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Submitted in PLUM Committee
Council File No: 09-1390

Item # 5

Tarzana Property Owners Association

Deputy: R. GREENES

Planning and Land Management Committee
Los Angeles City Council

July 21, 2009

Re: Hillside Area Amendment (CPC-2008-4683-CA; Council File No. 09-1390)

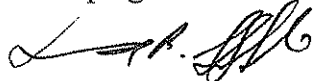
The Tarzana Property Owners Association strongly supports the Hillside Area Amendment currently before PLUM. "Hillside" should be defined by the topography of the area, not by an arbitrary boundary based on major boulevard locations.

Rationalization of the boundary will provide the protections against overbuilding incorporated in the Baseline Mansionization Ordinance and help preserve the character and feel of our community. The new boundaries will also relieve property owners in the flat areas of the "hillside" from a number of the conditions and limitations in the Hillside Ordinance, including grading inspections and restrictions.

The efforts to curb oversize houses which loom over their neighbors, invade neighbor's privacy, and destroy the continuity of a neighborhood began over 2-1/2 years ago. From the start, limits to mansionization was seen as a three phase.. The First Phase was effected with the passage of the Baseline Mansionization Ordinance just over a year ago. The Second Phase was to be the rationalization of the boundary between the hillside area and the flatlands arbitrarily classified as "hillside", is the matter before you now. The Third Phase will be a new Mansionization Ordinance for the true hillside; that effort is probably still many months away. Numerous public meetings have been held to explain the overall efforts to limit mansionization and the Planning Department and other organizations have provided information in print and on the internet. The mansionization effort has been a frequent subject in newsletters published by our organization and other homeowners groups throughout the City.

It is true that the exact position of the boundary may be difficult to discern for a small number of properties. We therefore propose that the City establish an expedient way to provide that definition to concerned property owners and a method of resolving any uncertainties or disputes.

We urge the Planning and Land Use Management Committee to follow the lead of the City Planning Commission, pass this proposed boundary amendment on to the full City Council, and instruct the Planning Department to proceed with the complex task of developing an ordinance to limit mansionization in the hillside areas.



David R. Garfinkle
President, Tarzana Property Owners Association
Board Member, Tarzana Neighborhood Council
Board Member, Tarzana Community and Cultural Center

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