

P.O. Box 27404
Los Angeles, CA 90027



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

March 27, 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: **Curtis School Expansion, 15871 W. Mulholland Drive**
CPC-2014-102-CU-SPR-DD-SPE-DRB-SPP-MSP ENV-2009-836-MND-REC1

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. The Federation opposes this project as currently submitted.

The Curtis property has a long history predating the current application. Curtis School first applied for a private school use on the Mulholland Scenic Parkway in 1977. At that time, Zev Yaroslavsky was the councilman. He opposed the project. The Planning Department also opposed the project because it was an inappropriate use in a scenic, minimum-density residential zone and also because it "would set a precedent that could be used to destroy the Mulholland Scenic Parkway Plan and all other Scenic Corridor Plans." The Bureau of Engineering was concerned about maintaining open space along the Mulholland Corridor. Although the City Council granted Curtis's second request after it agreed to substantially reduce the number of students, the Mayor vetoed the project and City Council sustained his veto. Curtis came back a *third time* and was only approved after agreeing to substantially reduce the grading, further reduce school population, square footage and cluster its buildings on the far side of the property, out of view from the scenic corridor, and add four public recreational trails, open space and landscaping to shield its development.

The current proposal would be larger in scale and intensity than the original proposal that was denied by the City Council in the late 70s. It would degrade the scenic quality of the corridor, permit excessive grading of the hillsides, and interfere with wildlife movement.

We urge you to deny the roadway, as recommended by Staff, and reject the plan to "switch" the Athletic Field and the Parking Lot locations. That would allow Curtis to move forward with its expansion plans while also protecting the scenic hillside environment.

Sincerely,

Marian Dodge

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