



Building A Better Community

Bel Air-Beverly Crest Neighborhood Council
PO Box 252007 Los Angeles, CA 90025
Office 310-479-6247
www.babcnc.org

Planning & Land Use Committee

December 9, 2020

Jason McCrea, Planning Assistant, Major Projects
City of Los Angeles, Department of City Planning
221 North Figueroa Street, Room 1350
Los Angeles, CA 90012
jason.mccrea@lacity.org

RE: Retreat at Benedict Canyon (Proposed Project) ENVIRONMENTAL CASE NO.: ENV-2018-1509-EIR
Rejection of the Application / Response to Planning Department Notice of Preparation (NOP)

Dear Mr. McCrea,

I, Robin Greenberg, declare that I am the President of the Bel Air-Beverly Crest Neighborhood Council. On December 8, 2020, the Bel Air-Beverly Crest Neighborhood Council held a Brown-Act publicly-noticed Planning and Land Use (PLU) Committee meeting, and approved the following position by a vote of 12 yes, 0 no, and 1 abstention.

The purpose of this letter is to express our support for the Benedict Canyon Association in their opposition to the proposed commercial hotel project in Benedict Canyon. As you know, this project is under the umbrella of the Bel Air-Beverly Crest Community Plan ("Community Plan").

The proposed project is completely inconsistent with the Community Plan. Among other things, the Community Plan, which was the result of countless hours of work on behalf of the community and the staff of the City, prohibits any new commercial development in Benedict Canyon (where there is no existing commercial development). The Community Plan requires minimal grading and requires a development plan that preserves the existing topography and natural resources. This proposed plan would require extensive grading and the removal of over 700 protected and significant trees. We are concerned that this plan would also create significant traffic, noise and other issues for the community, including but not limited to increased fire danger.

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Bel-Air Crest Master Association
Bel Air Hills Association
Bel Air Ridge Association
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Holmby Hills Homeowners Association
Laurel Canyon Association
Residents of Beverly Glen

RESIDENTIAL DISTRICTS

Bel Air District
Bel Air Glen District
Franklin-Coldwater District
North of Sunset District

NON-RESIDENTIAL REPRESENTATION

At-Large Members
Commercial or Office Enterprise Districts
Custodians of Open Space
Faith-Based Institutions
Public & Private Schools

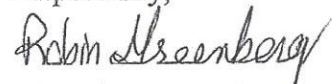
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Most importantly, the developer's effort to circumvent the zoning, grading and construction restrictions imposed by the current residential zoning, Baseline Hillside Ordinance and Overlay District through the use of a so-called Specific Plan is not only contrary to established policies and good zoning practices, it would also establish a terrible precedent for the future commercial development of the Santa Monica Mountains.

For all of these reasons, the Bel Air Beverly Crest Neighborhood Council Planning and Land Use Committee strongly opposes the proposed project and we urge the Planning Department to reject the developer's application without further requiring the community and City staff to expend time, effort and money to resist this project.

We wish this position letter to be entered into the official file for this case.

Respectfully,



Robin Greenberg, President
Bel Air-Beverly Crest Neighborhood Council
rgreenberg@babnc.org

cc: Councilmember Paul Koretz, 5th District
Vincent Bertoni, Planning Director
Milena Zasadzien, Sr. City Planner, Major Projects
Eric Garcetti, Los Angeles City Mayor
Mike Feuer, Los Angeles City Attorney
Terry Kaufman-Macias, Land Use Division, Supervising Attorney, City Attorney's office
Nickie Miner, Board President, Benedict Canyon Association
Mark Levin, Board President, Save our Canyon
Robert Mann, SOC Vice President
Robert Schlesinger, BABCNC PLU Chair