P.O. Box 27404 Los Angeles, CA 90027 323-663-1031 president@hillsidefederation.org www.hillsidefederation.org



PRESIDENT
Marian Dodge
CHAIRMAN
Charley Mims
VICE PRESIDENTS
Mark Stratton
Wendy-Sue Rosen
SECRETARY
Donna Messinger
TREASURER
Don Andres

Franklin N. Quon, City Planner Plan Implementation Division 6262 Van Nuys Boulevard, Suite 430 Van Nuys, CA 91401

November 26, 2012

Beachwood Canyon Neighborhood Bel Air Knolls Property Owners Bel Air Skycrest Property Owners Bel Air Ridge Association Benedict Canyon Association

Benedict Canyon Association Brentwood Hills Homeowners Brentwood Residents Coalition Cahuenga Pass Property Owners Canyon Back Alliance Crests Neighborhood Assn.

Franklin Ave./Hollywood Bl. West Franklin Hills Residents Assn. Highlands Owners Assn. Hollywood Dell Civic Assn.

Hollywood Heights Assn. Hollywoodland Homeowners Holmby Hills Homeowners Assn. Kagel Canyon Civic Assn.

Lake Hollywood HOA
Laurel Canyon Assn.
Lookout Mountain Alliance

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 Pacific Palisades Residents Assn. Residents of Beverly Glen

Roscomare Valley Assn. Shadow Hills Property Owners Sherman Oaks HO Assn. Studio City Residents Assn.

Sunset Hills Homeowners Assn.
Tarzana Property Owners Assn.
Torreyson Flynn Assn.

Torreyson Flynn Assn. Upper Mandeville Canyon Whitley Heights Civic Assn. Re: Curtis School Expansion, CPC-2009-837-CU-SPE-DRB-SPP-SPR-DI-ZV; ENV-2009-836-MND

Dear Mr. Quon:

The Federation of Hillside and Canyon Associations ("The Federation"), comprised of 40 residential and homeowner associations spanning the Santa Monica Mountains, writes to reiterate its previous position that a full EIR is required for the Curtis School project (see 2011 letter attached).

We have had an opportunity to review the new application and have three major concerns: 1) the lack of specificity to understand what is actually being proposed, 2) the Mulholland Design Review Board not having an opportunity to review the project in the detail required by the Specific Plan, 3) the fact that, in spite of some reduction in grading as originally proposed, the currently proposed project still contains significant potential impacts that cannot be mitigated. These include: excessive grading, impacts to the prominent ridgeline, a variance to the newly passed Baseline Hillside Ordinance, Specific Plan exceptions, aesthetics, lighting, and wildlife connectivity. The Baseline Hillside Ordinance and the Mulholland Scenic Parkway Specific Plan are essential protections for our hillsides. Exceptions and variances of the kind requested can only be permitted in exceptional circumstances. This case does not rise to the level of exceptional circumstances and will set devastating precedents if approved.

Once again the Federation asks that a full EIR be prepared.

Sincerely,

Marian Dodge

Marian Dodge

cc:

CHAIRPERSONS EMERITUS Shirley Cohen Jerome C. Daniel Patricia Bell Hearst Alan Kishbaugh Gordon Murley Steve Twining Polly Ward

Councilman Paul Koretz, 5th District Councilman Bill Rosendahl, 11th District Santa Monica Mountains Conservancy

CHAIRMAN IN MEMORIUM Brian Moore