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November 29, 2018

Los Angeles City Planning Commission  
200 N. Spring Street, Room 360  
Los Angeles, CA 90012

Re: CPC-2016-4345-CA (CF 16-1468)  
Planning Commission Nov. 29, 2018, agenda item 8  
OPPOSE Accessory Dwelling Units in Hillside Areas

Argyle Civic Association  
Beachwood Canyon Neighborhood  
Bel-Air Association.  
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  
CASM-SFV  
Crests Neighborhood Assn.  
Doheny-Sunset Plaza NA  
Franklin Ave./Hollywood Bl. West  
Franklin Hills Residents Assn.  
Highlands Owners Assn.  
Hollywood Dell Civic Assn.  
Hollywood Heights Assn.  
Holmby Hills Homeowners Assn.  
Kagel Canyon Civic Assn.  
Lake Hollywood HOA  
Laurel Canyon Assn.  
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  
Residents of Beverly Glen  
Save Coldwater Canyon!  
Shadow Hills Property Owners  
Sherman Oaks HO Assn.  
Silver Lake Heritage Trust  
Studio City Residents Assn.  
Sunset Hills Homeowners Assn.  
Tarzana Property Owners Assn.  
Torreyson Flynn Assn.  
Upper Mandeville Canyon  
Upper Nichols Canyon NA  
Whitley Heights Civic Assn.

Dear President Millman and Honorable Commissioners:

The Federation of Hillside and Canyon Associations, Inc., founded in 1952, represents 43 homeowner and resident associations with approximately 250,000 constituents spanning the Santa Monica Mountains. The Federation has followed Accessory Dwelling Unit (ADU) regulation very closely since early 2016, and communicated our strong objection to the relaxation of prohibitions against ADUs in hillside areas in letters to the Planning Commission and the Council's Planning and Land Use Management Committee.

We agree with Councilmembers Koretz and Ryu that ADU development must be prohibited from *all* hillside zones. This has been the clear direction from the Council's PLUM Committee, and is consonant with Councilmember Bonin's recent motion to establish a Wildland-Urban Interface Hazard Mitigation Task Force to consider new regulations to protect against hazards such as wildfires. (CF 18-1120.) These regulations could include expansion of the City's designated Very High Fire Hazard Severity Zone. The past two fire seasons have been devastating to Los Angeles and California. Ignoring the reality of year-round fire seasons and allowing increased development in hillside areas before comprehensive study of hazards is assessed would be grossly irresponsible.

We urge you to reject the staff recommendation to exclude ADU development only from Hillside Construction Regulation Supplemental Use Districts, and instead exclude ADUs from *all* hillside areas.

Sincerely,

*Charley Mims*  
Charley Mims  
President, Federation of Hillside and Canyon Associations, Inc.

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