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Maya Zaitzevsky, Zoning Administrator  
Zoning Administration Office  
City Hall, Room 700  
200 N. Spring Street  
Los Angeles, CA 90012

April 14, 2012

**Re: ZA-2011-0155 (ZV) (ZAA) (ZAD) 9116 Cordell Drive**

Dear Zoning Administrator Zaitzevsky:

The Federation of Hillside and Canyon Associations, Inc., founded in 1952 representing thirty-eight resident and homeowner associations spanning the Santa Monica Mountains, supports the residents of Sunset Hills and the Bel Air/Beverly Crest Neighborhood Council in opposing the applicant's multiple requests for waivers and variances for 9116 Cordell Drive.

The applicant has not met the findings that would justify the granting of waivers from the Municipal Code. He could do a remodel or construct a new home with slight changes to his plans without requiring any over-height variances or retaining wall changes.

There are very good reasons why the city has a Municipal Code. It assures public safety on narrow hillside streets. This is particularly important in this area which has been designated as a High Fire Severity Zone. It is also important to minimize the potential for landslides on the steep slopes.

The Baseline Hillside Ordinance establishes means to build in the hillsides that are appropriate while conserving as much of the natural topography and wildlife corridors as possible. The proposed project is not in compliance with the Baseline Hillside Ordinance. It is too massive to be built on such a steep lot.

Since the project appears to be a demolition and construction of a new house that is nearly twice the square footage of the existing house, the Mitigated Negative Declaration (MND) is inadequate to examine all of the impacts of the proposed project.

The Federation therefore requests that all deviations from the Municipal Code be denied and that the applicant be required to build a home that meets Code.

Sincerely,

*Marian Dodge*

Marian Dodge, President

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  
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.  
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.

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