

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)



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Mulholland Scenic Parkway Design Review Board  
c/o Los Angeles City Planning Department  
6262 Van Nuys Blvd., Suite 351  
Van Nuys, CA 91401

July 17, 2012

Re: Curtis School Master Plan, 15800 Mulholland Drive  
CPC-2009-837-CU-SPE-DRB-SPP-SPR-DI-ZV, ENV-2009-836-MND

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  
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.  
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  
Whitley Heights Civic Assn.

Dear Board Chair Kishbaugh and Board Members:

The Federation of Hillside and Canyon Associations, which was founded in 1952 and represents 40 homeowner and resident associations spanning the Santa Monica Mountains from the Pacific Ocean to Griffith Park, is concerned about the Curtis School project now before the DRB. Specifically, the Federation objects to Curtis' piecemealing of its project and asks that the three corrective conditions described below be imposed on Curtis by the DRB.

The central problem is that Curtis is piecemealing the planned expansion and renovation of its campus in a manner that could preclude the DRB from considering all aspects of the project impacting the Mulholland Corridor. If Curtis' Master Plan is approved now, before Curtis submits details of specific aspects of the multi-phase project, then the DRB may be divested of jurisdiction over the project once Curtis has obtained Planning Commission approval. (*See Specific Plan, Section 11.F.*) To protect against this possibility, the Federation voted unanimously at its July 2012 meeting to request that the DRB impose upon Curtis a condition that clearly and unambiguously requires that Curtis return to the DRB for review at every phase of its project before any new approvals or permits are granted by the City.

The Federation also unanimously voted to support the two conditions proposed by the Santa Monica Mountains Conservancy to address the MND's inadequate consideration of the project's potential impact on the wildlife corridor. Specifically, we request (1) a condition dedicating a conservation easement on existing manufactured slopes on Curtis School property to the Mountains Recreation and Conservation Authority; and (2) a condition that requires wildlife permeable fencing, or no fencing, and no additional campus lighting within the City fee simple Mulholland Drive right-of-way.

The Federation strongly believes that these three conditions are necessary to protect the integrity of the Mulholland Scenic Parkway and asks that they be imposed on Curtis as conditions of project approval.

Sincerely,

*Marian Dodge*

Marian Dodge

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cc: Councilmembers Koretz and Rosendahl  
Paul Edelman, SMMC

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