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Bud Ovrom, General Manager
Department of Building and Safety
201 N. Figueroa Street, Room 1000
Los Angeles, CA 90012

Michael Bostrom, Deputy City Attorney
City Hall East, Room 701
200 N. Main Street
Los Angeles, CA 90012

October 28, 2012

Re: **9933, 9937, 9941 Tower Lane**
Opposition to Extension of Plan-Check Deadline

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 Mr. Ovrom and Mr. Bostrom:

The Federation of Hillside and Canyon Associations, Inc., representing forty resident and homeowner associations spanning the Santa Monica Mountains, joins with Benedict Canyon Association in opposing any extensions for Tower Lane Properties' (TLP) project on Tower Lane.

In the past 17 months TLP has not worked cooperatively with either Benedict Canyon Association or the City. TLP submitted incomplete and misleading plans six days before the Baseline Hillside Ordinance (BHO) was to take effect. The BHO clearly and respectfully describes appropriate development in the hillsides that retains as much natural topography as possible while allowing a property owner to build on his site. TLP has deliberately attempted to circumvent the BHO because the proposed development on Tower Lane is neither appropriate nor respectful of the hillside topography.

To allow the Tower Lane project—or indeed any project—an extension negates all the benefits of the Baseline Hillside Ordinance. The Tower Lane project must be required to meet all the conditions of the ordinances currently in effect.

The Hillside Federation wrote to the Department of Building and Safety on June 21, 2012, (Attached) opposing the granting of any extensions and requesting, under the California Public Records Act, a list of all extensions that have issued since May 9, 2011. To date we have received no such list. We expect you to provide it within the next ten days.

Tower Lane Properties must be required to submit new plan which comply with the Baseline Hillside Ordinance as well as other applicable city laws.

Thank you for your prompt attention to this matter.

Sincerely,

Marian Dodge

Marian Dodge

cc: Councilmember Koretz
Bel Air/Beverly Crest Neighborhood Council
Benedict Canyon Association

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