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Tarzana Property Owners Assn.
Torreyson Flynn Assn.
Upper Mandeville Canyon
Whitley Heights Civic Assn.

Planning and Land Use Management Committee

July 19, 2010

Honorable Councilmembers:

The Federation of Hillside and Canyon Associations which represents 32 associations from the Ventura County line to Mt. Washington supports the Baseline Hillside Ordinance as presented in the Staff Report to the Planning Commission on April 22. The purpose of the Baseline Hillside Ordinance is to help neighborhoods like ours maintain their unique and charming character while still providing for appropriate development. The proposed ordinance is a good step in the right direction to support community plans.

However the Federation opposes the granting of additional bonuses for substandard lots. There are many lots under 5,000 square feet in our hillsides. Additional bonuses could result in FAR of 75% which would overwhelm these small lots, change the character of the neighborhood, and essentially eliminate any wildlife corridors.

The Federation is concerned about the disappearance of the grading restrictions from the proposed ordinance. Those restrictions would have prevented inappropriate, massive changes to the natural slopes of the land. They should be reinstated.

The overall plan of the April 22 Staff Report will do much to protect the character and environment of our hillside neighborhoods which contribute greatly to the ambiance of this great city.

Sincerely yours,

Marian Dodge

Marian Dodge, President