



Date: 7-21 09  
Submitted in PLUM Committee  
Council File No: 09-1390  
Item No.: 5  
Deputy: P. GARDEA



**TARZANA NEIGHBORHOOD COUNCIL**

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July 21, 2009

Councilmember Ed Reyes, Council District #1  
200 N. Spring St. Rm. 410  
Los Angeles, CA 90012

Re: City Plan Case No. CPC-2008-4683-CA

Dear Councilmember Reyes,

We are asking that the Planning & Land Use Management Committee continue this hearing at least another thirty days so that we can meet with Erick Lopez and staff of the City Planning Department. We need to review with Mr. Lopez on why he considers a property viable or not viable hillside. What does he mean by viable? How does he determine a viable hillside property from a non viable hillside property. (See attached emails.)

We attempted to get this done within the 30 days. On June 25, 2009, we toured Tarzana with Jonathan Brand, Chief Planning Deputy for Councilmember Zine and found a number of questionable properties. On June 26, 2009, Jonathan emailed Erick Lopez regarding these properties. Over two weeks later on July 14, 2009, Erick Lopez responded stating that there were no changes. Some of the properties he couldn't locate on Zimas.

We have photos and maps that clearly show that lots on Avenida Orient have slopes well over 15%. (See attached.) We are also concerned about a proposed hillside property where the applicant is proposing to export over 2200 cubic yards of soil and build retaining walls in the side and rear yards. The Mitigated Negative Declaration states that there are potentially significant impacts. This is directly next door to a property that is shown to be flat.

We understand that it is important to get it right the first time. This cannot be rushed- otherwise there will be continual stream of amendments, and possible lawsuits from property owners who disagree with the staffs' decisions.

Sincerely,

Kathy Delle Donne

First Vice President & Land Use Chairperson, Tarzana Neighborhood Council

CC: Jose A. Gardea, Chief of Staff

## Avenida Oriente



**DESIGNATED AS "FLAT"  
IN CITY PROPOSED HILLSIDE MAP**

## Kathleen Delle Donne

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**From:** Jonathan Brand [Jonathan.Brand@lacity.org]  
**Sent:** Tuesday, July 14, 2009 3:08 PM  
**To:** Kathy Donne  
**Subject:** Fwd: Re: Tarzana South of the Boulevard Tour



tarzana review  
(hillside area-...

Kathy,

FYI. According to Planning, none of the lots that we thought were hillside actually are. It seems like there was some confusion as to the declared flat lots that we thought were hilly. I informed Erick at Planning and he should get back to me.....

Jonathan M. Brand  
Chief Planning Deputy  
Councilman Dennis P. Zine, CD3  
City of Los Angeles  
(213) 473-7003  
jonathan.brand@lacity.org

>>> Erick Lopez 7/14/2009 2:49 PM >>>  
Jonathan,

To keep things nice and simple, I've looked into the properties you listed in your email and did not find any evidence that would justify a change to our current recommendation. I would like to point out that some of these lots are already being proposed to be considered Hillside Area lots.

The following is a breakdown of the properties you pointed out with a response; please refer to the attached map showing the properties you listed that I could locate in red.

"5135-5139 Avenida Oriente odd lots only"

5139 Avenida Oriente doesn't seem to exist in ZIMAS. However, even if you assume that the property is next door there are no slopes in the area which are steep enough to be considered as a viable Hillside Area.

"5120-5128 Avenida Hacienda even lots only"

These are only two lots, and both are not located in an area that is steep enough to be considered as a viable Hillside Area.

"South side of Tarzana Drive between Reseda and Amigo"

These are already in the proposed Hillside Area.

"Amigo, two lots north of Tarzana Drive"

"5020, 5021, 5026 Geyser"

Although these properties are located close to some lots which are truly hillsides, they are not steep enough to expand beyond the current boundaries and be considered as a viable Hillside Area.

"5000 block of Topeka, both sides of the street"

The properties on the west side of the "5000 block" of Topeka Avenue are already proposed as Hillside Area. The properties on the east side are not steep enough to be considered as Hillside Area lots.

"4900 block of Topeka 1"

These are already in the proposed Hillside Area.

"19100 block of Sprague"

These properties are not steep enough to be considered as Hillside Areas lots.

"5316 Vanalden"

This property is already in the proposed Hillside Area.

"5000 block Vanalden odd side of the street"

Most of the properties in the 5000 addresses are already in the proposed Hillside Area boundaries. The properties which are not in the proposed boundaries are not steep enough to be considered as Hillside Area lots.

"5301 Shirley"

This property is not steep enough to be considered a Hillside Area lot.

"5300 block of Donna even side of street."

These properties are not steep enough to be considered as Hillside Areas lots.

Let me know if you have any questions regarding this response and attached map.

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Erick Lopez  
City Planner  
Department of City Planning  
Community Planning Bureau - West Coastal Division 200 N. Spring St., Room 621 Los Angeles,  
CA 90012  
(213) 978-1243  
(213) 978-1226 - fax  
erick.lopez@lacity.org

UPlease consider the environment before printing this email.

>>> Jonathan Brand 4:52 PM Friday, June 26, 2009 >>>  
Hi Christine and Erick,

Yesterday we toured Tarzana south of the Boulevard and drove up and down practically every street in the areas that border areas that are proposed to be redesignated as non-hillside. We came across several lots and blocks that may be steep enough to meet the hillside requirements and several areas that are to remain hillside that were rather flat. Please do the necessary research to double check and determine if these lots meet or do not meet the qualification for hillside designation. These lots are either flat but are scheduled to remain hillside or are hilly but are to be changed to a non-hillside designation.

5135-5139 Avenida Oriente odd lots only

5120-5128 Avenida Hacienda even lots only South side of Tarzana Drive between Reseda and Amigo Amigo, two lots north of Tarzana Drive 5020, 5021, 5026 Geyser 5000 block of Topeka, both sides of the street 4900 block of Topeka 1 19100 block of Sprague

5316 Vanalden

5000 block Vanalden odd side of the street

5301 Shirley

5300 block of Donna even side of street.

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