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PLUM Committee

September 19, 2022

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  
Bundy Canyon Assn.  
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.  
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  
Tarzana POA  
Upper Mandeville Canyon Assn.  
Upper Nichols Canyon NA  
Whitley Heights Civic Assn.

**Re: CF 21-0777 Retreat at Benedict Canyon Project Support**

Dear Councilmembers:

The Hillside Federation opposed the Retreat at Benedict Canyon Project in 2020 because it was not compliant with any City policies. We were amazed that anyone would propose such an inappropriate development to the Santa Monica Mountains, designated a Very High Fire Hazard Severity Zone. The Federation opposed the project in December 2020 and we continue to oppose it.

It goes against the City's General Plan; zoning regulations, the state's Wildfires and Climate Change policy to deprioritize new development in areas of extreme fire risk; city, state and federal goal of preserving 30% of land as Open Space by 2030; lower density in the hillsides to preserve wildlife habitat and connectivity; the Protected Tree Ordinance

It sets a dangerous precedent for intensification of use in a Very High Fire Hazard Severity Zone.

Unfortunately, wealthy developers expect that they can go to City Hall to change the rules so that they can built whatever they want wherever they want. It's called spot zoning and it's illegal. The Federation supports CM Koretz' motion to rescind the initiation of a General Plan Amendment for the hotel.

Sincerely,

Charley Mims

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