

Attachment "E"

RE: Agenda item 11.a.iii

DRAFT Letter to be sent to CD4& 5, Planning, BOE and LADBS (Plan Check)

The BABCNC & PLU committee are aware of numerous discretionary entitlements that are required for a new single family dwelling fronting on a standard hillside limited street that does not have a minimum of 20' wide continuous paved roadway from the driveway apron to the boundary of the hillside area, as required by LAMC 12.21 C10. These missed entitlements have occurred because the hillside referral form (HSRF) was incorrect. In the past, we have found errors on referral forms and brought them to the attention of LADBS & BOE and the Council Office where the project is located. To name a few examples- Flicker Way, Westwanda, Gould, Baird, Kress, Marlay, (all within BABCNC) and Granito (in HHWNC).

A recent discovery of construction (demolition, grading and new house with ALQ) on a narrow private street – Skylark Lane 90069 – has again brought to light the problems with verifying the hillside referral form. Private streets are often narrow, not built to city standard, poorly maintained and often without curbs for drainage. The Skylark project was given a signed hillside referral form, without a stamped survey or a basic investigation from BOE as proof of width, and the project was cleared for permits. There are no entitlements for this single home project.

If roadway width is unknown from the subject property to the hillside boundary, then the Hillside referral forms requires either a stamped survey or a basic investigation from BOE to confirm. If width is less than 20' wide (per by LAMC 12.21 C10) then an entitlement is required and often a roadway improvement will be needed. (See attached Page2 of HSRF).

The main concerns are:

- 1) This entitlement is not given to all projects when required, therefore not equally applied.
- 2) Missed developer-provided improvements like B-permits to increase road to 20' wide, proper drainage with curb and gutter, additional parking, wider passage for emergency vehicles, and related infrastructure – such as fire hydrants, etc.

Without any entitlement to acknowledge the hillside narrow roads, then all developer-provided improvements are forever lost to the city and surrounding neighborhood creating un-safe condition.

It is in the interest of the neighborhoods within the BABCNC boundary that owners, applicants, or representatives acknowledge the entitlements related to roadway width. **If** we are asked to review any entitlement that excludes proof of road width, the BABCNC will notify the appropriate Council Office, BOE and DCP Staff planner of any error. **If** we are made aware of any permit applications where the required 20' wide access has been ignored or the hillside referral form in error, we will notify LADBS plan check of the needed entitlement(s). We will provide additional information to BOE for ongoing projects with HSRF that require a basic investigation.

Thank you,