

Communication from Public

Name: Sunshine Hill Residents Association
Date Submitted: 02/03/2026 08:26 AM
Council File No: 25-1259
Comments for Public Posting: Sunshine Hills Residents Association submits the attached endorsement of the Hillside Federation letter because these City-owned parcels in the Very High Fire Hazard Severity Zone present life-safety and evacuation constraints that make them inappropriate for residential density under CF 25-1259 (Small Lots, Big Impacts / City-Owned Land)



12400 Ventura Blvd #601, Studio City CA 91604
sunshinehillresidents.org

February 3, 2026

Los Angeles City Council
Members of the Housing and Homelessness Committee
200 North Spring Street, Room 340
Los Angeles, CA 90012

Re: OPPOSE Inclusion of Parcels in Very High Fire Hazard Severity Zone — CF 25-1259 (Small Lots, Big Impacts / City-Owned Land)

Councilmembers,

On behalf of the Sunshine Hills Residents Association, we write to formally endorse and support the February 2, 2026 letter submitted by the Hillside Federation regarding Council File 25-1259 and the proposed inclusion of the City-owned parcels at **6945 Camrose Drive** (6941 is an access road) and **1635 Laurel Canyon Boulevard** in the Small Lots, Big Impacts initiative.

Sunshine Hills Residents Association is one of the hillside communities represented by the Federation, and we share the Federation's deep concern that these two parcels, both located within the Very High Fire Hazard Severity Zone of the Santa Monica Mountains, present fundamental siting problems that cannot be mitigated through modern construction standards, vegetation clearance, or home hardening.

The issue before the City is not whether homes can be built more safely than in the past. The issue is whether these specific locations are appropriate places to add residential density at all.

As the Federation explains in detail, both sites are characterized by constrained access, topography, evacuation limitations, and roadway congestion that pose inherent life-safety challenges during wildfire and other emergency events. These are conditions that building design cannot fix. Residents must still evacuate. Emergency responders must

still gain access. Traffic must still move through narrow hillside corridors that are already heavily burdened under normal conditions.

We are particularly concerned that these are City-owned parcels proposed as part of a program intended to model best practices for development. Including parcels in the Very High Fire Hazard Severity Zone sends the troubling message that wildfire risk is not a meaningful factor in public land-use decisions, even on publicly controlled property. This sets a precedent that could influence future private development in similarly vulnerable hillside locations.

For these reasons, Sunshine Hills Residents Association respectfully urges the City to:

1. Remove 6945/6941 Camrose Drive and 1635 Laurel Canyon Boulevard from the Small Lots, Big Impacts initiative; and
2. Establish a clear policy that City-owned parcels located in the Very High Fire Hazard Severity Zone should be treated as protective buffers, not candidates for new residential density.

We appreciate the City's efforts to address housing policy objectives. However, we believe strongly that wildfire safety, evacuation reality, and responsible siting must be considered alongside those objectives, particularly in hillside and canyon communities.

Thank you for your attention to this important public safety matter.

Sincerely,

Diana Nicole MS
President

cc: Councilmember Nithya Raman
Councilmember Isabel Jurado
Councilmember Bob Blumenfeld
Councilmember Heather Hutt
Councilmember Tim McOsker