

Westwood South of Santa Monica Blvd
Homeowner's Association
Incorporated November 8, 1971
P. O. Box 64213
Los Angeles, CA 90064-0213

March 4, 2014

President Herb Wesson and Honorable Members
Los Angeles City Council
200 North Spring Street
Los Angeles, CA 90012
Via email attn: Patrice.lattimore@lacity.org

**RE: WSSM Opposition to Charter Section 245 Action to Overrule WLA
APC Denial of Height Variance at 10550 Bellagio Road
Council File 14-0171 / Case No. ZA-2012-1402-ZV-ZAA-ZAD-1A**

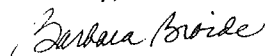
Westwood South of Santa Monica Blvd. Homeowners Association, representing over 3800 households in Council District 5, is strongly opposed to our Councilmember's request for a Charter Section 245 action to overrule the unanimous West Los Angeles Area Planning Commission's denial of request for a height variance --a **significant** height variance of 14 feet in the above referenced case. Our Board wholeheartedly supports the decision of the West Los Angeles Area Planning Commission and the appeal of Janice Lazarof.

The granting of such a variance cannot be defended and could establish a dangerous precedent for this hillside community and others in the City. If a variance can be granted for this property, what defense can be provided when others seek similar special consideration? Why is a thoughtfully crafted City ordinance, the Baseline Hillside Ordinance, being tossed aside to benefit a single landowner? In the Zoning Administrator's report, the ZA correctly states that "the proposed height is not consistent with the plan's intent to require compliance with regulations pertaining to development in the hillside areas including compliance with the Baseline Hillside Ordinance." Why would the Council consider taking action which invites potential costly litigation? And, finally, at a time when policy makers should be making special efforts to restore credibility, why take action that further erodes public confidence and trust in our City and those elected to govern it?

Given the facts known, this action to overturn the WLA APC decision appears to be a special favor granted to a political donor known to policy makers. It appears to be a gift, a special entitlement to a special interest, a favored campaign donor, initiated by the local Council representative. While Councilmembers most usually yield to recommendations of their peers related to issues in their own districts, this is one instance where the Council should act to hold the line and protect the City from what appears to all to be an indefensible approval of a significantly over-height development in the Bel Air hillside community.

We thank you for your thoughtful consideration.

Sincerely,



Barbara Broide, President

cc: Shawn Bayliss, Planning Deputy CD 5 / Jesus Orozco, CD5 Deputy