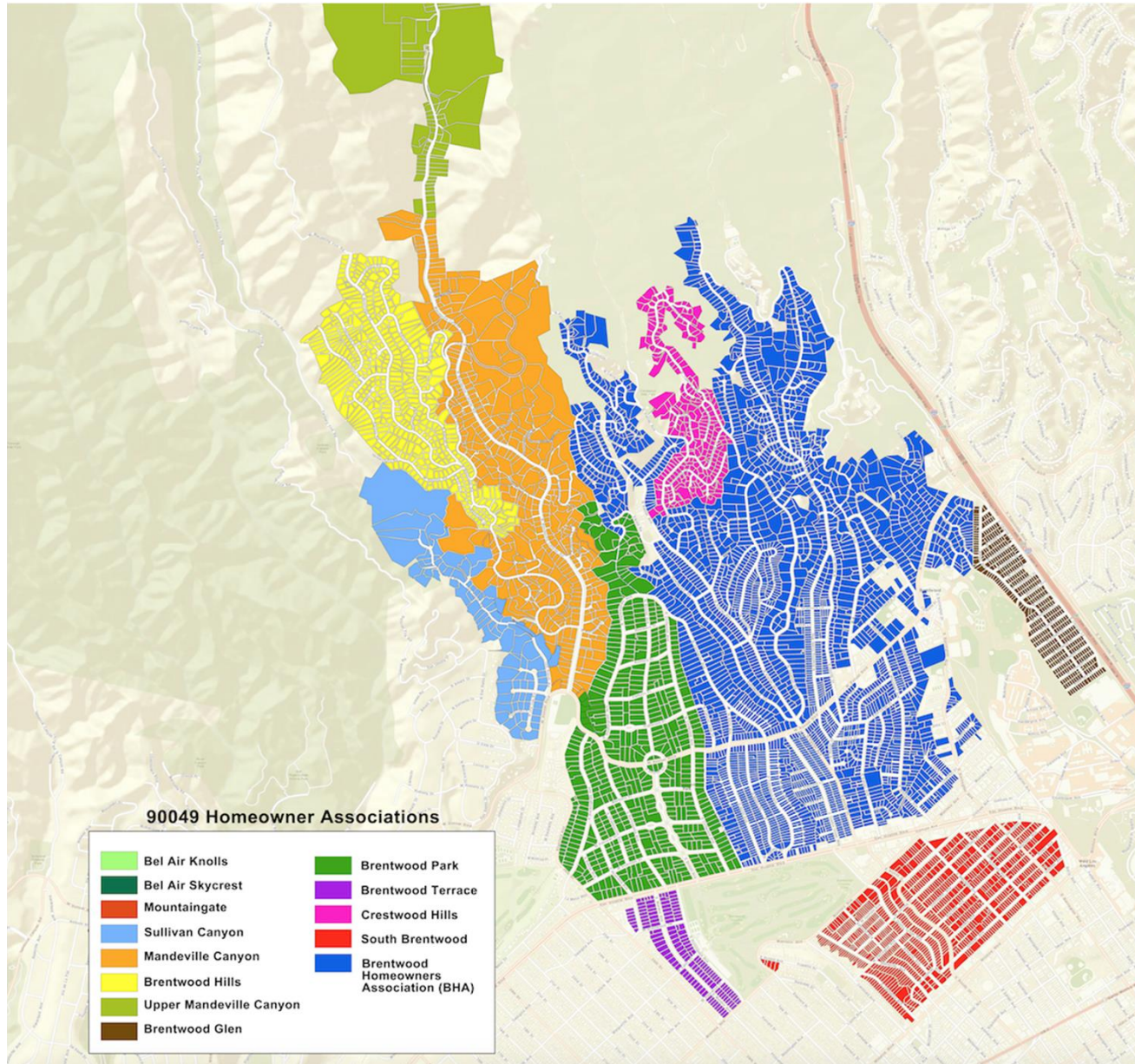


# Brentwood HOAs and Others Have Joined Together to Preserve our Hillside



## Brentwood HOAs

Bel Air Knolls  
Bel Air Skycrest  
Brentwood Glen  
Brentwood Terrace  
Mountaingate  
Sullivan Canyon  
Mandeville Canyon  
Brentwood Hills  
Upper Mandeville Cyn.  
Brentwood Park  
Crestwood Hills

## Other City Groups:

Save Our Canyon  
Save Coldwater  
Canyon!

# Our Objections:

## Why:

- A Private Think Tank Complex is NOT a Permitted Use under the General Plan and Zoning Code.
- The Project Violates Hillside Height and Size Restrictions.
- Berggruen's Applications Wrongly Claim Status as a College or University to Avoid the General Plan and Zoning Restrictions.

It's also the:  
Wrong Place  
Wrong Project  
Wrong Use

Wrong Place  
Wrong Project  
Wrong Use

# The Santa Monica Mountains are no Place for Commercial Development

We can't risk ruining their exceptional beauty, sensitive habitat, and expansive hiking trails.



They are reserved for preservation and public recreation, not COMMERCIAL development.

## The Santa Monica Mountains are also a Very High Fire Hazard Severity Zone!

- People and human activity cause fires, open space and wild animals do not.
- There are about 38,000 construction fires in the U.S. yearly; ***18 framed houses burned at Mountaingate during construction.***
- A high wind-driven fire can't be stopped.
- Large institutions compete with homes for fire protection resources in emergency events.
- Fire experts say that our mountain roads cannot handle hundreds more cars in an evacuation.

# IT'S IRRESPONSIBLE TO BUILD MAJOR DEVELOPMENTS IN A WILDFIRE ZONE

“After a season of hell, should California still allow development in fire zones?” *Fast Company*

“California’s intense fire seasons expose poor planning decisions”  
*SF Chronicle*

“California ignores the science as it OKs more homes in wildfire zones, researchers say” *Los Angeles Times*

# The Project Site is at the Crest of a Methane Field

- The Getty Fire burned through the methane field -- Mission Canyon Landfill #8 – right up the Serpentine Road – damaging or destroying 49 of the 85 wells.
- We don't know if leaking methane gas exacerbates this problem?





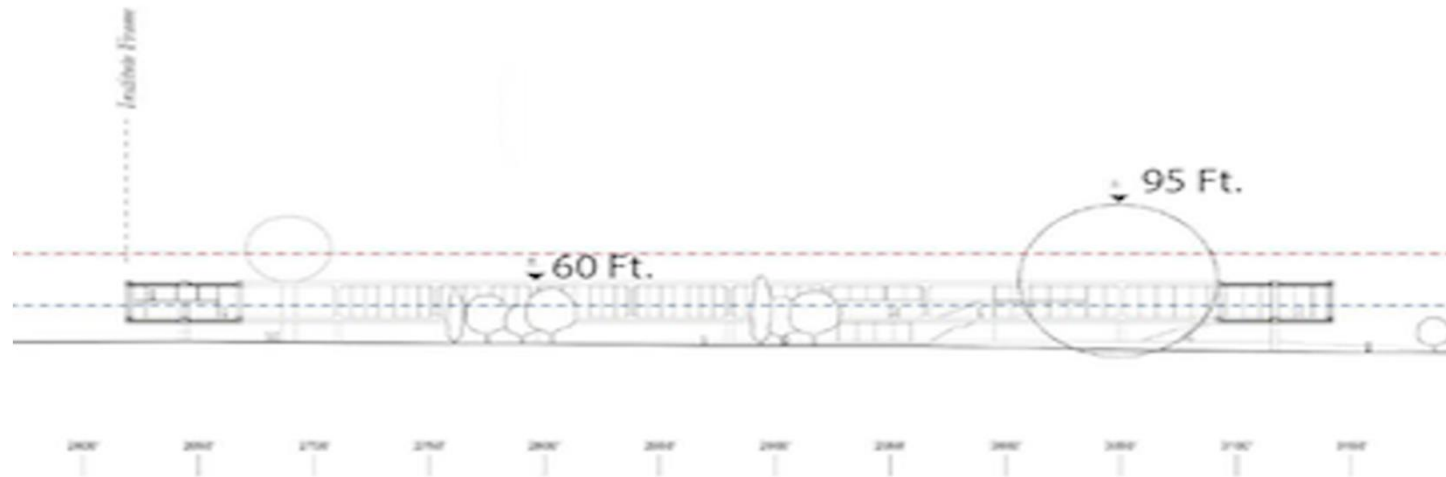
# The Project Site Doesn't Have Safe Access

- The Serpentine Road is highly unstable and runs through the methane field.
- Castle & Cooke's EIR said the Serpentine Road should only be used in case of emergency and "*discouraged unauthorized access.*"



Wrong Place  
Wrong Project  
Wrong Use

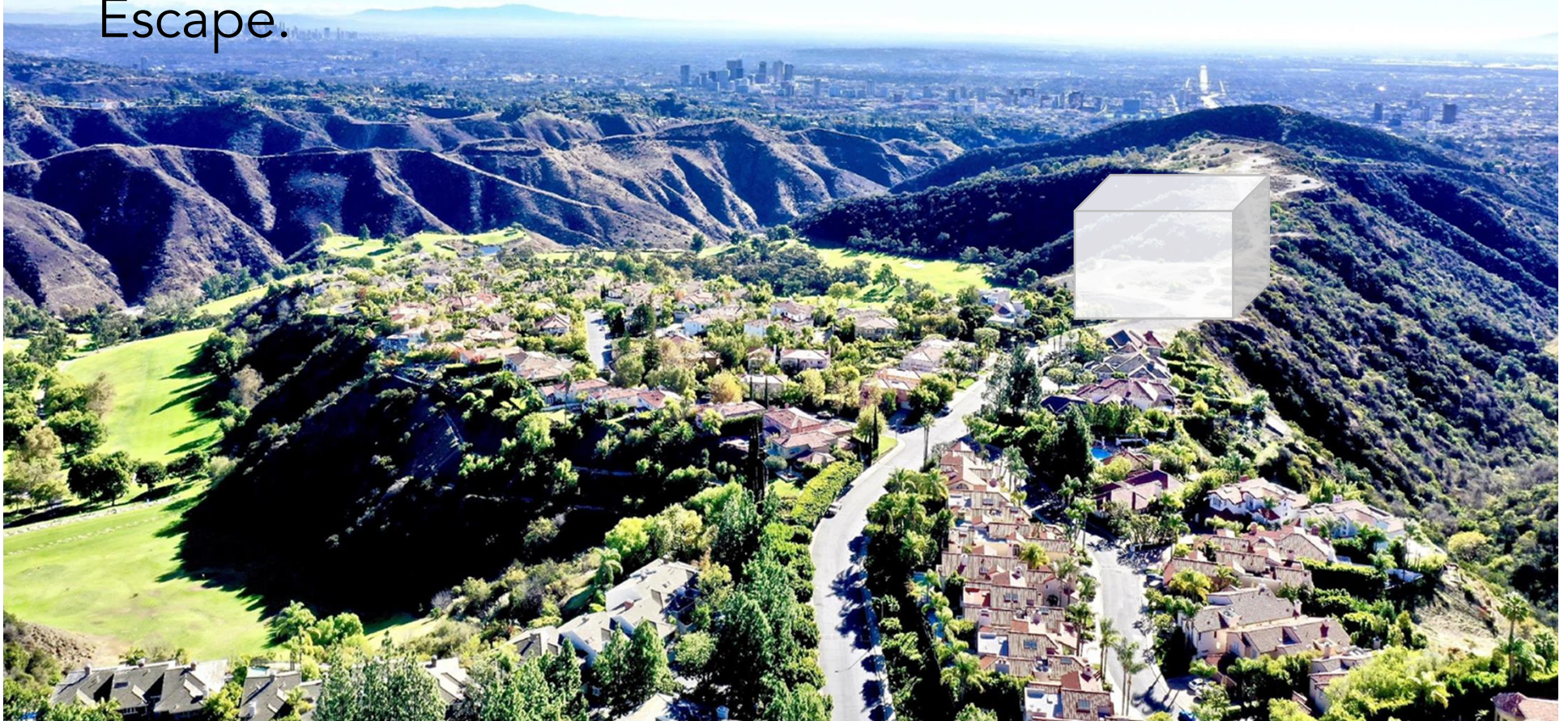
# It's Oversized and Out of Place



*Note: this elevation is taken from adjacent proposed grade level.*

- ¼ Million Square feet of Private Development
- With a Main Building 1-½ times the length of a Football Field and 100 feet tall.

- Situated on a Prominent Ridge in the Midst of Public Open Space and Trails.
- **In a Very High Fire Hazard Severity Zone** Prone to Frequent Fires where Residents have Limited Routes of Escape.



The Berggruen Project is  
the **Wrong Use** in the  
Wrong Place

# Berggruen Wants His Own “Davos”

“The Billionaire Who’s Building a Davos of His Own” *New York Times*

“On his Santa Monica mountaintop, a billionaire envisions lofty thoughts on politics and culture” *Los Angeles Times*

His Proposed  
Institute Location



# A 'Davos' Facility Should NOT be located in Brentwood



Road Closures



Demonstrations and riots



VIP Helicopters



Security and Terrorism Threats

The Berggruen Project is Not a  
Permitted Use under the  
Brentwood-Pacific Palisades  
Community Plan or Zoning  
Code



# A Private Think Tank Complex is Not A Permitted Use of the Property

- The Project Site is designated as *Very Low Residential I* and zoned *RE20* (single family homes on 1/2 acre lots)
- *The height limit is 36 feet*, and the amount of square footage is limited by the *City's Slope Density Ordinance*.

To Avoid the Fact that it is Not  
a Permitted Use, the Institute's  
Applications Wrongly Claim  
Status as an "Educational  
Institution"

# But “Educational Institutions are Expressly Defined in the Municipal Code as “Colleges or Universities”

Los Angeles Municipal Code

## **SEC. 12.03. DEFINITIONS.**

For the purpose of Article 2 to 6 inclusive of this chapter, certain terms and words are herewith defined as follows:

**EDUCATIONAL INSTITUTIONS.** Colleges or universities supported wholly or in part by public funds and other colleges or universities giving general academic instruction as prescribed by the State Board of Education.

# In California, Colleges & Universities Must be Licensed and Award Degrees

Under the California Education Code:

California Private Postsecondary Education Act of 2009, Section 94802

“No person shall open, conduct, or do business as a private postsecondary educational institution in this state without obtaining an approval to operate from the Bureau.”

Accepting the Institute's  
Application Would Set a *Bad  
Precedent* and Invite Others to  
End-Run the Brentwood-Pacific  
Palisades Community Plan

# Commercial Development In the Hills is an Ongoing Threat

- Last Year the City Planning Dept. proposed an 80 foot tall, 99 room hotel with underground parking in Benedict Canyon.
- Paul Koretz, came out early and took action!. He said NO!



# Paul Koretz Took Action and opposed spot zoning

"I cannot support the perception of spot zoning, a *hillside* General Plan Amendment and Zone Change." - Paul Koretz

Chair  
Personnel & Animal Welfare

Vice Chair  
Energy, Climate Change &  
Environmental Justice  
Ad Hoc Committee on Public  
Relations

Member  
Budget and Finance  
Transportation

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October 11, 2018

Dear Friends:

As your elected representative, I'm presented with many projects in the 5<sup>th</sup> District that stand out for both their merits and their challenges. My job is to discern if those projects are well suited for the context within which they are proposed and to sometimes facilitate a mutually beneficial compromise between applicants and the community. This process is not without its challenges. I pride myself in facilitating projects that provide a service for the City, the District, and its residents but that outcome is not always possible.

To that end, I have closely followed the process for the proposed hotel use at 9712 Oak Pass Rd. and I've listened to the applicant, the community, and the Planning Department. In doing so, I've decided **NOT** to support the project as it is proposed.

I'm coming out this early in the process because I do not want the planning entitlements to set a precedent or create a template for converting natural hillsides to hotel and other commercial uses. I cannot support the perception of spot zoning, a *hillside* General Plan Amendment and Zone Change. A project like this could have a profound impact on the surrounding community- forever changing the character of this residential area.


The proposed 99-room, residential estates, a parking structure with hundreds of spaces, thousands of square feet for a ballroom and other ancillary spaces are a major concern. That is not to mention the infrastructure needed to support 24-hour staffing and patrons of a high-end hotel. I'm equally troubled by the potential environmental impacts such as traffic congestion on narrow roads, grading, removal of protected trees, impeding wildlife corridors along with the possible impact of a project this size on fire safety.

Lastly, the project seems entirely inconsistent with all the protective policies that I continue to work for including Hillside Construction Regulations, and the upcoming Wildlife Corridors and Ridgeline Protections.

It is my hope that the project can be reimagined into something that is within the current parameters of the zoning code and will complement the existing land uses that are there today.

Thank you for your patience and your participation in the public process.

Sincerely,

  
PAUL KORETZ  
Councilmember, 5<sup>th</sup> District

# Our Objections

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**NO “DAVOS” IN BRENTWOOD**

**WRONG PLACE  
WRONG PROJECT  
WRONG USE**