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

June 18, 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: re:code LA Staff Report

Dear Commissioners:

The Federation of Hillside and Canyon Associations, Inc., founded in 1952, represents 44 homeowner and residents associations spanning the Santa Monica Mountains, from Pacific Palisades to Mt. Washington. The Federation's mission is to protect the property and quality of life of its over 200,000 constituents and to conserve the natural habitat and appearance of the hillside and mountain areas in which they live. We are writing to express concern that the Staff Report for the "re:code LA" project, especially the four recommendations and 30 concepts, are far too vague to assure the necessary balance between development interests and hillside and community protection concerns.

The Four Recommendations focus on development interests without any language indicating that facilitation of development will be tempered by an equally strong policy to protect community quality of life and protect the Santa Monica Mountains' natural hillside resources. The 30 concepts also suggest that development interests will trump community and hillside protection. The statement that design standards should be streamlined implies the elimination or reduction of procedural protections relied upon by the community to protect quality of life and hillside preservation. Similarly, the policy favoring the modification of density requirements for more "flexibility" would seem to authorize looser, less reliable density requirements, which could have significantly adverse community and hillside impacts. While the concepts do include the recognition that priorities for future development should include neighborhood preservation and conformity issues, there is no guidance for applying that concept. There is nothing clearly stating that future growth should not be at the expense of the City's neighborhoods. And there is no mention at all of the Santa Monica Mountains or a policy to protect and preserve the natural integrity of the Mountains for future generations.

We therefore ask that the Commission include stronger, more direct language clarifying that future development cannot be at the expense of community and that protection of the Santa Monica Mountains is a priority.

Sincerely,

Marian Dodge
Marian Dodge

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