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Planning and Land Use Management Committee
City Hall
200 N. Spring Street
Los Angeles, CA 90012

via email

April 22, 2023

**Re: CF 21-0934
Hollywood Community Plan Update**

Dear Chairman Harris-Dawson:

The Hillside Federation, founded in 1952, represents 47 resident and homeowner associations with approximately 250,000 constituents spanning the Santa Monica Mountains. We have been following the attempts to get an updated Hollywood Community Plan approved for more than a decade. The Hollywood area deserves an updated plan that reflects changing state and local policies.

We are pleased to see that many parcels owned by the Santa Monica Mountains Conservancy and Laurel Canyon Land Trust will be rezoned Open Space.

There are numerous changes in policy that have occurred while the Hollywood Community Plan has been in limbo. If this is to be a plan to govern development in the Hollywood area until 2040, it is critical that these new policies be included or referenced in this version of the Hollywood Community Plan.

The Federation supports CM Raman's recommendations to:

1. Modify the term for which housing units would be established as affordable in a mixed-use development receiving incentives from 55 years to 99 years.
2. Require true one-to-one replacement for demolished rent-stabilized units by adding a clear definition and standards that projects using incentive-based programs cannot count their required affordable units toward rent-stabilized replacement requirements.
3. Include clarifications to reflect recently adopted environmental resolutions and policies such as the Santa Monica Mountains Conservancy CEQA Trustee Agency Resolution in the Biological Resources section. <https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=21-1284>

Additionally the Federation recommends the addition of:

4. **SMMC Natural Resource Protection Plan Maps considered by the City**
https://clkrep.lacity.org/onlinedocs/2021/21-1284_caf_11-22-22.pdf

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.

5. Any project located in a Habitat Block in the Santa Monica Mountains Natural Resource Protection Plan shall trigger a biological resource assessment and compliance with BR-1, BR-2, and BR-6. Whenever a biological assessment is required the City shall consult with both trustees the California Department of Fish and Wildlife and the Santa Monica Mountains Conservancy to determine if the assessment is adequate. The City must consider suggested mitigation measures.

6. Surplus Land - SMMC has first right of refusal

<https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=21-1470>
https://clkrep.lacity.org/onlinedocs/2021/21-1470_ord_187505_7-4-22.pdf

7. Wildlife Ordinance

https://planning.lacity.org/odocument/75d6824d-248b-4b12-a61e-f99616e032ef/2022_Wildlife_Ordinance_Staff_Report_EXHIBIT_A_-_Proposed_Wildlife_District_Ordinance_Components.pdf

7. Safety Element of the General Plan (no upzoning in Very High Fire Hazard Severity Zones)

https://clkrep.lacity.org/onlinedocs/2020/20-1213_misc_04-11-22.pdf

8. State Minimum Fire Safe Regulations

Link to Fire Regulations https://bof.fire.ca.gov/media/v4zjh5pz/noa_rule-text.pdf

The addition of these recommendations will assure that the updated Hollywood Community Plan truly is up to date.

The Federation thanks the Planning Department for its diligence and perseverance in updating the Hollywood Community Plan.

Sincerely,



Charley Mims