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Appeals
Department of City Planning
6262 Van Nuys Blvd., Suite 351
Van Nuys, CA 91401

February 27, 2015

Re: 10214, 10218, 10220, 10226 Scenario Lane
Appeal of Lot Line Adjustment

Dear Ms. Zermeño,

The Federation of Hillside and Canyon Associations, Inc., founded in 1952, represents 46 resident and homeowner associations spanning the Santa Monica Mountains from Pacific Palisades to Mt. Washington. The Federation supports the appeal filed by the residents of Oletha, Basil, Scenario, and Latimer Lanes of the Lot Line Adjustment granted to 10220 Scenario Lane.

The Federation has serious concerns regarding the Lot Line Adjustment on Scenario Lane. Scenario Lane is a narrow, steep substandard street. The street is only 12 feet wide instead of the required 20 feet. It is also on a 35% grade because of its location in a deep canyon.

Additionally the Scenario Lane is a dead end street off of a dead end street (Oletha) off another dead end street (Basil). Thus there is no alternate access in case of emergency. There is only the one way in over narrow, steep streets for fire and police vehicles. There is only one way out if residents are required to evacuate in case of fire or other emergency. This Beverly Glen area is located in a Severe High Fire Zone so the ability to evacuate is of primary concern.

Can you grant a Categorical Exemption on property with a steep slope of more than 25% and a change in density? Current residents above and below cannot get insurance because of the steepness of the slope and the potential for landslides.

The property previously had a charming 1,040 square-foot, 2-bedroom residence until it was recently demolished. The applicant is proposing building two residences with two floating infinity pools and two two-car garages on 6649 and 3804-square-foot lots. This would double the density on the property.

For the reasons stated above, the Hillside Federation joins with Residents of Beverly Glen and urges you to support the appeal and deny the Lot Line Adjustment requested at 10214 - 10226 Scenario Lane.

Sincerely,

Marian Dodge
Marian Dodge

cc: Councilmember Koretz

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.
Rancho Verdugo Estates
Residents of Beverly Glen
Roscomare Valley Assn.
Save Coldwater Canyon
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 HOA
Whitley Heights Civic Assn.

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