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

October 13, 2014

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  
CASM-SFV  
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.  
Save Sunset Blvd.  
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  
Upper Riviera Homeowners Assn.  
Whitley Heights Civic Assn.

Re: **ZA-2011-2939-ZAD-ZAA-1A**  
**6443 and 6459 Innsdale Drive**  
Hearing date: October 28, 2014

Honorable Commissioners:

The Federation of Hillside and Canyon Associations, Inc., representing 44 resident and homeowner associations spanning the Santa Monica Mountains, supports the Zoning Administrator Determination concerning the property at 6443 and 6459 Innsdale Drive.

Zoning Administrator Charlie Rausch's Determination is an excellent demonstration of how the Baseline Hillside Ordinance (BHO) has been designed to provide for appropriate development in our hillside areas that minimizes the impact of the structure on the topography of the hillsides and the view of the hillside from surrounding areas. The applicant was allowed extra retaining walls to support a driveway that meets the safety code. The addition of a hammerhead will provide a turn around area for emergency vehicles and a 20-foot paved roadway will improve emergency vehicle access to the property. The denial of construction of wine caves will keep commercial use out of the residentially zoned area.

This Determination by ZA Charlie Rausch is an appropriate compromise which allows the applicant to develop his property for residential use and in compliance with the municipal code while preserving much of the natural topography and the view of the Hollywood Sign area. The Federation therefore urges the Central Planning Commission to deny the applicant's appeal and support the ZA's Determination.

Sincerely,

*Marian Dodge*  
Marian Dodge

cc: Councilmember Tom LaBonge

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