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Department of City Planning

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February 15, 2021

Re: Processes and Procedures Ordinance

Dear Ms. Kim,

The Hillside Federation, founded in 1952 and representing 46 resident and homeowner associations spanning the Santa Monica Mountains with 250,000 constituents, has concerns regarding the recently released Processes and Procedures Ordinance.

What procedures are in place to assure that a developer does not request multiple “minor modifications” to a project until that project is no longer compliant with a by-right project?

ZAs have a track record of liberally granting variances such that the variance becomes the norm rather than the zoning code. Developers need to learn to build to code. What procedures are in place to assure that the code predominates and variances are extremely rare?

When there is a conflict between the Zoning Code and a Specific Plan, the new ordinance proposes a change that the Specific Plan prevails. What if the Zoning Code is stricter? How about “In the event of a conflict between the Zoning Code and a Specific Plan, the Specific Plan shall prevail unless the Zoning Code is more restrictive.”

Thank you for your consideration.

Sincerely,

Charley Mims