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

October 14, 2010

Re: CPC-2010-1572-CA
ENV-2010-1573-ND

Dear Commissioners:

The Federation of Hillside and Canyon Associations, representing thirty-three residents associations spanning the length of the Santa Monica Mountains, is opposed to the Core Findings ordinance as currently written.

The language in the proposed amendment is vague and subjective and could have a devastating effect on Community Plans and Specific Plans. "*substantial conformance with the purpose, intent, and provisions of the General Plan...*" "*conforms with the intent of those regulations.*" How much is "substantial"? How do you define "intent"? Under these provisions, the Zoning Administrators will have broad interpretive powers and be making decisions previously made by City Council.

In the past, Commissioner Kezios and others have wisely questioned why the City of Los Angeles grants so many zoning variances. Under these Core Findings the number of variances will surely grow even larger.

The Federation urges you to refer the Core Findings Ordinance back to the Planning Department to revise the language so that it will protect the integrity of Community Plans and Specific Plans.

Sincerely,

Marian Dodge, President

Bel Air Knolls Property Owners
Bel Air Skycrest Property Owners
Bel Air Ridge Association
Benedict Canyon Association
Cahuenga Pass Neighborhood Assn.
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.
Kagel Canyon Civic 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 H O Assn.
Studio City Residents Assn.
Tarzana Property Owners Assn.
Torreyson Flynn Assn.
Upper Mandeville Canyon
Whitley Heights Civic Assn.