

Communication from Public

Name: Save Our Canyon
Date Submitted: 10/19/2021 12:01 AM
Council File No: 21-0777

Comments for Public Posting: Honorable Planning and Land Use Management Committee Members: I write to you as President of Save Our Canyon, a non-profit dedicated to preserving the unique nature of the Santa Monica Mountains, in order to ask your support for Motion CF 21-0777 filed by Councilmember Paul Koretz with regard to the proposed commercial hotel in an entirely residential hillside community in a environmentally sensitive area and high fire severity zone. Save Our Canyon and more than 10,000 concerned citizens vigorously oppose this attempt to seek a General Plan Amendment and zoning change to build this large scale commercial project. We ask that you support Councilmember Koretz's motion to direct the Director of Planning to rescind the initiation of a General Plan Amendment. ?? In addition to our petition with over 10,000 signatures, our organization represents over 1,000 actively concerned and engaged neighbors, including virtually all of the directly impacted households. Our organization is also supported by the Santa Monica Mountains Conservancy, Tree People, Citizens for Los Angeles Wildlife, the Bel Air-Beverly Crest Neighborhood Council, the Benedict Canyon Association, and the Hillside Federation — along with nearly every leading environmental organization in the region. Councilmember Koretz has made this Motion because he recognizes that this project is completely inappropriate for the community, for the City of Los Angeles and because it will set a dangerous precedent for commercialization of the Santa Monica Mountains. Councilmember Koretz has stated publicly that the proposed hotel project will create substantial life-safety hazards, increased fire danger, and it is an inappropriate commercial development in an area historically zoned for only residential properties. Councilmember Koretz has heard the voices of thousands of community members who have, in writing, stated their opposition to this project and he understands that the commercial hotel portion of this project must be stopped now, without further draining the limited resources of the City and the members of the surrounding community. This Motion is fully supported by the decision of the California Court of Appeal in *Lomas Land Co. v. City of Los Angeles* (2009) 177 Cal.App.4th 837, where the Court upheld the City's denial of an application for a development while it was in the EIR review process. The

Court noted that only the City and the community — but not the applicant — have the right to a full EIR process. When the City has the discretion to deny an application the City cannot be held liable for doing so prior to the completion of the EIR process. In this case, the simple fact is that the application for a change to the General Plan and a zone change can never be approved because the findings that are required under the Municipal Code can never be made. Given this fact, the commercial portion of the application should be brought to an end now. We urge this Committee to vote in support of the Motion, to stand with the thousands of energized voters who oppose this project, to preserve the Santa Monica Mountains, and to protect the integrity of the planning process by ending this misguided commercial proposal without further proceedings. Sincerely, Mark Levin Board President, Save Our Canyon cc: Save Our Canyon Board of Directors



October 18, 2021

Planning and Land Use Management Committee Members:

I write to you as President of Save Our Canyon, a non-profit dedicated to preserving the unique nature of the Santa Monica Mountains, in order to ask your support for [Motion CF 21-0777](#) filed by Councilmember Paul Koretz with regard to the proposed commercial hotel in an entirely residential hillside community in a environmentally sensitive area and high fire severity zone.

Save Our Canyon and more than [10,000 concerned citizens](#) vigorously oppose this attempt to seek a General Plan Amendment and zoning change to build this large scale commercial project. We ask that you support Councilmember Koretz's motion to direct the Director of Planning to rescind the initiation of a General Plan Amendment.

In addition to our petition with over 10,000 signatures, our organization represents over 1,000 actively concerned and engaged neighbors, including virtually all of the directly impacted households. Our organization is also supported by the Santa Monica Mountains Conservancy, Tree People, Citizens for Los Angeles Wildlife, the Bel Air-Beverly Crest Neighborhood Council, the Benedict Canyon Association, and the Hillside Federation — along with nearly every leading environmental organization in the region.

Councilmember Koretz has made this Motion because he recognizes that this project is completely inappropriate for the community, for the City of Los Angeles and because it will set a dangerous precedent for commercialization of the Santa Monica Mountains. Councilmember Koretz has stated publicly that the proposed hotel project will create substantial life-safety hazards, increased fire danger, and it is an inappropriate commercial development in an area historically zoned for only residential properties. Councilmember Koretz has heard the voices of thousands of community members who have, in writing, stated their opposition to this project and he understands that the commercial hotel portion of this project must be stopped now, without further draining the limited resources of the City and the members of the surrounding community.

This Motion is fully supported by the decision of the [California Court of Appeal in Las Lomas Land Co. v. City of Los Angeles \(2009\)](#) 177 Cal.App.4th 837, where the Court upheld the City's denial of an application for a development while it was in the EIR review process. The Court noted that only the City and the community — but not the applicant — have the right to a full EIR process. When the City has the discretion to deny an application the City cannot be held liable for doing so prior to the completion of the EIR process. In this case, the simple fact is that the application for a change to the General Plan and a zone change can never be approved because the findings that are required under the Municipal Code can never be made. Given this fact, the commercial portion of the application should be brought to an end now.

We urge this Committee to vote in support of the Motion, to stand with the thousands of energized voters who oppose this project, to preserve the Santa Monica Mountains, and to protect the integrity of the planning process by ending this misguided commercial proposal without further proceedings.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark Levin", with a stylized flourish at the end.

Mark Levin
Board President, Save Our Canyon

cc: Save Our Canyon Board of Directors