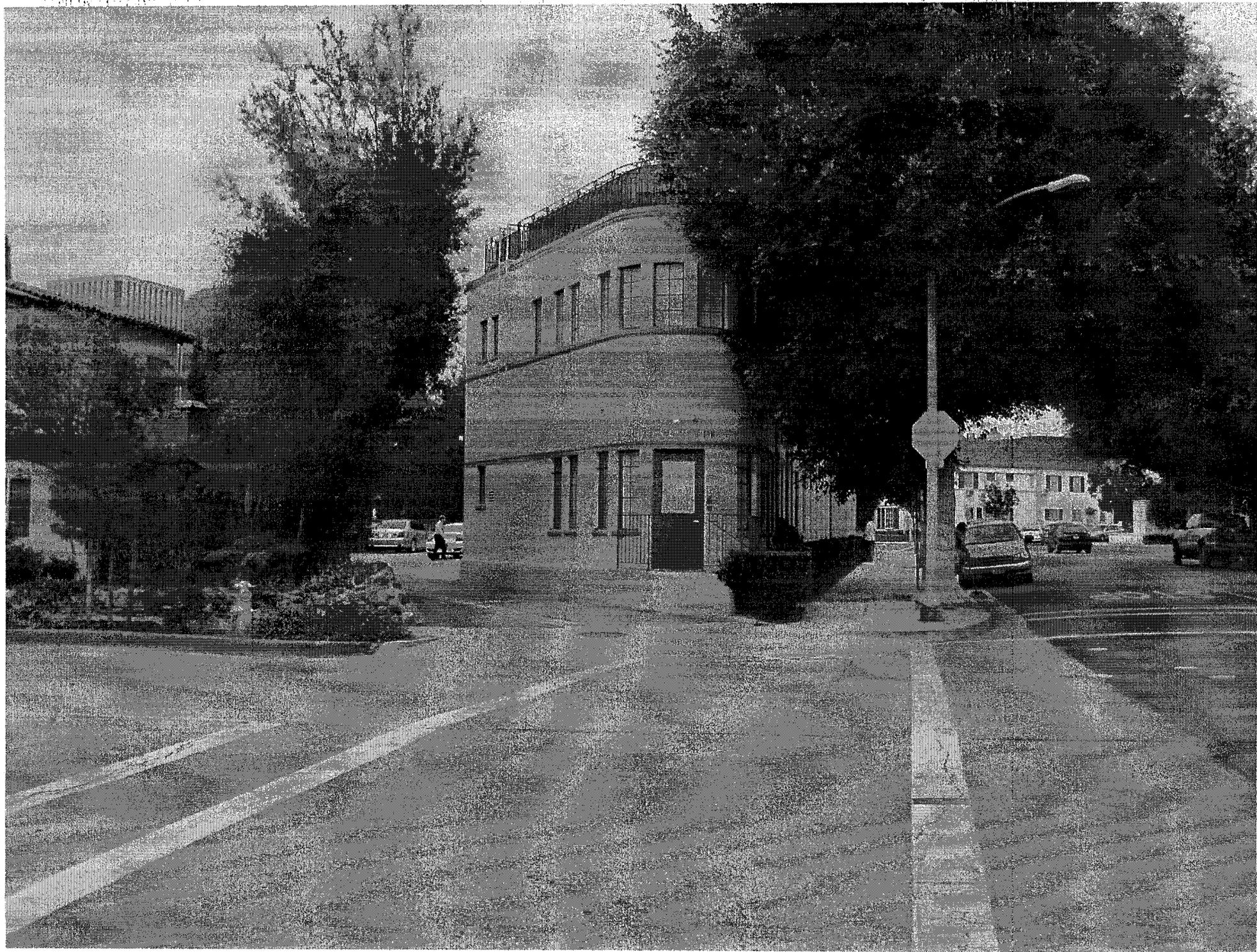
In summary, while I understand the need for lower income housing, it seems quite clear that the small benefits of this proposal are Greatly Outweighed by the ADVERSE EFFECTS of this project. In exchange for two small units to be deeded to the city, guaranteed to be supplied for a 30-year period. this Will DESTROY the properties of not only 9 Units in 9950 Durant Drive, but neighboring surrounding units. Although, two "Lower Income" units are being temporarily deeded to the city as a bargaining chip, the lives and rights of current Beverly Hills Residents will Permanently, Negatively and Significantly IMPACTED.

Sincerely,

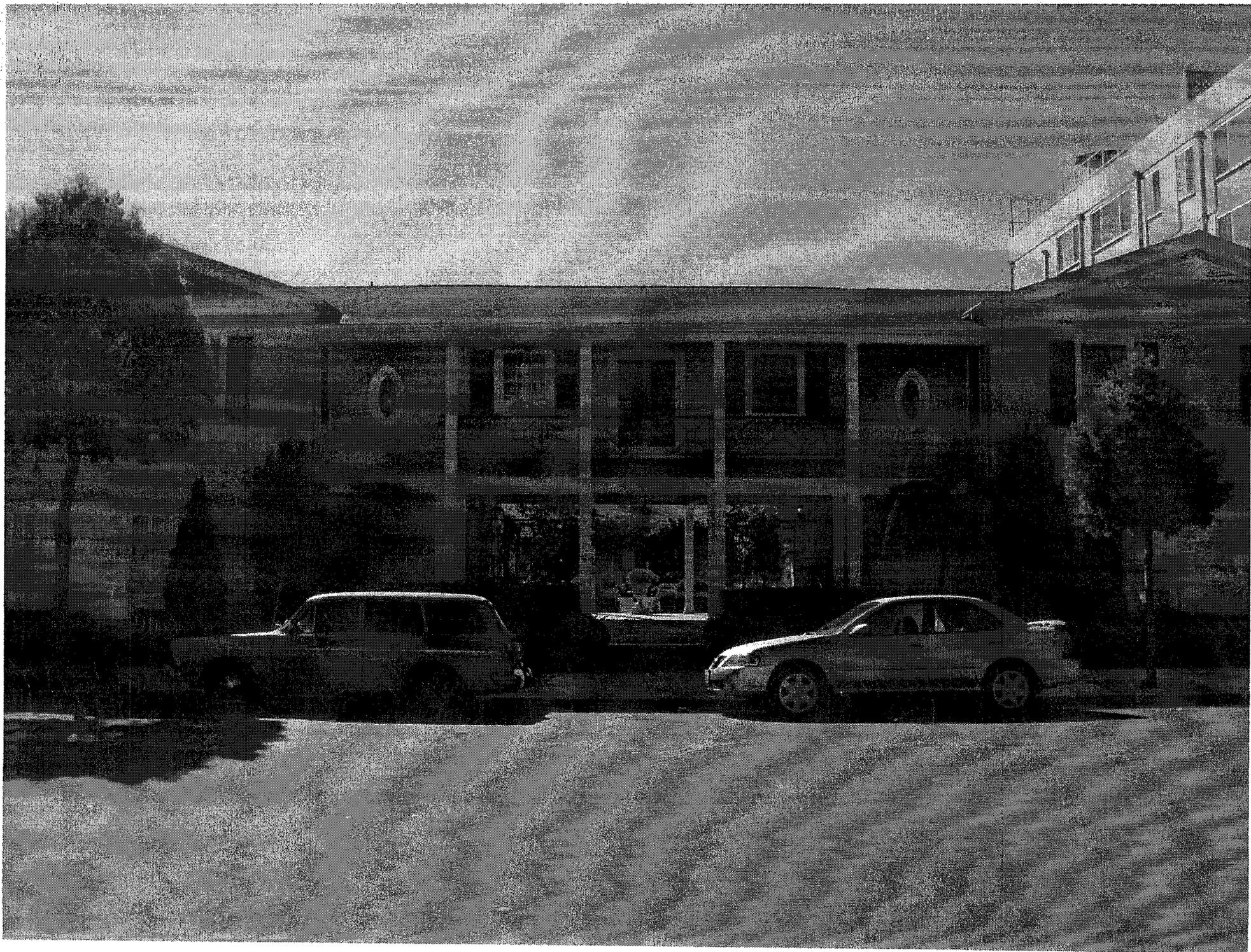
David Siegel  
9950 Durant Drive  
Unit 407  
Beverly Hills, CA 90212  
323 356-2337 Cell

\*The following Units will be severely impacted by blockage of light. Owners listed.

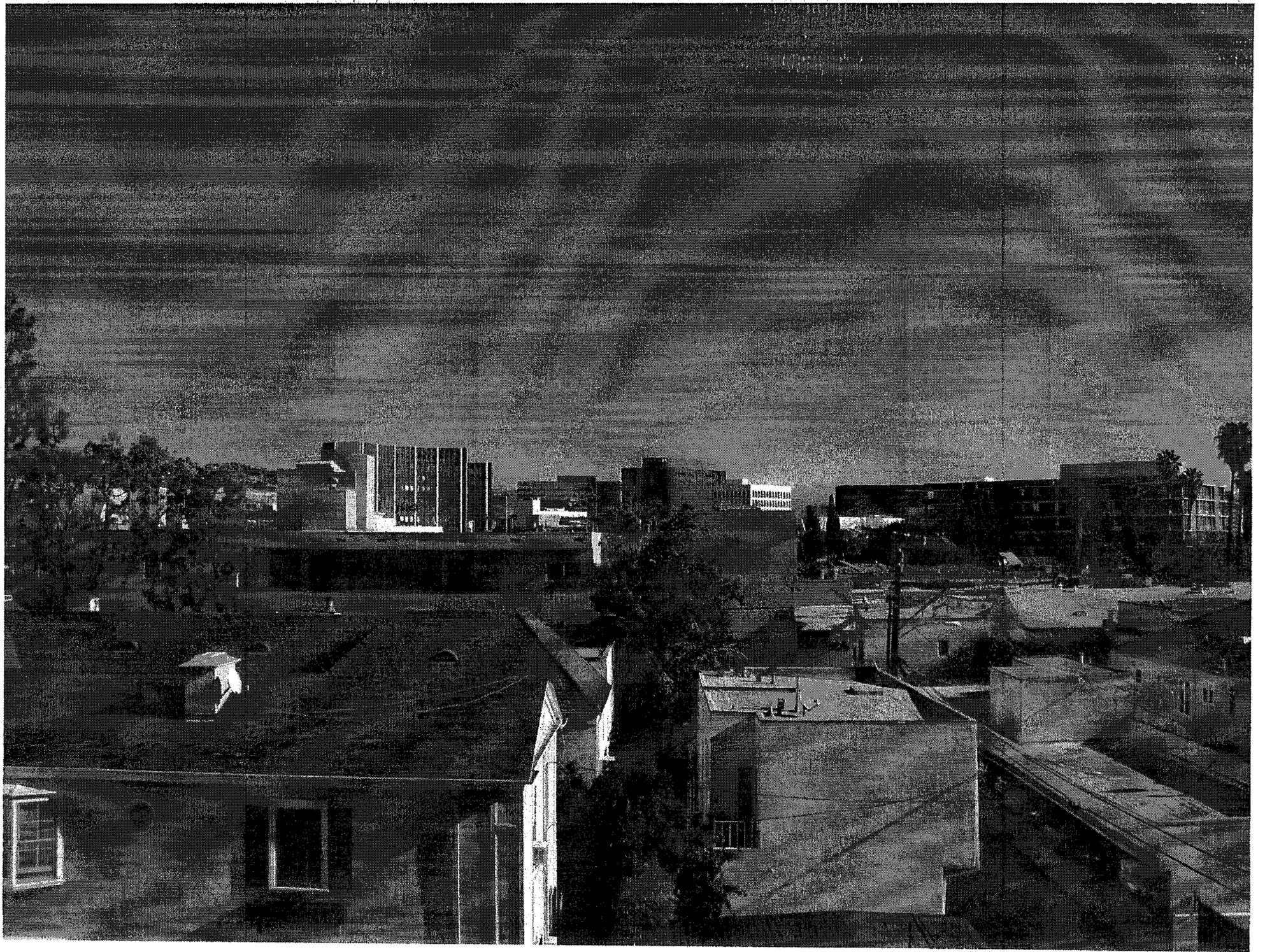
106	Thomas Plate	407	David and Jocelyne Siegel
207	Philip Heller	507	D'Attellis Nicola
208	Heidy S. Berger	307	Mr. and Mrs. Highlight
308	Leslie Gornick	508	Mahvash Khodadadi
408	Fiorella Urbinati		













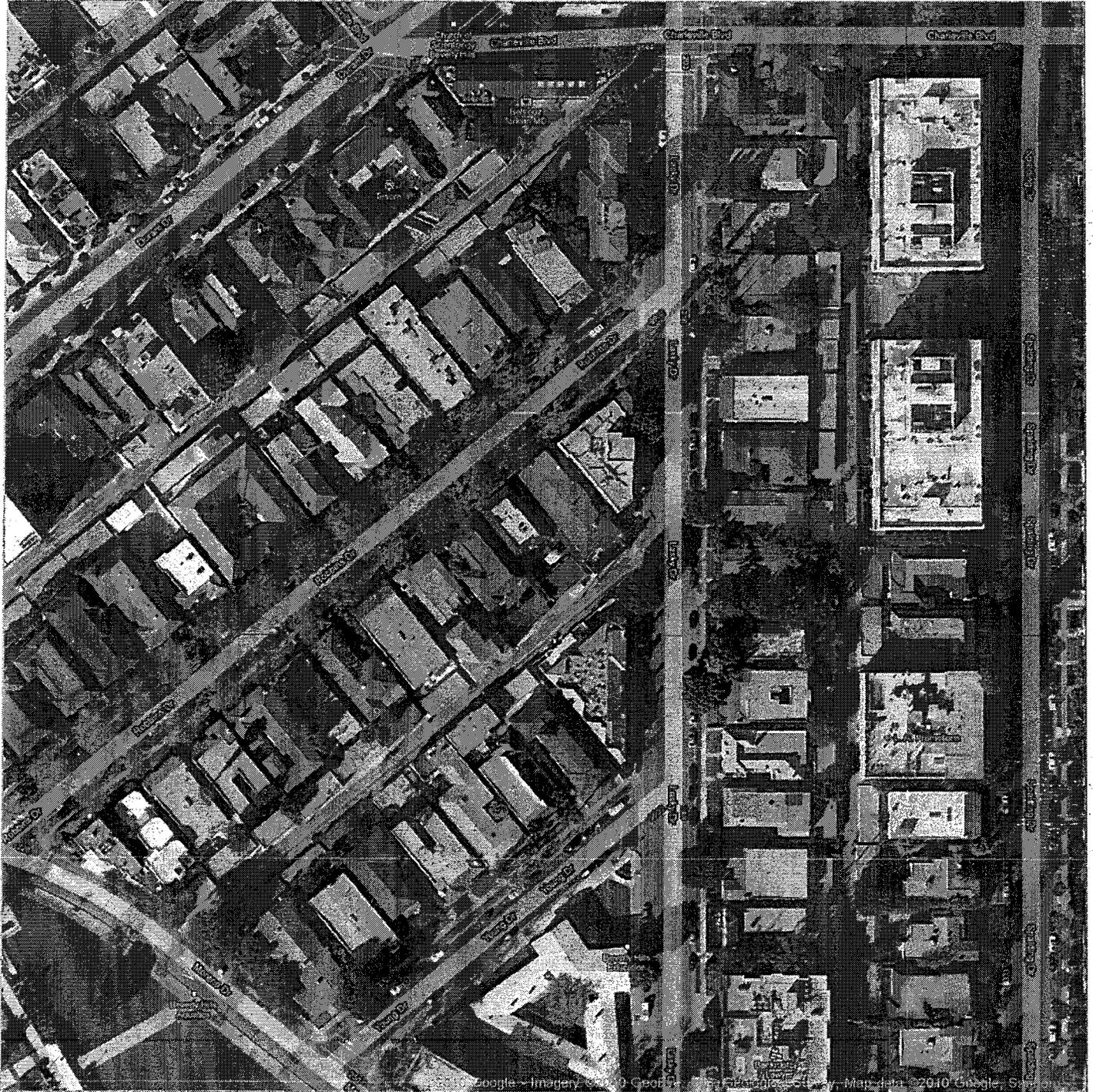


Google maps Address

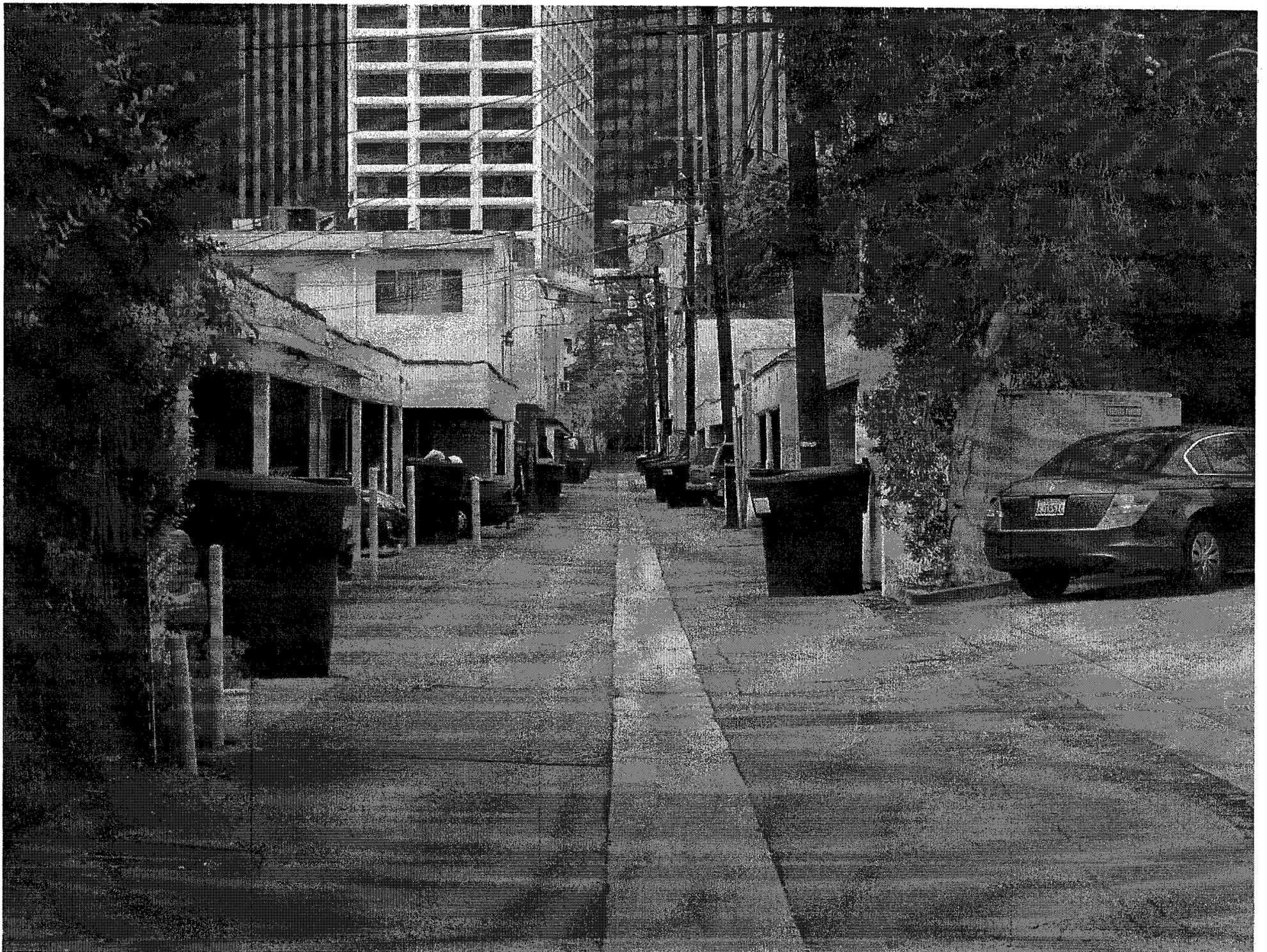
To see all the details that are visible on the screen, use the "Print" link next to the map.

[Get Directions](#) [My Maps](#)

[Print](#) [Send](#) [Link](#)







**Key To Photo Exhibits Regarding 9936 Durant Drive**

**Exhibit A Spalding/Charleville/Durant Alley Exits Directly Into Crosswalk  
Poses Significant Safety Hazard with additional traffic**

**Exhibit B Spalding/Charleville/Durant Alley Exits Directly Into Crosswalk  
Poses Significant Safety Hazard with additional traffic**

**Exhibit C Narrow Alley with BH Trash Cans Narrowing Alley Access**

**Exhibit D 9936 Durant Drive Exterior.....A Landmark Eligible Building**

**Exhibit E Durant Alley Aerial View Exits Directly into Crosswalk  
Poses Significant Safety Hazard with additional traffic**

**Exhibit F View From 9950 Durant Unit 407 to 9936 Durant Drive and Beverly  
Hills Skyline...Will Be Completely Blocked By Proposed Condo**

**Exhibit G View From 9950 Durant Unit 407 to 9936 Durant Drive and  
Hollywood Hills... Will Be Completely Blocked By Proposed Condo**

**Exhibit H View From 9950 Durant Unit 407 to Downtown...  
Will Be Completely Blocked By Proposed Condo**

**Exhibit I Durant Alley Aerial View (Closer) Exits Directly into Crosswalk  
Poses Significant Safety Hazard with additional traffic**

**Exhibit J Spalding/Charleville/Durant Alley Exits Directly Into Crosswalk  
Poses Significant Safety Hazard with additional traffic**

David Siegel  
9950 Durant Drive  
Unit 407  
Beverly Hills, CA 90212  
[DGOODFOOT@aol.com](mailto:DGOODFOOT@aol.com)  
323 356-2337

## Rita Naziri

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**From:** nancy sullivan [nsatlarge@gmail.com]  
**Sent:** Tuesday, September 21, 2010 10:26 PM  
**To:** Rita Naziri  
**Subject:** Opposition to Demolition of 9936 Durant Dr., BH, CA 90212

Hello Rita Naziri - it has come to my recent attention that the building next door to mine (9950 Durant Dr., #405, BH, CA 90212), which is 9936 Durant Dr., BH, CA 90212 is being considered for demolition. I also understand this may have an adverse affect on my neighborhood, bring about significant and questionable environmental issues and could well cause health problems for any nearby residents.

I am deeply opposed to this project and need you to be aware that neither the developer or the city planner's office or any other applicable agency has been in contact with me as an area homeowner. I've owned my condominium until since August of 2009, but no information has been mailed to me at any time and I believe that's required by law in order to move this forward. If so, I would've been aware of & joined previous petitions that have been signed by a number of my neighbors.

Please pardon me if I'm not using the proper terms, but I have come to understand that a building permit has been granted in exchange for two (2) low income housing units and two (2) extra parking spaces. This seems a VERY meager exchange to allow so many others to be threatened with health issues and severely increased noise impact, particularly since those parking spaces,are clearly not for public use/public benefit. The negative impacts appear to FAR outweigh any minor positives and I would very much like to know why this is being allowed to move forward.

I am strongly in support of maintaining Beverly Hills' charm and unique aesthetics. Buildings such as,9936 Durant is an architectural gem with historical significance. It would be derelict of the City Planner's office and City Council to allow it to be destroyed for those reasons alone, never mind the others I have laid out.

Most importantly,I urge you to follow protocol and not allow the developer (or whomever is responsible) to bypass the neighborhood homeowner communications required. In other words, the communications I have not received to date. I believe, at the very least, a vote on this should be delayed until the proper processes have been completed.

Best,  
Nancy Sullivan  
310-200-5799

## Rita Naziri

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**From:** Perry Kalmus [perrykalmus@me.com]  
**Sent:** Wednesday, September 22, 2010 9:13 AM  
**To:** Rita Naziri; Jonathan Lait; David Reyes  
**Subject:** 9936 Durant Dr.

Hi. My name is Perry Kalmus and I am a resident of 9950 Durant Dr.

I am writing to beg you not to let 9936 be knocked down. It is such a beautiful part of Durant.

It also would create so many more issues with parking. I know the argument is that they will have plenty of underground parking and that the entrance would be through the alley, but as is the case with all the buildings on this street with underground parking (including my own), MANY people prefer to park on the street.

The result is that parking on this street is a TOTAL nightmare. The fact that street cleaning is at 8am causes a MASSIVE inconvenience to residents on the street, and with the addition of this building, there will be even fewer spots at night on the "good" side of the street.

Save this building. It's really beautiful.

Also, you should push the street cleaning back to 10am.

8am is absurd.

Best,

Perry

**Rita Naziri**

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**From:** Luke Grant [grantluk@yahoo.com]  
**Sent:** Wednesday, September 22, 2010 10:13 AM  
**To:** Jonathan Lait  
**Cc:** Rita Naziri; David Reyes  
**Subject:** Stop the construction at 9936 Durant Drive!

Dear Mr. Lait,

I am a concerned member of the neighborhood community of Durant Drive. I currently live at 9941 Durant Drive, across the street from where the proposed condo project at 9936 Durant is up for passing at the upcoming planning commission meeting. I object to the passing of this project! I am concerned that the disruption and the noise from the construction will be very disturbing, and it will not be safe for the children who live on the street. Also, the current building is eligible as a landmark building, and it would be a shame to tear it down. Please do not approve this project!

Sincerely,  
Luke Grant

## Rita Naziri

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**From:** Claudette Zelkha [czelkha@yahoo.com]  
**Sent:** Tuesday, September 21, 2010 6:16 PM  
**To:** Rita Naziri; Jonathan Lait; David Reyes  
**Subject:** 14 Unit Condo at 9936 Durant Drive

Dear Ms. Nsaziri and Messrs Lait and Reyes,

I live in 9950 Durant Drive, Unit 302. Already this year we are having to put up with the extra loud noises from the construction on the project near the high school. On top of that daytime and especially overnight parking on Durant is impossible. There are just not enough spaces for the residents that are already here and it is very difficult to find parking at night, so that sometimes we have to park on the "wrong side" of the street and scramble in the mornings to move the car to another street so that we do not get ticketed. Building additional units will add to the congestion, noise, and chaos. Entering the parking from the alley will increase both the noise and the traffic from that direction. This area is already extremely congested with the high school and the proximity to Olympic and Santa Monica Boulevard, and allowing additional units appears to dismiss the very real concerns of the people who live here and are already having a very hard time with parking and with noise. We too are residents of Beverly Hills and also deserve some quality of life in our neighborhood. It shouldn't only be for the residents of North Beverly Hills.

I kindly request and urge you to take the current conditions on Durant Drive into consideration and not allow this project to go forward.

If you wish to contact me by phone, my number is 310-497-5553.

Sincerely,

Claudette Zelkha

## Rita Naziri

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**From:** dpdoyle123@aol.com  
**Sent:** Thursday, September 16, 2010 6:57 PM  
**To:** Rita Naziri  
**Subject:** Fwd: 9936 Durant Dr.

Received  
City of Beverly Hills  
SEP 15 2010  
PLANNING DIVISION  
COMMUNITY DEVELOPMENT

-----Original Message-----

**From:** dpdoyle123@aol.com  
**To:** RNAIZIRI@beverlyhills.org  
**Sent:** Thu, Sep 16, 2010 5:04 pm  
**Subject:** 9936 Durant Dr.

Dear Ms. Naziri as well as the other Planning Commissioners,

I was deeply saddened to hear of the possible demolition of this structure. I grew up in the city and remember walking by this gorgeous apartment building when I was in high school. It is gems like this beautiful colonial revival courtyard building that give the city character and make it special. It adds to the charm of the city while another 4 story block building only detracts. I thought the height limit was 3 stories but I may be wrong. It would be a terrible loss for the neighborhood as well as the city. We have already lost so many charming structures and we should be doing everything we can to preserve the assets of the city rather than destroying them. Please take this into consideration when you consider this proposal.

Diana Perry Doyle, a 58 year resident of this city  
114 N. Palm Dr. B.H. 90210  
(310) 271-4920

August 17<sup>th</sup> 2010.

DURANT HOMEOWNERS ASS.  
BEVERLY HILLS  
CA. 90210.

Dept. of Community Development  
PLANNING  
455 N. Rexford Drive  
Beverly Hills  
CA. 90210

RECEIVED  
City of Beverly Hills

AUG 20 2010

PLANNING DIVISION  
COMMUNITY DEVELOPMENT

Re: Proposed 14-Unit Condominium Project  
9936 DURANT Drive.

With respect to the above parking area  
must and can only be made available  
from DURANT DRIVE.

There is no space in the alley behind  
the property. - it is indeed a narrow alley.  
I repeat, two level subterranean garage with  
entrance from Durant Drive. ONLY

Thank you.

Already Homeowner  
Durant Association

**Rita Naziri**

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**From:** martha galvan [marthagalvan@hotmail.com]  
**Sent:** Wednesday, September 15, 2010 9:50 AM  
**To:** Rita Naziri  
**Subject:** RE: 9936 Durant Drive

Received  
City of Beverly Hills

SEP 15 2010

PLANNING DIVISION  
COMMUNITY DEVELOPMENT

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**From:** marthagalvan@hotmail.com  
**To:** rnaziri@bh.org  
**Subject:** FW: 9936 Durant Drive  
**Date:** Wed, 15 Sep 2010 16:48:23 +0000

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Dear Beverly Hills Planning Commission Members,

I am sending you this letter as I oppose the demolition of the building at 9936 Durant Drive, which is a building that is eligible for the State of California and National Registry of Landmark buildings. It is a unique building and one that I have often walked by as it is our route to the Beverly Hills High School. It would be a considerable loss to the immediate neighborhood as well as all of the residents of Beverly Hills if this building is allowed to be torn down. Allowing the construction of such an obtrusive building will have a great negative impact on the immediate neighborhood, as far as maintaining the look and feel of the period Architecture that currently exists. Please do not let this project go forward.

Sincerely,

Martha Galvan

**Rita Naziri**

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**From:** winbee@pacbell.net  
**Sent:** Wednesday, September 15, 2010 8:39 PM  
**To:** Rita Naziri  
**Cc:** dgoodfoot@aol.com  
**Subject:** Request for continuance of meeting re:9936 Durant Drive building approval

Dear Ms. Nazari:

I am owner of unit 406 at the 9950 Durant Drive condominium property adjacent to the above captioned property being considered for approval Like Mr. Siegel in unit 407, I did not receive notice of the hearings nor intent to destroy the architecturally significant existing building designed by Architect Robert Derrah.

I wish to respectfully lodge my opposition to the approval of the project--at least until we have had adequate time to review the EIR impacts. I am especially concerned about geological considerations of the subterranean parking and other important matters.

Please communicate these concerns to the planning commission.

Sincerely,  
Patricia Eckert, Esquire  
Sent via BlackBerry by AT&T

Received  
City of Beverly Hills

SEP 15 2010

PLANNING DIVISION  
COMMUNITY DEVELOPMENT

**Rita Naziri**

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**From:** David Siegel [dgoodfoot@aol.com]  
**Sent:** Wednesday, September 15, 2010 3:17 PM  
**To:** Rita Naziri  
**Subject:** Request For a Continuance September 23rd Meeting Re: 9936 Durant Drive Condo Project

DEAR MS. NAZIRI,

PLEASE FORWARD IMMEDIATELY AS WE DISCUSSED SO THAT THE MEMBERS OF THE PLANNING COMMISSION CAN REVIEW THIS PRIOR TO THE SCHEDULED MEETING.

THANK YOU,  
SINCERELY,  
DAVID SIEGEL

Received  
City of Beverly Hills

SEP 15 2010

IMPORTANT DOCUMENT REGARDING 9936 DURANT DRIVE CONDO PROPOSAL

PLANNING Division  
COMMUNITY DEVELOPMENT

Dear Members Of The City Of Beverly Hills Planning Commission,

We live only a few feet away, right next to the proposed condo at 9936 Durant Drive, and as such we are greatly impacted by this project. Although we have been registered owners of our condo for over a year, we closed escrow last August, and have been paying Los Angeles County Taxes, we have **never once been notified** as required by law, regarding the project or of any meetings about it. **We have only known about this for the past week. We therefore are requesting a continuance in the matter** so that we have time to get more information and prepare for the next open meeting where it is our understanding that a critical vote is to take place.

**This proposed building will block almost all of our windows from the sunlight we now have**, and every one of our windows facing East. It seems as though this will have a **huge negative impact on not only us, but all of our neighbors**, as a result of a demolition of 9936 Durant and the proposed 4 story condo and two level parking structure, and the Back Alley traffic that would follow. Not to mention the loss of such a unique building that is eligible to be on the California and National Landmark registry. We are residents of Beverly Hills for the past 19 years, both of our children have attended K through Beverly High, and we **deeply appreciate the history and Architecture of this city and the unique nature of the beautiful building currently at 9936 Durant.**

Thank you.

Sincerely,

David Siegel  
Jocelyne Siegel  
9950 Durant Drive  
Unit 407  
Beverly Hills, CA 90212

**David Reyes**

Received  
CITY OF BEVERLY HILLS

**From:** Philip Heller [ph@philipheller.com]  
**Sent:** Tuesday, September 21, 2010 6:33 AM  
**To:** rmaziri@beverlyhills.com; Jonathan Lait; David Reyes  
**Subject:** 9936 Durant Drive Condo Proposal

SEP 21 2010

PLANNING DIVISION  
COMMUNITY DEVELOPMENT

Dear Ms. Naziri and members of the Planning Commission,

As an owner/resident since 1984 at 9950 Durant Drive, please note my strong objection to the 9936 Durant Drive proposal.

In addition to the needless destruction of what should be a landmark building, the proposal will negatively impact the property values as well as the quality of life of the adjacent properties.

The proposed construction raises serious density and light easement issues among others.

I oppose the project and ask you to reject it.

Thank you very much for your consideration.

Respectfully,

Philip Heller

<b>FAGELBAUM &amp; HELLER LLP</b>	<b>ATTORNEYS AT LAW</b>	<b>LOS ANGELES NEW YORK BOSTON</b>
<b>PHILIP HELLER</b>		
2020 Century Park East, Suite 3550 Los Angeles, CA 90007	Telephone: +1 310 286 7000 Facsimile: +1 310 286 7000	
Email: <a href="mailto:ph@philplaw.com">ph@philplaw.com</a> Website: <a href="http://www.philplawfirm.com">www.philplawfirm.com</a>		

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**Rita Naziri**

CITY OF BEVERLY HILLS  
PLANNING DEPARTMENT

**From:** Jacek Kropinski [jacek@kropinski.net]  
**Sent:** Thursday, September 23, 2010 12:59 PM  
**To:** Rita Naziri; Jonathan Lait; David Reyes  
**Subject:** Protest at demolition of 9936 Durant St.

SUBMITTED AT PLANNING  
COMMISSION MEETING OF:  
**SEP 23 2010**

Dear Sirs and Madam,

My family and I, as 9 year residents of 9951 Robbins Drive, protest most vehemently at the proposed destruction of 9936 Durant drive, a truly charming and unique landmark eligible building. The replacement of this important historic building by a 4 story box of 14 apartments is beyond belief in terms of the total change in character of the area. The devastation of the charm of the area is not only limited to Durant St but to Robbins Drive as well, recognize as one of the most charming in Beverly Hills. The construction of a commercial property of such size is not only aesthetically and physically abhorrent, it needs to be understood how the nature of the neighborhood will be complexly altered. The existence of one modernist 4 story box at 9950 Durant street is already any eyesore and disruption in the peacefulness of our lives (from traffic) without the addition of a second.

Of further consequence, having recently gotten over a tumultuous construction period at the High School, where all noise limitations were completely ignored with pile drivers and massive construction noise waking us daily before 7am, despite innumerable futile protests to the council and the contractor.

We work from home (as do most of the residents of our block - writers and artists all) and work extremely long hours, often till 3 or 4 in the morning - to be woken every morning at 7 am by construction (in absolute violation of the 8am noise curfew) was severely damaging to me physically and psychologically over that construction period. And now I am to be faced with this problem again not a hundred feet from my bedroom window! This constitutes a direct violation of my right to earn a living and live a peaceful life.

If no amount of protest from residents will change the opinion of the planning committee as to the irrevocable damage to the area and community, then it is essential to enforce strictly and noise violations in that process, with a direct hotline at the city council to report and enforce violation.

Our quality of life is already severely impacted by the amount of traffic to the high school through the back alley and now you want to increase that traffic with an additional 45 cars or 90 daily round trips! It seems incredible that council would even contemplate such a proposition.

If realize I am presenting the negative aspect of the demolition and construction, however I fail to understand any positives in this situation and would be grateful if any of you could indicate to us what those positive benefits to us and our community are.

Yours faithfully,

Jacek Kropinski  
Debra Kropinski  
Kasha Kropinski

[jacek@kropinski.net](mailto:jacek@kropinski.net)  
9951 Robbins Drive, Apt C

310.977.7658

## Rita Naziri

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**From:** Judith Tuch [judithtuch@sbcglobal.net]  
**Sent:** Thursday, September 23, 2010 12:26 PM  
**To:** Rita Naziri; Jonathan Lait; David Reyes  
**Subject:** 9936 Durant Drive - landmark eligible building

To Planning Commission,

I am dismayed to learn that this lovely building will be torn down and a square box erected in its place which will be much larger, increase traffic, and change the charm of this lovely neighborhood. I've lived here for 34 years on Robbins Drive. The charm of Durant and Young Drives and the surrounding streets is something that guests have always commented on. The diversity of building styles in our neighborhood and the quiet nature of the streets is something to prized.

The impact of 14 unit building and the alley traffic is unimaginable. It's bad enough that the high school students and their parents use the alley way as a short cut to the high school Morning and afternoon traffic are horrendous. The alley entrance to Charleville is another major issue.

In addition, 9936 Durant Drive is on the list to become a historical landmark. Created by Robert Derrah who also designed the Crossroads of the World Building, it's unfortunate to pull down a building that has charm and character. The city has publicized that it is providing affordable housing but 2 units or affordable housing is a poor trade off for destroying this lovely colonial building. And it doesn't say much about being committed to affordable housing either at the expense of the rest of the neighborhood.

Judith Tuch  
Long time resident and owner, 9931 Robbins Drive

## Rita Naziri

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**From:** Tina Suttlemyre [tinasutt@pacbell.net]  
**Sent:** Thursday, September 23, 2010 11:42 AM  
**To:** Rita Naziri  
**Subject:** 9936 Durant Drive!

Dear Rita Naziri,

We are residents living on Lasky Drive, and are highly opposed to the tearing down of the existing beautiful building at 9936 Durant Drive, replacing it with a huge ugly new building. The standing building is a gorgeous building that should be kept and treasured! When we walk by it we always look over at it & admire it and can't imagine demolishing it. Doing this will also make our neighborhood busier, and also add to permanent street parking problems, as more people = more parking spaces needed, for friends, family, etc. Please do not increase the congestion of this quaint neighborhood.

Sincerely,  
Mr. and Mrs. John Suttlemyre

## Rita Naziri

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**From:** jennifer gabrielle [jennifergabrielle@yahoo.com]  
**Sent:** Thursday, September 23, 2010 12:50 PM  
**To:** Rita Naziri; Jonathan Lait  
**Subject:** 9936 durant demo project

please do not destroy this beautiful and historical building that i have seen growing up my life, my mother's, and grandparent's lives. I'm a 3rd generation beverly hills resident and we love the charm and character of this street and others like it. please keep the charm and build somewhere else. there are a lot of non-descript and ugly buildings that i would love to see you demolish ;- ) ...but this is not one of them! thanks for listening...jennifer springer resident on robbins dr. and champion of saving good buildings lol!

**David Reyes**

CITY OF BEVERLY HILLS  
PLANNING DEPARTMENT

**From:** Tamara Gold [tmrgld@mindspring.com]  
**Sent:** Thursday, September 23, 2010 2:00 PM  
**To:** rnazari@beverlyhills.org  
**Cc:** Jonathan Lait; David Reyes  
**Subject:** re:

APPROVED AT PLANNING  
COMMISSION MEETING OF:  
SEP 23 2010

Dear Members of the City Council,

I regard you, our elected representatives, as the vigilant custodians of the unique character of Beverly Hills. It is a character that derives in no small measure from the existence on its streets, here and there, of beautiful old buildings of historic value whether they are classified as such or not.

Such a building has stood for long decades now at 9936 Durant Drive, yet it is threatened, I understand, for demolition. If such should occur, its disappearance from the neighborhood for those who live close by and enjoy the beauty created by a legendary architect and the charming gardens his edifice encloses, would be infinitely painful, of course. But the devastating loss would not only be theirs.

All of us who reside in Beverly Hills or work at desks in its City Hall and are deeply concerned with its welfare and its future would feel it in another way and with anxiety. For the demise of one such rare building represents a small death to Beverly Hills as a whole and presages a future for our city that would sooner or later destroy its very character.

I therefore urge you to do everything in your power to prevent the demolition from taking place.

Sincerely Yours,

Tamara Gold  
Beverly Hills Resident.

**Rita Naziri**

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**From:** ann vahabzadeh [villaavbbh@sbcglobal.net]  
**Sent:** Thursday, September 23, 2010 2:21 PM  
**To:** Rita Naziri  
**Subject:** We object to the demoliton of 9936 Durant Drive

Due to : Landmark eligible building, asbestos problem.

Thanks and regards,  
Ann Bilesky and family of  
9969 Durant Drive  
BH, CA 90212

## Rita Naziri

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**From:** xtine7@aol.com  
**Sent:** Thursday, September 23, 2010 2:45 PM  
**To:** Rita Naziri  
**Cc:** David Reyes  
**Subject:** 9936 Durant Drive

It has come to my attention that there is a planning commission set for today regarding the demolition of 9936 Durant Drive.

Please do not demolish this apt bldg and replace it with a 14-unit 4-story condo. This building is the correct architectural proportion for the neighborhood. This area does not need another 4-story bldg in the area so that we can suffer through more traffic, more congestion, more noise and more polluted air. Please keep this area of Beverly Hills in a low density plan otherwise it will no longer be a comfortable residential area and simply a congested area.

I live at 201 South Linden Drive and enter my garage on Charlieville and it often takes many minutes before I can enter or leave the garage. Adding another large apartment building will increase traffic and make safety a more pressing problem.

Thank you for your consideration.

Christine Gregory  
201 South Linden Drive  
Beverly Hills CA 90212

## Rita Naziri

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**From:** Nadia Emelia [nadia.ucla@gmail.com]  
**Sent:** Thursday, September 23, 2010 3:00 PM  
**To:** Rita Naziri; Jonathan Lait; David Reyes  
**Subject:** Against proposed Project condos

To Whom it may Concern,

The architecture and old buildings is what makes Beverly Hills. As a resident of Beverly Hills I therefore propose and new buildings that will involve the destruction of any current properties.

-Nadia Emelia  
9957 Robbins Dr. C  
Beverly Hills, CA 90212

## Rita Naziri

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**From:** Connie Freiberg [connie@envisionent.com]  
**Sent:** Thursday, September 23, 2010 12:16 PM  
**To:** Rita Naziri  
**Cc:** jlait@beverlyhills.Org  
**Subject:** 9936 DURANT DR...landmark building

Please do not destroy this beautiful landmark building! And please keep this street with its legitimate character by not destroying this building and replacing it with an environmentally dangerous huge condo. Thank you for this consideration,  
Connie Freiberg

## Rita Naziri

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**From:** Leslie Sank [lsank05@aol.com]  
**Sent:** Thursday, September 23, 2010 1:02 PM  
**To:** Rita Naziri  
**Cc:** Jonathan Lait  
**Subject:** 9936Durant Drive

Dear Sirs....

For you to consider leveling a landmark eligible building , in this perfect neighborhood , to construct a 4 story condo that will offer low income apartments is egregious!!

I have lived in this townhouse for the last 27 years and I keep watching as the area keeps losing all it's charm . Not to mention safety!!

There is a building going up on Moreno, talk of a subway , and now this .....when does it end???? There is not enough parking as it is.  
It is time to stop this nonsense!

Thank you....

Leslie Sank  
310-277-6550  
9947 Young Dr  
BH 90212  
Sent from my iPhone