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Central Area Planning Commission
City Hall, 10th Floor
200 N. Spring Street
Los Angeles, CA 90012

September 3, 2011

Re: ZA 2008-0830 (ZAD); ZA 2008-0832(ZAD); and ZA 2008-0834(ZAD)
2231, 2240 and 2244 Stanley Hills Drive

Bel Air Knolls Property Owners
Bel Air Skycrest Property Owners
Bel Air Ridge Association
Benedict Canyon Association
Brentwood Residents Coalition
Canyon Back Alliance
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.
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.
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.
Tarzana Property Owners Assn.
Torreyson Flynn Assn.
Upper Mandeville Canyon
Whitley Heights Civic Assn.

Dear Commissioners:

The Federation of Hillside and Canyon Associations, Inc., representing thirty-three homeowner and residents associations spanning the Santa Monica Mountains, strongly supports the appeal filed by the Concerned Citizens of Stanley Hills requesting the reinstatement of Condition 19 as set forth in the original Zoning Administrator's Determination.

The Hillside Federation was among the many organizations and individuals that opposed the original application for this project. Community members, however, subsequently agreed to support the project subject to Condition 19 and other conditions that would mitigate the project's adverse impacts. The Applicant waived any objections to the wildlife conservation easement required by Condition 19, both by volunteering the condition in writing and failing to appeal in a timely manner.

More than a year and a half later, ZA Linn Wyatt issued a "Letter of Clarification," which does not "clarify" Condition 19, rather it changes the meaning of the Condition. This type of relief is improper because the initial ZA Determination was a final ruling based on all evidence before the ZA during the public process. Had the Applicant desired to challenge that Determination or any aspect of it, its remedy was through a timely appeal that would have provided all interested parties an opportunity to be heard. The relief provided by ZA Wyatt improperly subverts the public process upon which the community relied in consenting to the initial project approval.

The Hillside Federation asks that the Commission vacate ZA Wyatt's Letter of Clarification and restores Condition 19 as set forth in the initial ZA's Determination.

Sincerely,

Marian Dodge

Marian Dodge, President

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