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[www.hillsidefederation.org](http://www.hillsidefederation.org)



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Planning and Land Use Management Committee  
Los Angeles City Council  
200 N. Spring Street, Room 340  
Los Angeles, CA 90012  
via email to City Clerk

March 20, 2023

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.

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**Re: CF 21-0777-S1 Support  
Retreat at Benedict Canyon - rescind General Plan Amendment**

Dear Councilmembers:

The Federation of Hillside and Canyon Associations, Inc., founded in 1952, represents 46 homeowner and resident associations with approximately 250,000 constituents spanning the Santa Monica Mountains. The Federation's mission is to encourage and promote those policies and programs which will best preserve the natural topography and wildlife of the mountains and hillsides for the benefit of all the people of Los Angeles.

The Federation urges City Council to support Councilmember Katy Yaroslavsky's motion CF 21-0777 - S1 to "rescind the initiation of a General Plan Amendment for the Retreat at Benedict Canyon, inasmuch as the proposed amendment does not reflect the land use patterns, trends, uses, and environmental and, safety concerns, and does not further the intent, purposes, and objectives of the General Plan, including the Community Plan, the Framework Element, and the Safety Element."

The Federation strongly opposes the proposed Retreat at Benedict Canyon. This commercial venture would replace two single-family homes in a minimum-low density residentially-zoned neighborhood in the Santa Monica Mountains—a designated Very High Fire Hazard Severity Zone—with a 59-room hotel, spa, restaurants and bars, with rooftop dining, a screening room, subterranean parking, funicular railway.

The developer applied for an amendment to the General Plan to up-zone the area from low residential to high residential which would commercialize the hillsides. The proposed project violates zoning restrictions designed to protect the character of the surrounding low-density hillside residential community, sets a dangerous precedent for commercialization and intensification of use, exacerbates fire risks in this fire-prone hillside area, and is grossly inconsistent with the state's climate change policy. The project is therefore inconsistent with the Federation's mission and violates policies and programs that support consistency with zoning for public health and safety in the hillsides, that support maintaining lower densities to preserve wildlife habitat and connectivity, flora and fauna and protect the hillside environment from devastating wildfires.

The Hillside Federation therefore urges City Council immediately pass CF 21-0777-S1 to rescind the amendment to the General Plan. A hotel is not appropriate in this hillside residential neighborhood.

Sincerely,

Charley Mims