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West Los Angeles Area Planning Commission  
City Hall, Room 272  
200 N. Spring Street  
Los Angeles, California 90012

October 8, 2012

Re: 9169 W. Crescent Dr.  
Case No.: ZA 2010-0634-ZAD -1A

Beachwood Canyon Neighborhood  
Bel Air Knolls Property Owners  
Bel Air Skycrest Property Owners  
Bel Air Ridge 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.  
Upper Mandeville Canyon  
Whitley Heights Civic Assn.

Dear West Los Angeles Planning Commissioners:

The Federation of Hillside and Canyons Associations, Inc., representing forty homeowner associations spanning the Santa Monica Mountains, joins with Lookout Mountain Alliance, Santa Monica Mountains Conservancy, Sunset Doheny Homeowners Association, and other community members and groups in support of the appeal - ZA-2010-0634-ZAD-1A and asks the West Los Angeles Area Planning Commission to support the appeal; vacate the Mitigated Negative Declaration -MND-2010-635 for this proposed development in favor of a focused Environmental Impact Report to ensure that all the important public safety, community plan criteria and environmental concerns are addressed.

The granting of all the exemptions requested by the applicant at 9169 Crescent Drive for deviations from the Los Angeles Municipal Code as represented by this determination completely disregards the five previous determinations and denials which established a precedent in the area.

This proposed 12,000-square foot development would be out of character with the neighborhood and out of compliance with the Bel Air-Beverly Crest Community Plan which states:

Goal - Preservation and enhancement of the varied and distinctive residential character of the community.

Need to minimize grading, limit land use intensity and preserve natural topography in hillside areas.

Need to protect environmentally sensitive areas and scenic views.

Need to preserve City open space and the natural character of mountainous areas.

The open and natural character of single-family development of the Bel Air-Beverly Crest Community is desirable and deserving of public protection.

Changes in this area should be fully justified as being in the public interest before the City grants a different or more intensive land use which would alter this character.

All areas within Bel Air-Beverly Crest should be subject to improved design standards to ensure compatibility of new development with the scenic character of the Community.

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The intensity of land use in the mountain and hillside areas and the density of the population which can be accommodated thereon, should be limited in accordance with the following:

The adequacy of the existing and assured street circulation system, both within the area and in peripheral areas to accommodate traffic.

The availability of sewers, drainage facilities, fire protection services and facilities and other public facilities.

The requirements of the City's Hillside Ordinance.

The Federation of Hillside and Canyon Associations in our previous letter to the Zoning Administration on June 6, 2011 (Attached) stated our concerns and opposition to the applicant's request for deviations from the Los Angeles Municipal Code, especially the Hillside Ordinance with respect to the widening of Crescent Drive to meeting the minimum 20-foot standard required by the Hillside Ordinance and the Los Angeles Fire Department, including a turn around at its terminus as required by the Bureau of Engineering. The granting of the all the deviations requested by this applicant sets a dangerous precedent to permitting other out-of-scale projects.

The Associate Zoning Administrator's determination, in granting of the applicant's requests for deviations from the Los Angeles Municipal Code, does not meet the five (5) mandated findings required; is not in the public interest; compromises public safety and negatively impacts the environment. In sum, the MND is not adequate to mitigate the potential adverse impacts, the project is not in conformance with the Community Plan and is grossly out of character and scale with the surrounding area, the waiver from widening the roadway would set a negative precedent in this sensitive hillside area, and the mandated findings for this project cannot be made.

Therefore, the Hillside Federation respectfully requests that the Commission find in favor of the appellant, overturn the determination of the Associate Zoning Administrator, deny all deviations from code, and require a full Environmental Impact Report for this project.

Sincerely,

*Marian Dodge*

Marian Dodge

cc: Michael LoGrande - Director of City Planning  
Allan Bell - Associate Director - Department of City Planning  
Erick Lopez - Department of City Planning  
Councilmember Tom LaBonge - Council District 4  
Councilmember Paul Koretz - Council District 5  
Jonathan Brand - Planning Deputy - Council District 4  
Shawn Bayliss - Chief Planning Deputy - Council District 5  
Steven Poster - Lookout Mountain Alliance