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Franklin N. Quon, City Planner
Plan Implementation Division
6262 Van Nuys Boulevard, Suite 430
Van Nuys, CA 91401

November 26, 2012

Re: **Curtis School Expansion**, CPC-2009-837-CU-SPE-DRB-SPP-
SPR-DI-ZV; ENV-2009-836-MND

Dear Mr. Quon:

The Federation of Hillside and Canyon Associations (“The Federation”), comprised of 40 residential and homeowner associations spanning the Santa Monica Mountains, writes to reiterate its previous position that a full EIR is required for the Curtis School project (see 2011 letter attached).

We have had an opportunity to review the new application and have three major concerns: 1) the lack of specificity to understand what is actually being proposed, 2) the Mulholland Design Review Board not having an opportunity to review the project in the detail required by the Specific Plan, 3) the fact that, in spite of some reduction in grading as originally proposed, the currently proposed project still contains significant potential impacts that cannot be mitigated. These include: excessive grading, impacts to the prominent ridgeline, a variance to the newly passed Baseline Hillside Ordinance, Specific Plan exceptions, aesthetics, lighting, and wildlife connectivity. The Baseline Hillside Ordinance and the Mulholland Scenic Parkway Specific Plan are essential protections for our hillsides. Exceptions and variances of the kind requested can only be permitted in exceptional circumstances. This case does not rise to the level of exceptional circumstances and will set devastating precedents if approved.

Once again the Federation asks that a full EIR be prepared.

Sincerely,

Marian Dodge

Marian Dodge

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