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Mayor Bass
City Hall, Room 303
200 N. Spring Street
Los Angeles, CA 90012

via email

August 28, 2023

**Re: Retreat at Benedict Canyon - Rescind
CPC-2018-1506-GPA-VZC-SP-SPP-SPR**

Honorable Mayor Bass:

The Hillside Federation, founded in 1952 and representing 47 resident associations spanning the Santa Monica Mountains, strongly supported Councilmember Yaroslavsky's motion to request that the Planning Director consider rescinding the General Plan Amendment for the Retreat at Benedict Canyon. The Federation's mission is to preserve the integrity of our hard-fought Community Plans. The Planning Director never should have unilaterally amended the General Plan for the hotel. This unwise action is basically a form of spot zoning to evade existing hillside protections and creates a precedent that puts all Community Plans in jeopardy.

Council approved the motion to rescind on August 16. The Federation is now requesting that you encourage Planning Director Bertoni to rescind that amendment.

As CM Yaroslavsky stated so eloquently, the Bulgari Hotel is the wrong project in the wrong place. A hotel does not belong in a residential neighborhood, especially one with steep, narrow, winding streets with only one access. Nor does a hotel belong in a Very High Fire Hazard Severity Zone. The more people you bring into a fire zone, the more likely they are to start a fire. The project has inadequate fire evacuation routes and the surrounding hillside neighborhood has very poor emergency vehicle ingress and egress, which will only be exacerbated by the increased density brought by the hotel. The Sierra Club and the Santa Monica Mountains Conservancy are among the environmental groups who oppose the project.

We understand that the construction trades want jobs. We need lots of affordable housing units built. They should focus their efforts where there is the greatest need, not on a luxury hotel.

The Hillside Federation urges you to request the Planning Director to rescind the General Plan Amendment for this hotel project.

Sincerely,

Charley Mims

Argyle Civic Assn.
Beachwood Canyon NA
Bel-Air Assn.
Bel-Air Hills Assn.
Bel Air Knolls Property Owners
Bel Air Skycrest Property Owners
Benedict Canyon Association
Brentwood Hills Homeowners
Brentwood Residents Coalition
Cahuenga Pass Property Owners
Canyon Back Alliance
Crests Neighborhood Assn.
Dixie Canyon Assn.
Doheny-Sunset Plaza NA
Franklin/Hollywood West Res.
Franklin Hills Residents Assn.
Friends of Walnut Canyon
Highlands Owners Assn.
Hollywood Dell Civic Assn.
Hollywood Heights Assn.
Hollywoodland HOA
Holmby Hills Homeowners Assn.
Kagel Canyon Civic Assn.
Lake Hollywood HOA
Laurel Canyon Assn.
LFIA (Los Feliz)
Mountaingate
Mt. Olympus Property Owners
Mt. Washington Homeowners All.
Nichols Canyon NA
Oak Forest Canyon HOA
Oaks Homeowners Assn.
Outpost Estates HOA
Pacific Palisades Res. Assn.
Residents of Beverly Glen
Save Coldwater Canyon!
Save Our Canyon
Shadow Hills POA
Sherman Oaks HOA
Silver Lake Heritage Trust
Studio City Residents Assn.
Sunset Hills HOA
Sunshine Hills Residents Assn.
Tarzana POA
Upper Mandeville Canyon Assn.
Upper Nichols Canyon NA
Whitley Heights Civic Assn.