



Fwd: Hollywood Community Plan

1 message

Sharon Gin <sharon.gin@lacity.org>

Fri, Mar 23, 2012 at 1:48 PM

To: Candy Rosales <candy.rosales@lacity.org>, Kevin Keller <kevin.keller@lacity.org>

----- Forwarded message -----

From: SJ Thurber, MD <sjt8@columbia.edu>

Date: Fri, Mar 23, 2012 at 1:40 PM

Subject: Hollywood Community Plan

To: Sharon.Gin@lacity.org

Dear Council Members

I am a resident in the Hillside above Sunset Plaza, I am concerned that an outside developer is trying to get certain wording changed or omitted from the HOLLYWOOD COMMUNITY PLAN. The address I am referring to is 8875 Thrasher Avenue, LA, CA 90069. Previously our neighborhood was successful in stopping a subdivision of this 2 acre steep hillside lot and due to the steepness of the lot, SLOPE DENSITY applied. We now hear that the owner of this land Jay Pirincci (a MIAMI BASED DEVELOPER) is asking you to change the language in the HOLLYWOOD Community Plan so he can go back and reapply for the subdivision yet again. His only concern is splitting this land up and building as many houses as he can.

I ask you to please stay with the proposed wording of this Plan, as agreed after the Last Public Hearing. Please do not allow any loopholes in the HOLLYWOOD PLAN for quick-buck developers to ruin our hillsides with their greed.

TO REITERATE PREVIOUS CONCERNS:

Please find below my requests, comments and objections to the changes or proposed changes to the HOLLYWOOD COMMUNITY PLAN. I am worried that these changes will affect all the hillsides within the HOLLYWOOD COMMUNITY PLAN resulting in the hillsides being overbuilt. I am worried that land that has remained unbuilt on due to steepness would not be protected by the SLOPE DENSITY language. If these hillsides are built on it could cause major SAFETY ISSUES with the stability of the hillsides and the current homes on the hillsides that are also within the LANDSLIDE and EARTHQUAKE zones/areas.

Subdivision of smaller lots will result in overcrowding of housing, particularly bad news in the hillsides where we have already had mansion - isation problems which have been curtailed with the introduction of the NEW HILLSIDE ORDINANCES last year. Furthermore if any of these changes are made or if there any other proposed changes to the language concerning SLOPE DENSITY this will be a contradiction of the NEW HILLSIDE ORDINANCES.

All of this will have an adverse affect on our neighborhoods, together with the removal of trees, loss of wildlife etc., not to mention the MAJOR removal of earth and building works which would

result in deterioration of our already bad roads, air quality and our general quality of life in our tight knit Hillside communities.

The traffic and congestion on our tiny hillside streets is unbearable. The roads are generally blocked during most of the day by thousands upon thousands of construction worker's cars already. This is just for the extensive re-modeling and expansion of the existing homes. We have been unable to get the city to respond to this massive parking nightmare that makes the narrow roads barely one-lane passages in many of the most heavily traveled areas. The wear and tear on the roads by the massive dump trucks, cement mixers, and other construction equipment has created so many potholes that most of the residents cars have been damaged by the roads that now are almost unusable by anything but massive trucks. Please do not make this already unmanageable problem worse.

Therefore bearing all the above in mind:

1.) I request that:

THE WORDING IN HOLLYWOOD COMMUNITY PLAN REMAIN INTACT AND NO LANGUAGE BE CHANGED WITH REGARD TO SLOPE DENSITY AND ITS CALCULATIONS. ANY CHANGE WOULD BE A DIRECT CONFLICT TO THE NEW HILLSIDE ORDINANCES.

2.) I request that this Item and text should be removed entirely. do not allow this!

page 64 of the HCP Draft

Policy LU.1.20: Allow infill development in single-family zoned residential neighborhoods that is compatible with the scale and character of existing development.

3.) I request that this item and text should be removed entirely.Do not allow this!

found on page 68 of the HCP draft

Program LU.1.34.1: Consider the possible extension of Granito Drive westward to Prospect Drive and Laurel Canyon Boulevard as part of future relevant subdivision requests.

These open spaces were not meant to be built upon. There is no demand for housing in these hillside areas, this is purely driven by property developers who want to create multi million dollar homes to sell, at the cost of our neighborhoods!

Yours sincerely,

Sam Thurber
8808 Thrasher Ave
Los Angeles, CA