

Communication from Public

Name: Jerry Neuman

Date Submitted: 11/13/2024 04:19 PM

Council File No: 14-0518

Comments for Public Posting: This firm represents Park Bel Air Holdings LLC (“Park Bel Air”) which owns three parcels slated for residential development that would be subject to the Wildlife District Ordinance, Council File 14-0518 (the “Wildlife Ordinance”) proposed by the City of Los Angeles (the “City”). The Wildlife Ordinance would establish a Wildlife Supplemental Use District that would subject all residential parcels within the zone, including parcels owned by Park Bel Air, to a broad range of land use development restrictions. The City previously committed to engaging with affected stakeholders and providing robust opportunities for feedback on these restrictions prior to passage of the Wildlife Ordinance. To date, the City has failed to live up to this promise and as such, we formally request a 120 day continuance on this item so that promised outreach, meetings and community review can proceed in earnest. The Wildlife Ordinance, as drafted, greatly restricts residential land use development within the affected hillside area, including our client’s partially developed properties. The far-reaching nature of the ordinance aims to reduce the maximum overall height and maximum residential floor area, reduce maximum lot coverage and introduce new discretionary approval requirements for the development of residences that exceed 6,000 square feet. As proposed, the Wildlife Ordinance raises serious concerns that the breadth of its restrictions on development could amount to an uncompensated taking of property under the 5th Amendment where, as is the case here, affected property owners have existing plans for residential development in compliance with current zoning, have pulled permits and have engaged in substantial infrastructure improvements in accordance with issued permits that ultimately support development that would be prohibited by the Wildlife Ordinance. Park Bel Air has undertaken all of these actions on all three of its residential parcels and significant financial investment has been expended in reliance of its ability to develop under current land use regulations in accordance with permits issued by the City. The substantial negative economic impact the Wildlife Ordinance would have on our client and other stakeholders’ reasonable investment backed expectations makes the apparent effort to rush the Wildlife Ordinance through without previously promised public participation and feedback particularly egregious.

In order for the City to live up to its commitment to engage with affected stakeholders and in furtherance of creating a Wildlife Ordinance that is fair and appropriate, we respectfully request that the Wildlife Ordinance be removed from the agenda for the November 19th, 2024 PLUM Committee meeting and continued for at least 120 days so that all stakeholders have time to properly review the Wildlife Ordinance, understand its impacts, engage with the City, and provide feedback. Sincerely, Jerold Neuman
Partner



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Via Electronic Mail

November 13, 2024

Councilmember John Lee & Honorable Committee Members
Los Angeles City Council
Planning and Land Use Management Committee
200 N. Spring Street, Room 405
Los Angeles, CA 90012

RE: Council File 14-0518 Requested Continuance for Draft Wildlife District Ordinance

Dear Councilmember Lee,

This firm represents The Park Bel Air Holdings LLC (“Park Bel Air”) which owns three parcels slated for residential development that would be subject to the Wildlife District Ordinance, Council File 14-0518 (the “Wildlife Ordinance”) proposed by the City of Los Angeles (the “City”). The Wildlife Ordinance would establish a Wildlife Supplemental Use District that would subject all residential parcels within the zone, including parcels owned by Park Bel Air, to a broad range of land use development restrictions. The City previously committed to engaging with affected stakeholders and providing robust opportunities for feedback on these restrictions prior to passage of the Wildlife Ordinance. To date, the City has failed to live up to this promise and as such, **we formally request a 120 day continuance on this item so that promised outreach, meetings and community review can proceed in earnest.**

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Sincerely,



Jerold Neuman

Partner