

P.O. Box 27404
Los Angeles, CA 90027



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

December 7, 2014

Beachwood Canyon Neighborhood
Bel Air Knolls Property Owners
Bel Air Skycrest Property Owners
Bel Air Ridge Association
Benedict Canyon Association
Brentwood Hills Homeowners
Brentwood Residents Coalition
Cahuenga Pass Property Owners
Canyon Back Alliance
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Franklin Hills Residents Assn.
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Holmby Hills Homeowners Assn.
Kagel Canyon Civic Assn.
Lake Hollywood HOA
Laurel Canyon Assn.
Lookout Mountain Alliance
Los Feliz Improvement Assn.
Mt. Olympus Property Owners
Mt. Washington Homeowners All.
Nichols Canyon Assn.
N. Beverly Dr./Franklin Canyon
Oak Forest Canyon Assn.
Oaks Homeowners Assn.
Outpost Estates Homeowners
Pacific Palisades Residents Assn.
Residents of Beverly Glen
Roscomare Valley Assn.
Save Sunset Blvd.
Shadow Hills Property Owners
Sherman Oaks HO Assn.
Studio City Residents Assn.
Sunset Hills Homeowners Assn.
Tarzana Property Owners Assn.
Torreyson Flynn Assn.
Upper Mandeville Canyon
Upper Nichols Canyon NA
Upper Riviera Homeowners Assn.
Whitley Heights Civic Assn.

Re: **CF 14-1578, MND No. ENV-2013-3734-MND**
11767 East Bellagio Road

Honorable Councilmembers:

The Federation of Hillside and Canyon Associations, Inc., founded in 1952 and representing 44 homeowner and resident associations spanning the Santa Monica Mountains, supports Mr. Kuyper's appeal of the conditional approval of the Small Lot Subdivision development project proposed for 11767 Bellagio Road. For the reasons stated in the appeal, the demolition of a 1-story, single-family home currently on the site and the proposed subdivision of the one lot—approximately 7853 square feet per ENV-2013-3734—into five small lots is inconsistent with the Bel Air-Beverly Crest Community Plan.

The conditionally approved Small Lot Subdivision does not comply with the Bel Air-Beverly Crest Community Plan, a part of the Land Use Element of the City's General Plan, which states the following goals and policies:

- *The open and natural character of single-family development of the Bel Air-Beverly Crest Community is desirable and deserving of public protection. Changes in this area should be fully justified as being in the public interest before the City grants a different or more intensive land use which would alter this character.*
- *All areas within Bel Air-Beverly Crest should be subject to improved design standards to ensure compatibility of new development with the scenic character of the Community.*
- *Preservation of low density, single-family residential areas and the conservation of open lands for environmental protection and park and recreational use.*
- *Preservation and enhancement of the varied and distinctive residential character of the community.*

The conditionally approved Small Lot Subdivision does not conform to the Bel Air-Beverly Crest Community Plan. It also does not conform to the Small Lot Subdivision design guidelines with respect to massing, privacy, open space and setbacks, especially at this sensitive hillside location.

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The Hillside Federation believes that the proposed construction of five townhomes with minute space between each building, located in an area designated by the City as a High Fire Severity Zone, within a neighborhood of 1-story and 2-story single-family homes, will negatively impact the neighborhood and ultimately alter the character of the community to its detriment.

The Hillside Federation urges you to uphold the policies of the Bel Air-Beverly Crest Community Plan by granting the appeal and directing the applicants to design a project that is compatible with the surrounding community.

Sincerely,

Marian Dodge

Marian Dodge

cc: Councilmember Koretz