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City Planning Commission
City Hall
200 N. Spring Street
Los Angeles, CA 90012
May 16, 2010

Dear Planning Commissioners:

The Federation of Hillside and Canyon Associations which represents 35 associations from the Ventura County line to Mount Washington supports the Baseline Hillside Ordinance as presented in the Staff Report to the Planning Commission on April 22. The purpose of the Baseline Hillside Ordinance is to help neighborhoods like ours maintain their unique and charming character while still providing for appropriate development. The proposed ordinance is a good step in the right direction to support community plans.

However the Federation opposes the granting of additional bonuses for substandard lots. There are many lots under 5,000 square feet in our hillsides. Additional bonuses could result in FAR of 75% which would overwhelm these small lots, change the character of the neighborhood, and essentially eliminate any wildlife corridors.

The Federation also requests that the 400 sq. ft. allowance for a garage be included in the base calculation of the FAR. While such an allowance makes sense in the flatlands, it is inappropriate here because of the unique nature of our hillside communities. The Mt. Washington and Glassell Park Specific Plan has 17 years experience including the 400 sq. ft. for a garage in the FAR and has not had any problems doing so.

The overall plan of the April 22 Staff Report will do much to protect the character and environment of our hillside neighborhoods which contribute greatly to the ambiance of this great city.

Sincerely yours,

Marian Dodge, President

Bel Air Knolls Property Owners
Bel Air Skycrest Property Owners
Bel Air Ridge Association
Benedict Canyon Association
Cahuenga Pass Neighborhood
Crests Neighborhood Assn.
Encino Property Owners Assn.
Forrest Hills Homeowners 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.
La Tuna Canyon Community Assn.
Laurel Canyon Assn.
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
Residents of Beverly Glen
Roscomare Valley Assn.
Shadow Hills Property Owners
Sherman Oaks Home Owners
Assn.
Studio City Residents Assn.
Tarzana Property Owners Assn.
Torreyson Flynn Assn.
Upper Mandeville Canyon
Whitley Heights Civic Assn.