

P.O. Box 27404  
Los Angeles, CA 90027  
323-663-1031  
[president@hillsidefederation.org](mailto:president@hillsidefederation.org)  
[www.hillsidefederation.org](http://www.hillsidefederation.org)



Zoning Administrators  
Environmental Unit  
Planning Department

June 6, 2011

Re: 9118-9229 West Crescent Drive  
ZA-2010-0634(ZAD)(ZAA)  
ENV2010-635-MND

PRESIDENT  
Marian Dodge  
CHAIRMAN  
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Wendy-Sue Rosen  
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TREASURER  
Don Andres

Dear Sirs:

The Federation of Hillside and Canyon Associations, representing thirty-three homeowner associations spanning the Santa Monica Mountains, has serious concerns regarding the proposed development at 9118-9229 West Crescent Drive at the top of Wonderland Avenue in Laurel Canyon.

First, Crescent Drive is a substandard dirt and gravel road ranging from nine to fourteen feet in width with a sheer drop off on one side. The topography of the area is steep hillside. The current weight limit of 6000 pounds would preclude use by construction trucks. There is no secondary access to the lots. If the applicant is to proceed with the described construction, he must be required to improve the road from the project all the way to the nearest improved 20-foot-wide road to meet the minimum 20' standard required by the Los Angeles Fire Department, including a turn around at its terminus as required by the Bureau of Engineering.

A similar request on a lot at 9100 W. Crescent Drive was denied (*Wecker v. City of Los Angeles*, 2009) because "The Deputy Advisory Agency found that the necessary street improvements would require extensive grading and 'extreme engineering and manipulation of the hillside' that would be inconsistent with the community plan objective." This type of road widening would require a major feat of engineering. Such improvements to the street would disturb the natural terrain and ecological balance the Hollywood Community Plan seeks to sustain as recognized by the court.

Additionally, any retaining walls required for the project would have to conform to the requirements of the Hillside Ordinance for retaining walls.

Moreover, the proposed residence is 12,205 square feet. Most of the residences in the area range from 1,000 to 3,000 square feet. This new residence, at four times the size of the largest existing residence in the area, is out of scale and character with other homes in violation of the Community Plan. Permitting such an out-of-scale project on the street would set a dangerous precedent to permitting similar out-of-scale projects.

The massive scale of this proposed project and required improvements on this minuscule road surely trigger a full Environmental Impact Report. One must consider the cumulative impact of construction on all the lots on W. Crescent Drive. This is a public safety issue as well as a Community Plan issue. A Mitigated Negative Declaration for a project of this complexity is clearly the inappropriate document to meet CEQA requirements. The Hillside Federation requests a full EIR for the Crescent Drive project.

Sincerely,

*Marian Dodge*, President

Bel Air Knolls Property Owners  
Bel Air Skycrest Property Owners  
Bel Air Ridge Association  
Benedict Canyon Association  
Brentwood Residents Coalition  
Crests Neighborhood Assn.  
Encino Property Owners 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 HO Assn.  
Studio City Residents Assn.  
Tarzana Property Owners Assn.  
Torreyson Flynn Assn.  
Upper Mandeville Canyon  
Whitley Heights Civic Assn.

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