

Honorable Councilmembers Reyes, Huizar and Krekorian:

Re: Baseline Hillside Ordinance – CF# 10-1001 – CPC 2010-581 - CA

Each Community Plan envisions managed impacts on our hillside communities but currently with outmoded regulatory tools.

The proposed Baseline Hillside Ordinance strengthens the hand of the Planning Department and of Building and Safety to manage the remaining impacts to hillside neighborhoods, protect public safety and limit the liability to the City.

This Baseline Hillside Ordinance WILL:

- 1) Be a starting point for responsible and sensible development of the remaining hillsides while allowing for community modifications.
- 2) A tool to manage the remaining ‘undeveloped junk lots’ or ‘previously unbuildable’ to protect against the further degradation of the land due to excessive grading which can lead to slope failure as we have seen too often
- 3) Will provide, as is the case now, provision for an Adjustment or a Variance to meet the needs of a developer/applicant who is unable to be in conformity with this Ordinance.

This Baseline Ordinance WILL NOT:

- 1) Prohibit development in the hillsides but provide tools for the applicant to build what is appropriate for the LAND – not the other way around.
- 2) Does not take away property rights but guarantees an applicants’ right to develop on their land
- 3) Does not affect the economy of the City of Los Angeles in a negative way. What does affect the economy negatively and drains resources are:
 - a. Abandoned constructions which dot the hillside areas and are being torn down at TAXPAYER EXPENSE. Right now, in CD#4, (5) abandoned constructions are being torn down after 7 years;
 - b. Construction sites gutted and left as holes in the ground because the developer went bankrupt
 - c. Condos projects and spec dwelling now going as rentals – not generating any taxes
- 4) Does not violate CEQA

The Bel Air Beverly Crest Community Plan; the Hollywood Community Plan and many of the Specific Plans clearly state:

- a. Minimize grading so as to retain the natural terrain and ecological balance
- b. Provide a standard of land use intensity and population density which will be compatible with street capacity, public service facilities and utilities, and topography and in co-ordination with the development with the remainder of the City
- c. Maintain the quality and character of existing neighborhoods

This Ordinance will meet the purposes, intent and provisions of the adopted Framework Element of the General Plan by the reinforcement of the “community character of neighborhoods”. This Ordinance will meet the goals of the Land Use Elements of the General Plan – the COMMUNITY PLANS – that encompass the precious hillside areas and preserve the public safety, quality and character of the hillside communities.

We urge your support of the Planning Department’s thorough and thoughtful crafting of the Baseline Hillside Ordinance for the betterment of the City and all the stakeholders.

Thank you.

Respectfully submitted,

Steve Twining

President, Roscomare Valley Association

President Emeritus/Bel Air Beverly Crest Neighborhood Council

Past President and Chairman/Federation of Hillside and Canyons Associations

Member/West Los Angeles Community Police Advisory Board

Vice President/Traffic Committee – West Los Angeles Police Advisory Board

Member/Westside Regional Alliance of Neighborhood and Community Councils

Member/Coalition of CD#5 HOA

Patricia Bell Hearst

Chairman Emeritus/Federation of Hillside and Canyons Associations

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Past Vice President/Federation of Hillside and Canyons Associations

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Cc: Vince Bertoni – Acting Director – Planning Department
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