

Candy Rosales <candy.rosales@lacity.org>



Fwd: HOLLYWOOD COMMUNITY PLAN - HEARING MARCH 27TH

1 message

Sharon Gin <sharon.gin@lacity.org>

Fri, Mar 23, 2012 at 2:24 PM

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

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

From: Stephen Tomar <stevetomar@gmail.com>

Date: Fri, Mar 23, 2012 at 2:16 PM

Subject: HOLLYWOOD COMMUNITY PLAN - HEARING MARCH 27TH

To: Sharon.Gin@lacity.org

Cc: bethfogarty@ymail.com

SUNSET HILLS HOMEOWNERS ASSOCIATION P.O.Box 15201, Beverly Hills, CA 90209
Contact: BETH FOGARTY & LYNN ROTH (Email: BETHFOGARTY@YMAIL.COM
AND LYRO@AOL.COM)

ATTN. SHARON GIN - PLEASE GIVE TO ALL COUNCIL MEMBERS. THANK YOU

Dear Council Members

Re: HOLLYWOOD COMMUNITY PLAN

I am a resident in the Hillside above Sunset Plaza, I am concerned that a **DEVELOPER (MIAMI BASED!)** 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 neighbourhood was successful if 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 **QUICKBUCK 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 mansionsation 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.

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 neighbourhods!

Yours sincerely,

.....Stephen Tomar & Stuart Lampert.....
(name)

.....1718 Rising Glen Road , Los Angeles, CA. 90069.....
.....(address)

Stephen Tomar & Stuart Lampert
1718 Rising Glen Road
Los Angeles, CA. 90069