

P.O. Box 27404
Los Angeles, CA 90027
323-663-1031
president@hillsidefederation.org
www.hillsidefederation.org



PRESIDENT
Marian Dodge
CHAIRMAN
Charley Mims
VICE PRESIDENTS
Mark Stratton
Wendy-Sue Rosen
SECRETARY
Donna Messinger
TREASURER
Don Andres

PLUM Committee
City Hall
200 N. Spring Street
Los Angeles, CA 90012
April 16, 2012

Re: Hollywood Community Plan
CPC-2005-6082-CPU, CPC-1997-43-CPU

Dear Councilmembers:

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
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.
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.

The Federation of Hillside and Canyon Associations, Inc., founded in 1952, represents thirty-eight homeowner and residents associations spanning the Santa Monica Mountains, from Pacific Palisades to Mt. Washington. The Federation's mission is to protect the property and the quality of life of its over 200,000 constituents and to conserve the natural habitat and appearance of the hillside and mountain areas in which they live. Therefore the Hillside Federation supports the Hollywood Community Plan.

The Federation is pleased with the inclusion of the Baseline Hillside Ordinance, the Slope Density Ordinance, both of which were developed with the assistance of the Federation, and the upcoming Ridgeline Protection Ordinance and Retaining Wall Ordinance. A great deal of community input was taken and many specific local requests were incorporated into the plan. There is much in the plan which is to be commended.

However, there is one issue that continues to be of concern to the Federation—the amount of densification that is planned along the transit corridors. Are the population projections upon which the densification is based accurate? If the population is declining, do we need more densification? Given that the city already has water restrictions, traffic is already at a standstill, and our emergency services are already stretched, can the city afford to increase density? We don't want developers building out-of-scale and excessive height projects now when there is no demand to justify it.

The Hillside Federation urges the City to reexamine the population projections and the proposed densification to see if it is really justified.

Sincerely,

Marian Dodge

Marian Dodge, President

CHAIRPERSONS EMERITUS
Shirley Cohen
Jerome C. Daniel
Patricia Bell Hearst
Alan Kishbaugh
Gordon Murley
Polly Ward

CHAIRMAN IN MEMORIUM
Brian Moore