

## Google Groups

## Council File 20-1101 INCLUDE US IN THE HCR

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Posted in group: Clerk-PLUM-Committee

September 15, 2020

Dear Chair Harris-Dawson and Councilmembers:

As a resident of the Bowmont-Hazen Neighborhood Association, I am urging you to protect our hillside neighborhood by including the area from Briarcrest on the east to Franklin Canyon on the west in the Hillside Construction Regulation Ordinance (Ordinance No. 184827, Council File No. 16-1472-S1 and 16-1472-S-2).

We are approximately two hundred neighbors who live in a small semi-rustic community off Coldwater Canyon. Our quality of life is now challenged by predatory developers who have ruthlessly started to tear up the hillside, ruining habitats, disfiguring the landscape, and threatening our safety.

We understand that the HCR rollout is a pilot program and was always intended to apply to the entire area of the Bel Air Beverly Crest Neighborhood Council. Unfortunately, the unintended consequence of not applying the program to *all* neighborhoods means that you are not just *excluding* neighborhoods -- you are effectively drawing crosshairs on those left unprotected. Our area has been referred to as the "donut hole" because, even though all contiguous areas are protected, we are not.

Builders, expeditors, and realtors have gotten the message. Without any oversight or enforcement, bad developers have rushed oversized and inappropriate projects through City Hall to secure 'by-right' permits. Additionally, they have damaged and blocked streets never intended for heavy vehicles and equipment. They have sped through stop signs, worked on weekends, and created traffic hazards and mudslides. They have caused an influx of transient traffic, constant noise, and compromised security. They have created a public health hazard.

The HCR is working in Bel-Air, Laurel Canyon and the Bird Streets. It has protected homeowners from overdevelopment, massive construction sites and overburdened haul routes. At the same time, it has allowed homeowners to renovate and builders to construct appropriate homes in scale with the existing homes. That is all we are asking: help us preserve the character of our community, our quality of life, and our safety.

Time is the enemy. The longer Planning and City Council wait to act, the more likely it is that the undeveloped ridgeline of Coldwater will disappear, the substandard roads will become choked with workers' cars, cement trucks, dump trucks, food trucks and construction equipment all day. These issues pose a life safety challenge in the canyons. We are all home during the Covid-19 pandemic. If there is a fire up here, we will not be able to evacuate. The LAFD will not be able to get through. Ambulances will be blocked. It is a crisis waiting to happen.

Please help keep us safe by including the area of Coldwater Canyon from Mulholland Drive to the border of Beverly Hills in the Hillside Construction Regulation Ordinance. It exists. It works. It is the right thing to do.

Sincerely,  
Arnold Stiefel  
The Bowmont-Hazen Neighborhood Association