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Upper Nichols Canyon NA  
Upper Riviera Homeowners Assn.  
Whitley Heights Civic Assn.



Ms Heather Bleemers  
LA City Planning Department  
City Hall, Room 721  
200 N. Spring Street  
Los Angeles, CA 90012

April 15, 2014

Re: **Re: VTT-72465-SL - 11767 East Bellagio Road**  
**ENV - 2013-3734 - MND**

Dear Ms. Bleemers:

The Federation of Hillside and Canyon Associations, Inc., founded in 1952 and representing 44 homeowner and resident associations spanning the Santa Monica Mountains, is concerned about the proposed Small Lot Subdivision development project proposed for 11767 East Bellagio Road. The demolition of a single-family home currently on the site and the proposed subdivision of the one lot - approximately 7853 square feet per ENV-2013-3734 - into six (6) small lots calls into question the project's conformance with the Bel Air-Beverly Crest Community Plan.

The Bel Air Beverly Crest Community Plan, a part of the Land Use Element of the City's General Plan, states the following goals and policies which would be relevant to the current project:

- *The open and natural character of single-family development of the Bel Air-Beverly Crest Community is desirable and deserving of public protection. Changes in this area should be fully justified as being in the public interest before the City grants a different or more intensive land use which would alter this character.*
- *All areas within Bel Air-Beverly Crest should be subject to improved design standards to ensure compatibility of new development with the scenic character of the Community.*
- *Preservation of low density, single-family residential areas and the conservation of open lands for environmental protection and park and recreational use.*
- *Preservation and enhancement of the varied and distinctive residential character of the community.*

How does this Small Lot Subdivision conform to the Bel Air-Beverly Crest Community Plan? How does this proposed development conform to the Small Lot Subdivision guidelines with respect to massing, privacy, open space, setbacks, especially at this sensitive location?

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The Hillside Federation remains concerned that the proposed construction of six (6) townhomes with minute space between each building located in an area designated by the City of Los Angeles as a High Fire Severity Zone with close proximity to a neighborhood of 2-story single-family homes zoned R1 will negatively impact the the neighborhood and ultimately alter the character of the community.

The Hillside Federation urges you to respect the policies of the Bel Air-Beverly Crest Community Plan, reconsider this Small Lot Subdivision, and design a project that is more compatible with the surrounding community.

Sincerely,

*Marian Dodge*  
Marian Dodge

cc: Councilmember Koretz