

Communication from Public

Name: Mark Levin, SAVE OUR CANYON

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Council File No: 21-0777

Comments for Public Posting: Support for Council File Number: 21-0777 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 for 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 an environmentally sensitive area and high fire severity zone. Save Our Canyon and more than 11,000 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 recommend that the Director of Planning rescind the initiation of a General Plan Amendment. ?? In addition to our change.org petition with over 11,000 signatures (<https://www.change.org/p/no-hotel-and-zoning-change-in-the-santa-monica-mountains>), our organization includes over 1,000 actively concerned and engaged neighbors, including virtually all of the directly impacted adjacent and adjoining households. This motion is also supported by the Santa Monica Mountains Conservancy, Tree People, Citizens for Los Angeles Wildlife, the Bel Air-Beverly Crest Neighborhood Council, the Sierra Club's Santa Monica Mountains Task Force, the Benedict Canyon Association, and the Hillside Federation — along with nearly every leading environmental organization in the region. All of these organizations have written into Planning during the initial study process. Additionally, public opposition to the project has been registered by CD5 City Council Candidates Katy Young Yaroslavsky and Sam Yebri, as well as Mayoral Candidates Karen Bass and Rick Caruso. IN ADDITION TO THIS LETTER, YOU WILL FIND AN ADDITION 418 OF INDIVIDUAL LETTERS WRITTEN TO PLUM COMMITTEE MEMBERS BY CONCERNED NEIGHBORS WHO SUPPORT THIS MOTION AND VIGOROUSLY OPPOSE THIS PROJECT. SEVERAL HUNDRED MORE LETTERS WILL BE SUBMITTED THROUGHOUT THE NEXT WEEK IN ADVANCE OF THE PLUM COMMITTEE HEARING ON ON THIS MOTION SCHEDULED FOR SEPTEMBER 20, 2022. 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, Mark Levin Board President, Save Our Canyon On behalf of the board of SOC and our membership