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Michael LoGrande, Director, Department of City Planning  
Raymond Chan, Interim General Manager, Department of Building and Safety  
Allan Bell, Deputy Director, Department of City Planning

June 24, 2013

Re: 8866 – 8870 – 8872 Wonderland Ave - Application / Permit Numbers:  
12010-10000-02344 - 12010-10000-02346 – 12010-10000 - 02345

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  
Upper Nichols Canyon NA  
Whitley Heights Civic Assn.

Dear Mr. LoGrande, Chan, and Bell,

The Federation of Hillside and Canyon Associations, Inc., representing forty-one homeowner associations spanning the Santa Monica Mountains, has serious concerns regarding the proposed development at 8866 - 8872 Wonderland Avenue in Laurel Canyon.

This is a proposed development of three Single Family Dwellings (SFD) on a sub-standard hillside street with each lot being 2500 square feet and only 25 feet wide. It remains unclear as to the height; number of retaining walls; amount of grading; side and front yard setbacks that will be required to develop these three SFD.

The applicant's proposed development of these three lots as 'by right' fails to meet the standards of a 'by right' project as many exemptions from the Los Angeles Municipal Code would be required before any building or grading permits should be approved or issued. The development of these lots will require deviations from many of the conditions for approval for hillside projects including but not limited to the Baseline Hillside Ordinance with respect to front yard and side yard setbacks; grading limitations, slope analysis, Hillside Joint Referral form; Retaining Wall Ordinance with respect to number and height of retaining walls, thereby requiring the applicant to seek waivers and exemptions from the Los Angeles Municipal Code requiring a Zoning Administrator's determination with public hearings.

The Baseline Hillside Ordinance, enacted in May, 2011, established reasonable standards and requirements by which proposed developments can be approved or the applicant must seek discretionary approvals by the Department of City Planning which require, among other items an environmental review; a Zoning Administrator's determination for any deviations from the Los Angeles Municipal Code which includes public hearings before moving forward. It appears that the Department of Building and Safety has given over-the-counter approvals and sign-offs without referring this application to the Department of City Planning for compliance with the Baseline Hillside Ordinance, the Retaining Wall Ordinance, and the Hillside Ordinance among other requirements.

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We respectfully request that the Department of Building and Safety refer this proposed development to the Department of City Planning for discretionary actions and Zoning Administrators review and determination so that this proposed development is reviewed by the Department of City Planning.

Sincerely,

*Marian Dodge*

Marian Dodge

cc: Councilmember Tom LaBonge  
Renée Weitzer, Chief of Land-Use Planning, CD 4  
Jonathan Brand, Deputy Chief of Land-Use Planning, CD 4  
Steven Poster, Lookout Mountain