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Lourdes Green, Zoning Administrator
City Hall, Room 763
200 N. Spring Street
Los Angeles, CA 90012

February 1, 2012

Re: 9115 Wonderland Avenue - ZA- 2011- 0627(ZAA) (ZAD)

Bel Air Knolls Property Owners
Bel Air Skycrest Property Owners
Bel Air Ridge Association
Benedict Canyon Association
Brentwood Residents Coalition
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.
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.
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 Sirs:

The Hillside Federation, representing thirty-four homeowner and residential associations spanning the Santa Monica Mountains, voted to support the neighbors of Wonderland and the Planning and Land Use Committee of the Bel Air Beverly Crest Neighborhood Council in their opposition to any waivers or exceptions from the Los Angeles Municipal code and the Hillside Ordinance re: ZA-2011- 0627 at 9115 Wonderland Avenue as the findings to justify the various requests for Adjustments cannot all be met in the affirmative.

Most specifically, the request for waiver from widening the roadway (Wonderland) to the required 20' as mandated by the Hillside Ordinance must be denied due to the negative impacts to public safety. The Hillside Federation, in a previous letter regarding ZA-2010-0634/ 9118-9229 Crescent expressed our position about the importance of this Code requirement. (See attached.)

Previous requests for waivers from the Hillside Ordinance to not widen the roadway in the area have been **DENIED**. They include:

ZA-2007-2032 - 8815 Crescent
ZA-2007 - 779 - 9001 Crescent
ZA-2007 - 786 - 9005 Crescent
ZA-2006 - 4754 - 9100 Crescent

All of the above properties utilize Wonderland Avenue as their legal ingress and egress.

The Bel Air Beverly Crest Community Plan states:

Chapter III: 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:

- Adequacy of the existing and assured street circulation system, both within the areas 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 (and now, the Baseline Hillside Ordinance).

ZA-2006-4754 - 9100 Crescent Drive determination stated:

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

CHAIRMAN IN MEMORIUM
Brian Moore

"Waiving the minimum required street width may be a financial bonanza to the individual applicant but is achieved at the expense of public safety to the many. Narrow streets negatively impact the general welfare by making more difficult the delivery of fire and medical personnel, both of which are clearly public necessities."

In 2011, Councilman Paul Koretz, in a letter to Zoning Administrator Sue Chang regarding ZA-2010-0634 9118-9229 Crescent Drive stated his opposition to waivers from the Los Angeles Municipal Code regarding roadway widening at Wonderland Avenue. (See attached.)

Any waiver, especially from the Hillside Ordinance with respect roadway width widening would create a devastating precedent in an area where roadway width widening waivers have previously been denied as shown in the above -mentioned cases.

Sincerely,

Marian Dodge

Marian Dodge, President

cc: Linn Wyatt - Chief Zoning Administrator
Michael LoGrande - Director - Department of City Planning
Claudia Rodriguez - Neighborhood Liaison - Department of City Planning
Shawn Bayliss - Chief Planning Deputy - Councilman Paul Koretz
Andre Parvenue
Steven Poster - Lookout Mountain Alliance