

other outreach conducted in the development of the forthcoming Baseline Hillside Ordinance.

We understand that the redefinition and also the Baseline Mansionization Ordinance are considered code amendments, and therefore the City does not believe that they require direct public notification. However, this issue raises questions that should be answered by a complete legal review. Accordingly, we request that PLUM vote today to send to the City Attorney the following: (1) review the definitions of code amendment versus ordinance; (2) validate that there is indeed no notification requirement for code amendments and/or ordinances; (3) determine if the requirement should be changed to provide full public notification for new ordinances and code amendments; and (4) review and rule that the hillside redefinition has no impacts on other building, grading, or code regulations.

Thank you.

Date: 9-8-09
Submitted in PLUM Committee
Council File No. 09-1390
Item No. 3
Deputy: P. Lathmore

I'm Bob Anderson, 4050 Woodcliff Road, Sherman Oaks. I chair the Sherman Oaks Homeowners Association Hillside Ordinance Committee. We met with Planning Department, Building & Safety Department, and Council District 5 personnel on August 25th to obtain answers to several critical questions. Based on that meeting, SOHA believes that the redefinition has had insufficient public notice, but that it should proceed contingent upon two Planning Department commitments.

Commitment 1 – Provide a simple appeal process that enables homeowners to contest a redefinition and return their properties from a flatland to hillside classification by showing cause, for example, photographs of retaining walls holding up hillsides or steep slopes. The process should be free of charge; if not feasible, then the fee should be reasonable. The process should be easy to implement because the redefinition effort results in a new designation map solely under Planning's control.

Commitment 2 – The redefinition should be noticed and discussed as an integral part of upcoming workshops, town hall meetings, and