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If you have any questions, please contact the Commission Office at (213) 978-1300.

SECONDARY SUBMISSIONS



Department of City Planning

City Hall, 200 N. Spring Street, Room 272, Los Angeles, CA 90012

January 26, 2026

TO: Central Area Planning Commission

FROM: Jordann Turner, Associate Zoning Administrator *J.T.*

TECHNICAL MODIFICATION TO THE STAFF RECOMMENDATION REPORT FOR CASE NO. ZA-2024-429-DRB-SPP-HCA; 6405 West Flagmoor Place; 2855 North Belden Drive

The following technical modification is to be incorporated into the Zoning Administrator's determination dated October 6, 2025, to be considered at the Central Area Planning Commission meeting of January 27, 2026, related to Item No. 5 on the meeting agenda.

The following are proposed additions to Finding No. 1 of the Zoning Administrator's determination dated October 6, 2025.

The proposed single-family dwelling will be for residential use and will conform to the existing mode and character of surrounding areas. The proposed new single-family dwelling would improve the existing housing supply and would raise property values in the vicinity, enhancing the built environment. Additionally, the required improvement of the Adjacent Minimum Roadway will improve the access of emergency vehicles and other vehicles accessing the area. Thus, the project will perform a function that is beneficial to the community and city by improving the housing supply and the adjacent roadway. This grant permits reasonable development of a privately-owned lot. As conditioned, the project will enhance the built environment in the surrounding neighborhood and perform a function that is essential and beneficial to the community, city, and region.

December 1, 2025

Stephanie Gavidia, Commission Executive Assistant I
Central Los Angeles Area Planning Commission
200 North Spring Street
Los Angeles, CA 90012

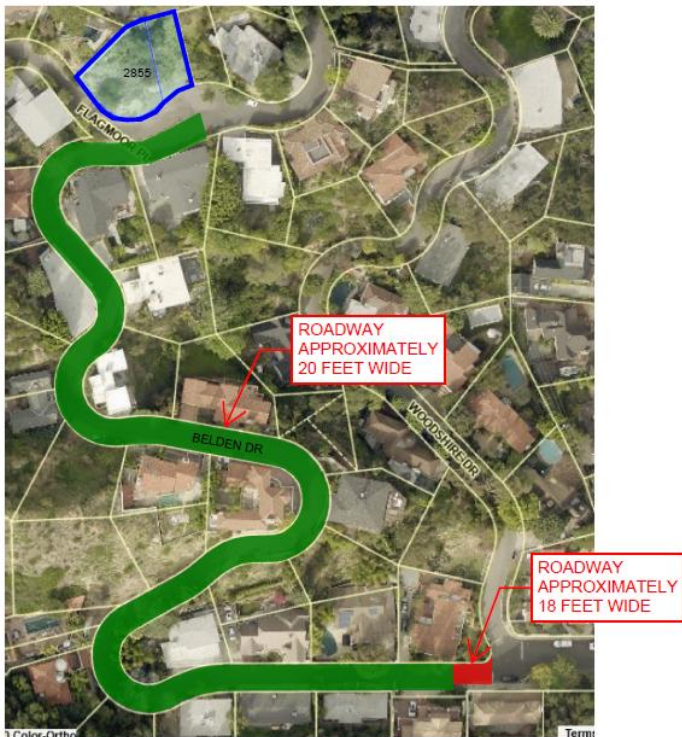
VIA EMAIL: apccentral@lacity.org

RE: ZA-2024-429-ZAD-DRB-SPP-HCA-1A, 6405 West Flagmoor Place; 2855 North Belden Drive

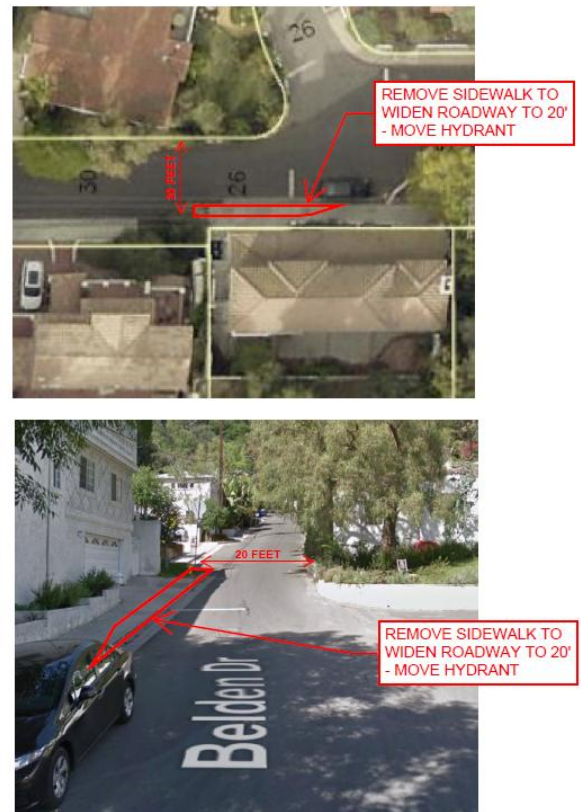
I support the Appeal of ZA-2024-429-ZAD-DRB-SPP-HCA-1A by Mary Kay Patrick

There was no justification to allow an unsafe bottleneck to remain by approving the Applicant's request for relief from strict adherence to Section 12.21 C.10.(i)(3) which requires a 20-foot-wide continuous paved roadway from the subject property to the edge of the Hillside Area. Strict adherence to Section 12.21 C.10.(i)(3) is both feasible and practical and does not create a hardship circumstance for the applicant.

Furthermore, the ZA repeated the false assertions by the Applicant (that roadway improvement would require demolition of neighboring houses) but did not consider the central pertinent evidence I submitted to them as follows:



ATTACHMENT 1:
AERIAL MAP OF BELDEN DRIVE



ATTACHMENT 2:
AERIAL AND STREET VIEW OF REQUIRED IMPROVEMENTS

Background:

- The requirement for a 20-foot-wide continuous paved roadway from the subject property to the edge of the Hillside Area is in the Zoning Code as a part of the Hillside Ordinance, enacted to **improve and protect life safety in the Hillside Areas**. Older hillside roadways were not improved to a 20-foot width, and thus today they do not provide sufficient width for emergency vehicles, in particular fire engines.
- The State of California Fire Code and the City of Los Angeles Fire Code generally **require a clear 20-foot-wide roadway width for fire department engines and ambulances**, even on private property when the distance from the public right of way to a structure exceeds 150 feet. The Hillside Ordinance requirement for a 20-foot-wide continuous paved roadway to the edge of the Hillside Area was

based on this code requirement and is critical to provide emergency vehicle access to a new house and to incrementally improve access and emergency egress for all hillside properties.

- The 20-foot dimension is an absolute minimum since the City allows parking on one side of the street in Hillside Areas, which reduces the effective clear roadway width for emergency vehicles to **ONLY 12 feet which is woefully inadequate**. The Red Flag parking prohibition during wildfire danger provides fire engines with 20-foot clear access, but only if the roadway is improved to the required 20-foot width. The 20-foot dimension also ensured pedestrian safety.

Existing Roadway Improvements in this Case:

- The required 20-foot-wide roadway from the subject property to the edge of the Hillside Area is down Belden Drive to Beachwood Drive. Beachwood Drive is more than 20 feet wide to the edge of the Hillside Area, and Belden Drive is approximately 20 feet wide. However, **at the intersection of Belden Drive and Woodshire Drive there is a bottleneck** where a short section of the street has a roadway which is only 18 feet wide.
- This bottleneck is the result of a sidewalk built in conjunction with a new house in 1992, before the Hillside Ordinance was enacted. **It is this specific condition that the Hillside Ordinance was enacted to correct.** The Hillside Ordinance now requires a 20-foot-wide roadway along this property frontage. The current 6.5-foot-wide sidewalk and the associated curb and gutter restrict the roadway width to 18 ft along a portion of the property frontage.
- The 6.5-foot-wide sidewalk and a fire hydrant were constructed **entirely in the public right of way.**

Required Improvements to satisfy Section 12.21 C.10.(i)(3):

- Since a sidewalk is not required in the Hillside Areas, and the sidewalk and fire hydrant are entirely in the public right of way, this bottleneck can be readily corrected and the roadway widened **without involving an adjacent private property owner.** The work can be done under a B-permit for work in the public right of way.
- The applicant is required to construct approximately 135 feet of curb and gutter and associated roadway improvements along the frontage of the proposed house project. An additional 30 feet of improvements at the Belden Drive bottleneck is a **minor increase in scope and cost.**
- **This is not a unique hardship.** A new fire hydrant is frequently required for a new house in the hillside areas; in this case it is only a relocation.

Findings:

- Relief under Section 12.24 X.28.(b)(7)(iv) requires that the site and/or existing improvements make strict adherence to Paragraph (i) of Subdivision 10. of Subsection C. of Section 12.21 of this Code impractical or infeasible. **The required improvements are both feasible and practical.**
- As described above, the Belden Drive is approximately 20 feet wide except for a short bottleneck at the intersection with Woodshire Drive. The applicant claims that he “has no access to property rights of others and such widening would result in the potential demolition of existing structures, fences, walls, utility poles, and portions of other developments which may encroach into the right-of-way or which have zero front yards.” **There is no factual basis for these statements.** The required correction to the bottleneck is in the public right-of-way and can be constructed under a B-Permit.

Note:

- **Applicant mis-states the intent of the code:** The applicant makes an argument that “incrementally, the City is able to require street improvements along properties from other property owners” as they are improved. However, Section 12.21 C.10.(i)(3), which requires a 20-foot-wide continuous paved roadway from the subject property to the edge of the Hillside Area, is **specifically in addition to the requirement to provide a 20-foot roadway along the frontage of a new project.** If the City wanted to wait for individual property owners over time to improve the roadway, they would not have included the subject code section.

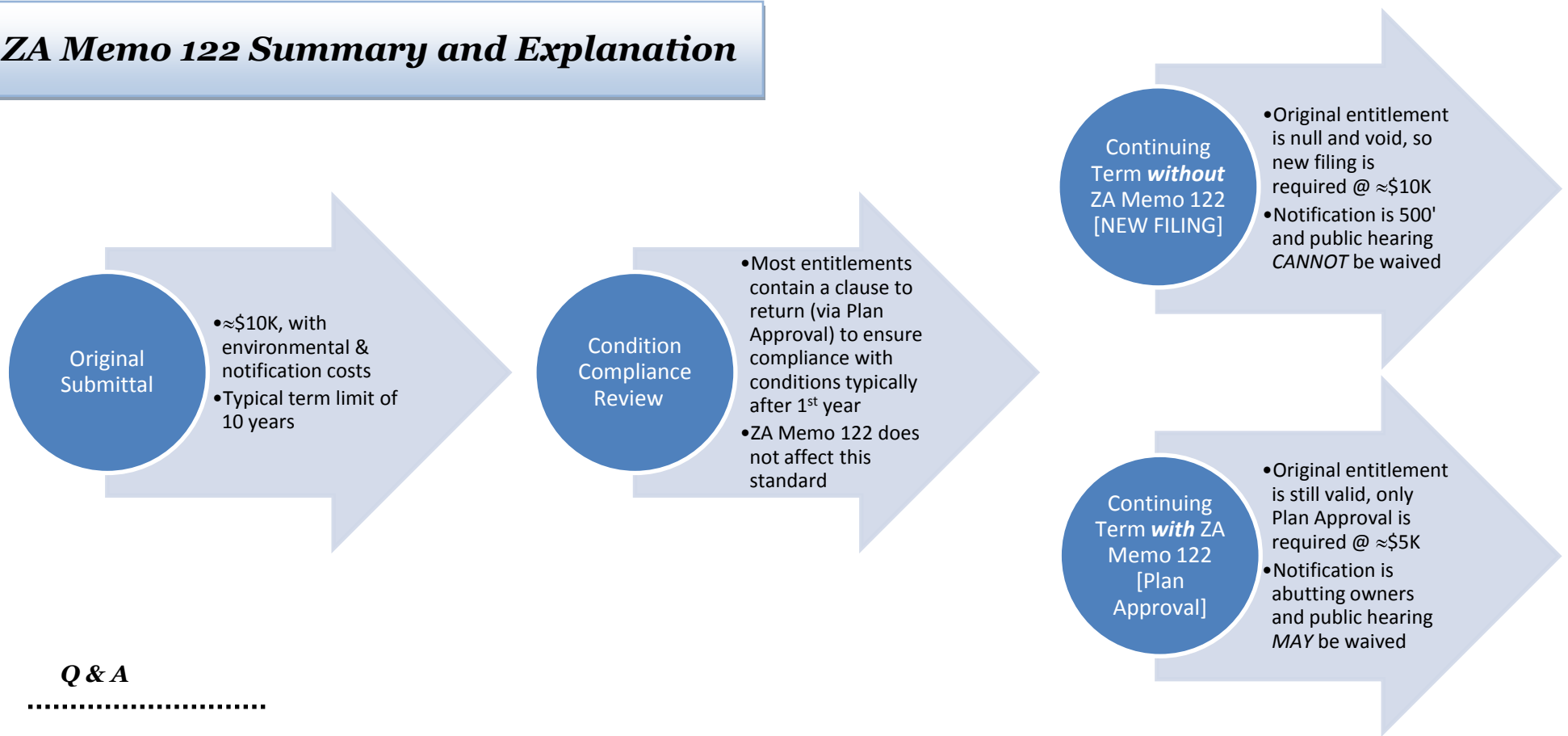
There was no justification for providing the requested relief.

Michael Mekeel, Architect
8630 Hillside Avenue
Los Angeles, CA 90069

Attachment 1: Aerial Map of Belden Drive

Attachment 2: Aerial and Street View of Required Improvements

ZA Memo 122 Summary and Explanation



Q & A

What is the benefit of ZA Memo 122?

- As the flow chart depicts above, ZA Memo 122 allows applicants to “keep their Conditional Use alive” through the Plan Approval process, instead of filing a new application.
- This provides applicants an ≈ 50% cost reduction and avoiding unknown risks embedded in a public hearing with 500' notification.

Why is ZA Memo 122 forcing me to return for review through the Plan Approval process?

- Condition Compliance Review has long been a standard procedure in the Office of ZA.
- ZA Memo 122 does not influence this standard.
- It has, and will be, a requirement that ensures that the true operation of the establishment meets the conditions of approval.
- ZA Memo 122 simply reiterates that a Condition Compliance Review document is part of the submittal requirements.

Why is ZA Memo 122 forcing me to Expedite my application?

- ZA Memo 122 does not require applicants to Expedite their application.
- However, a requisite of ZA Memo 122 is that the term or “life” of the underlying Conditional Use not expire.
- As a result, the Letter of Determination needs to be effectuated *prior* to the expiration of the Conditional Use term.
- If an applicant is near the end of the term, an applicant may choose to Expedite their application to shorten the processing time (from an average of 9 months to approximately 4 months) so as to effectuate the renewal prior to expiration of the original.



Re: Appeal filed for case #ZA-2024-429-ZAD-DRB-SPP-HCA

Adam Bressler <bresslerarchitect@gmail.com>

Mon, Nov 10, 2025 at 2:46 PM

To: Planning APC Central <apccentral@lacity.org>

Cc: Stacy Munoz <stacy.munoz@lacity.org>, Jeffrey Miller <jeffreylanmiller41@gmail.com>

Attn APC Central,

The owner/applicant will be out of town and unable to attend the December 2 hearing for the appeal filed for case #ZA-2024-429-ZAD-DRB-SPP-HCA.

Therefore, we request a continuance until January 13, 2026.

Thank you,
Adam Bressler
Architect
917-856-6105

On Mon, Nov 10, 2025 at 2:26 PM Planning APC Central <apccentral@lacity.org> wrote:

Good afternoon Adam,

Could you please send a letter to apccentral@lacity.org or reply to this thread requesting a continuance of the upcoming meeting, with a **date certain of January 13, 2026**?

This request will be presented to the Central Area Planning Commission, and the commissioners will decide whether to approve the continuance at the meeting of Tuesday, December 2, 2025.

Please let me know if you have any questions.

Thank you,
Stephanie



Central Area Planning Commission

200 N. Spring St., Room 272

Los Angeles, CA 90012

T: (213) 978-1558 | Planning4LA.org

On Sat, Nov 8, 2025 at 3:54 PM Adam Bressler <bresslerarchitect@gmail.com> wrote:

APCCentral,

The applicant will be out of town during 12/2 hearing, so we would like to request a continuance, til 1/13 so that he can attend.

Please let me know if you need anything else.

Thank you,
Adam Bressler
Architect

On Tue, Nov 4, 2025 at 1:54 PM Stacy Munoz <stacy.munoz@lacity.org> wrote:
Hi! The final hearing notice will go out soon. The hearing date and address are:

December 2, 2025 after 4:30pm
Los Angeles City Hall
[200 North Spring Street, room 1010](#)
[Los Angeles, CA 90012](#)

Please pick either 1/13 or 1/27 and email APCCentral@LaCity.org to request the continuance. They will include the email in the initial submissions and note the request on the agenda. This item will be heard first. Both the rep/app and the ZA should be in attendance in case there are any questions as to why the continuance is needed. Please let me know if you have any questions. thx!



Stacy Muñoz
Pronouns: She, Her, Hers
Management Analyst **Los Angeles City Planning**
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[200 N. Spring St., Room 763](#)
[Los Angeles, CA 90012](#)
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[f](#) [@](#) [X](#) [in](#) [▶](#) [E-NEWS](#)

*****Please note, I am out of the office every other Friday*****

On Tue, Nov 4, 2025 at 11:58 AM Adam Bressler <bresslerarchitect@gmail.com> wrote:
What time and where is the hearing on 12/2?

On Tue, Nov 4, 2025 at 10:57 AM Stacy Munoz <stacy.munoz@lacity.org> wrote:
Yes, that is correct. Thank you so much!



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On Tue, Nov 4, 2025 at 10:50 AM Adam Bressler <bresslerarchitect@gmail.com> wrote:
Ok attached is the signed extension form.
We don't want anything to be done at the 12/2 hearing.
So I need to attend the 12/2 hearing in person, and request the continuance, correct?

On Tue, Nov 4, 2025 at 10:37 AM Stacy Munoz <stacy.munoz@lacity.org> wrote:

Hi! You can have the hearing on the 2nd if you would like to appear on the owner's behalf. However, if you ask for the continuance, then nothing will be done on that case on the 2nd and your hearing will take place on the new date requested.



LOS ANGELES
CITY PLANNING

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On Tue, Nov 4, 2025 at 10:32 AM Adam Bressler <bresslerarchitect@gmail.com> wrote:

Hi Stacy, not sure I understand...does this mean that nothing would happen at the 12/2 hearing? We'd just request a continuance til the 1/13 or 1/27 date? Or would the 12/2 hearing occur and we'd request yet another hearing on 1/13 or 1/27?

On Tue, Nov 4, 2025 at 9:58 AM Stacy Munoz <stacy.munoz@lacity.org> wrote:

Hi Adam. I spoke with the Commission office this morning, and this case was already added to the 12/2 hearing agenda and the notices were processed. You may request a continuance on the day of the hearing and they can extend that date to 1/13/2026 or 1/27/2026. We will still need the signed extension request. Please let me know if you have any questions or concerns.



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On Tue, Nov 4, 2025 at 7:19 AM Stacy Munoz <stacy.munoz@lacity.org> wrote:

Please see attached. thx!



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On Tue, Nov 4, 2025 at 7:18 AM Stacy Munoz <stacy.munoz@lacity.org> wrote:

Good morning, Adam! No problem. Due to the lack of quorum and the holiday season, the next available dates are 1/13/2026 and 1/27/2026 . Please let me know which date works best for you. Also, please sign the attached extension request form and return it to me. I will coordinate this with the Commission Office upon receipt. Thank you!



Stacy Muñoz

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*****Please note, I am out of the office every other Friday*****

On Mon, Nov 3, 2025 at 10:54 PM Adam Bressler <bresslerarchitect@gmail.com> wrote:

Stacy, the owner will be out of town on 12/2/25 so we need another date.

On Mon, Nov 3, 2025 at 12:55 PM Stacy Munoz <stacy.munoz@lacity.org> wrote:

Good afternoon! After further discussion with the Commission Office, this case will be placed on the 12/2/2025 calendar. There may not be a quorum on the 12/9/25 date and we want to avoid having to request the extension of time. Please let me know if you have any questions or concerns. thx!



Stacy Muñoz

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On Mon, Nov 3, 2025 at 8:58 AM Stacy Munoz <stacy.munoz@lacity.org> wrote:

Good morning! I was made aware this morning that there is a special hearing being scheduled for 12/2/25 for a different case. Would you be agreeable to this date? If so, we can add your case to their agenda. Please advise. thx!



Stacy Muñoz

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On Thu, Oct 30, 2025 at 7:47 PM Stacy Munoz <stacy.munoz@lacity.org> wrote:
Perfect! I will get all your items together and submit them to the Commission Office.
Have a great night!



Stacy Muñoz

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Los Angeles, CA 90012

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*****Please note, I am out of the office every other Friday*****

On Thu, Oct 30, 2025, 7:13 PM Adam Bressler <bresslerarchitect@gmail.com> wrote:
Stacy,

Attached please find the paid mailing vendor invoice.
We are ok with the Dec. 9 date.
Please let me know if there is anything else we need to do before the hearing.

Thanks
Adam

On Thu, Oct 30, 2025 at 9:16 AM Stacy Munoz <stacy.munoz@lacity.org> wrote:
Good morning! There is an opening on December 9th. We would not need a signed extension form for that date. If you would like to proceed with the December date, I will need your mailing vendor invoice no later than Monday, November 3rd to ensure the notice meets the required timeline. Please let me know which date you prefer and I will work with the Commission Office to get this on their calendar. Thank you!!



Stacy Muñoz

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Management Analyst

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200 N. Spring St., Room 763

Los Angeles, CA 90012

T: (213) 978-1354 | Planning4LA.org



*****Please note, I am out of the office every other Friday*****

On Thu, Oct 30, 2025 at 6:54 AM Jeffrey Miller <jeffreylanmiller41@gmail.com> wrote:

sounds like we need to do this

Jeffrey Miller
2583 Glendower Ave.
Los Angeles CA 90027
(323) 736 - 1950
jeffreylanmiller@mac.com

On Oct 29, 2025, at 5:07 PM, Stacy Munoz
<stacy.munoz@lacity.org> wrote:

Good afternoon! An appeal has been filed for the above mentioned case. In the event of an appeal, the applicant is responsible for the costs of mailing and posting the site. To ensure all protocols are met promptly, please provide a copy of your paid invoice from your chosen vendor. Also, due to the holidays, the Commission Office's first hearing of the year is on 1/13/2026. Since the last day to act for this appeal is 1/5/2026, a signed time extension request is needed to proceed with the hearing as scheduled. Please sign and return the attached form for processing. Please feel free to contact me if you have any questions or concerns. Thank you!



Stacy Muñoz

Pronouns: She, Her, Hers

Management Analyst

Los Angeles City Planning

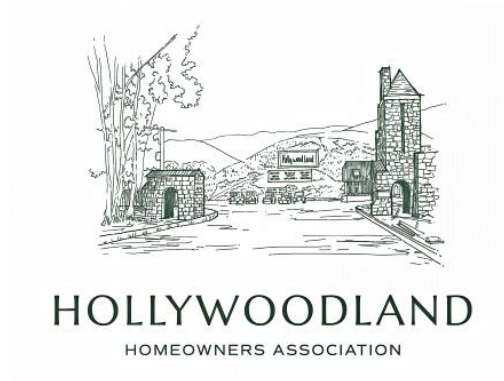
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24 November 2025

Subject: Support for appeal case number: ZA-2024-429-ZAD-DRB-SPP-HCA-1A) – Failure to Comply with Hollywoodland Specific Plan Requirements for 6405 Flagmoor Place.

Dear Ms. Diaz,

The Hollywoodland Homeowners Association, Inc. wrote to you on 14 April 2025 to address our concerns regarding proposed construction at 6405 Flagmoor Place. This was in advance of a scheduled public hearing via Zoom on April 22, 2025.

At this hearing on April 22, the Applicant (Jeffrey Miller, MC Flagmoor LLC) and their representative (Adam Bressler, Architect) were tasked with conducting a community consultation around their plans for the construction, use and maintenance of a new 2,791 square-foot two-story single-family dwelling.

To date, no consultation has taken place and an appeal of the Associate Zoning Administrator's determination was lodged, dated October 20, 2025 by Mary Kay Patrick on behalf of residents of the adjacent areas, all named in the appeal.

We are following up with this letter to request careful consideration be devoted to this matter at the appeals hearing scheduled for December 2 after 4:30 pm at City Hall.

We are writing to:

- **Fully support the appeal**
- **Remind all concerned of the importance of the Hollywoodland Specific Plan – please refer to the appendix of this letter for details**
- **Flag that we have repeatedly sought to engage with CD4 and the Design Review Board to address this important matter, but all scheduled meeting were cancelled on us.**

As a reminder, appeal case number: ZA-2024-429-ZAD-DRB-SPP-HCA-1A is as follows:

Reason for Appeal:

- *The Zoning Administrator approved this proposed project apparently without an understanding of or taking into account the design purposes and the community characteristics of the Hollywoodland Specific Plan.*
- *The ZA further states that there are no historic resources on site except the granite walls. We believe the entire area covered by the Specific Plan is a historic resource.*

Specific points at issue:

- *The Specific Plan calls for compatibility in form and style with certain architectural aesthetics which are not demonstrated by this project.*
- *The project was approved without Design Review Board input.*
- *The ZA used biased “point system” to determine compatibility. The ZA accepted the biased and self-serving 51 points, arrived at by the applicant and disregarded other point analysis from several other knowledgeable sources.*
- *The ZA failed to demonstrate how this project “enhanced the built environment” as it clearly does not comport with the basic intent and provisions of the Specific Plan.*
- *There are no historic examples of project approvals with such sweeping disregard for the intent of the Specific Plan.*

How I am aggrieved:

- *The project ignores the basic concept of the design elements that make up the unique attributes and community character of Hollywoodland. The community of which we are a part, worked long and hard on a plan for this neighborhood. We expect adherence to the Plan. If this building goes forward in its current form, it will be a clear precedent for other developers to disregard the standards of the Specific Plan and build whatever they want. The basic design elements need to be revisited, embracing the Plan's purpose.*
- *The developer has shown no interest in abiding by these standards even when strongly suggested by the ZA. He has not conferred or visited with the neighbors as was suggested to him and his architect.*

We urge you to carefully consider this appeal in advance of the public hearing on December 2, and thank you for your timely attention to this matter.

Sincerely,

Justin Burnett

Vice President

Hollywoodland Homeowners Association, Inc.

Appendix for reference, from our letter to you on 14 April:

It is imperative to emphasize that the Hollywoodland Specific Plan, adopted by ordinance and effective as of September 6, 1992, carries the full weight of municipal law. As Linda Doe, current President of the HHA, and Christine Mills O'Brien, two of the original co-authors of the Hollywoodland Specific Plan have affirmed, the provisions of the Specific Plan are not discretionary. They are binding. Accordingly, all proposed development within the Plan area, including the subject property at 6405 Flagmoor Place, is subject to review by the Hollywoodland DRB.

The Specific Plan clearly delineates its objectives under Section 2, including but not limited to:

- (F) Improving fire protection and emergency vehicle access on narrow streets;
- (G) Preserving the community's historic architectural character;
- (H) Ensuring that new development contributes positively to the existing neighborhood context;
- (J) Maintaining natural hillsides as integral to the community's visual and environmental setting;
- (K) Preventing development that poses a detriment to the surrounding area.

Further, Section 9(C) of the Plan defines the legal structure and function of the DRB, including:

- Its authority to review and make recommendations on proposed projects;
- Its composition, requiring architects and design professionals;
- Its formation by appointment of the Councilmembers representing the Plan area;
- Its operation through mandatory public meetings as part of the official review process.

In light of the above, we respectfully and formally request:

1. Immediate suspension of the scheduled April 22 hearing pending full compliance with the review procedures outlined in the Hollywoodland Specific Plan;
2. Rescheduling the hearing as an in-person meeting to allow for appropriate community engagement, public participation, and DRB involvement;
3. Prompt initiation of formal referral to the Hollywoodland DRB, in accordance with the procedural mandates set forth in Ordinance No. 168121.

The Hollywoodland Homeowners Association stands ready to facilitate and coordinate this process with the applicant and city officials. We also request immediate notice of any subsequent filings, modifications, or correspondence

related to this project. It is important to note that notification of both the community and the DRB has long been standard practice and a matter of courtesy since the Specific Plan's inception in 1992. Moreover, the DRB has consistently reviewed project plans submitted within the Plan area—without exception. Bypassing this established procedure now would not only disregard precedent but also constitute a material violation of established city law. The HHA's position is not one of obstruction; it is a principled defense of a legally enacted planning framework designed to safeguard one of Los Angeles' most historically and environmentally sensitive communities.

DAY OF HEARING SUBMISSIONS