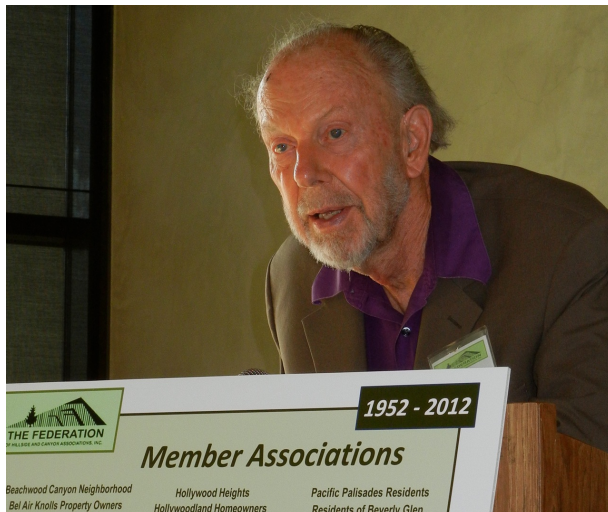


Hillside Federation Newsletter June, 2012



www.hillsidefederation.org

Eric Lloyd Wright on the Hillside Federation



Eric Lloyd Wright accepts his award from the Hillside Federation

I want to thank the Hillside Federation for this honor. It really is a great honor. I've always admired this organization. And it's probably been the chief source of saving the Santa Monica Mountains, as much as it has been saved today.

As it's been said, the Santa Monica Mountains are the lungs of Los Angeles. And you can't have anything more important than a lung. And that is what I think your group, in fact I know your group, has done so much to preserve as much as we have.

And its so encouraging to see so many smaller groups getting together to form this alliance. I think the Federation is a wonderful idea, because small homeowner groups by themselves don't

Agenda

June 6, 2012

7:00 pm

- I. Call to Order
Guest Speaker - Condition Compliance Unit - CD 5
- II. Approval of April 4, 2012 minutes
May 2, 2012 Minutes
- III. Officers' Reports
 - A. President's Report
 - B. Treasurer's Report
- IV. New Business
 - A. Voluntary Conditions not enforceable
 - B. 6459 Innsdale Dr.
- V. Old Business
 - A. 9941 Tower Lane - Nickie Miner
 - B. 2244 Stanley Hills Dr. - Ali Simard
 - C. Helicopter Noise Relief
- VI. Adjournment

Next meeting - Wednesday, July 11, 2012

Pinz Bowling Center, next to Jerry's Deli

12655 Ventura Blvd., Studio City 91604

CA 101 between Coldwater Canyon exit

and Laurel Canyon exit

Hillside Federation mission: *To protect the property and the quality of life of the residents of the Santa Monica Mountains and other hillside areas of Los Angeles and its environs, and to encourage and promote those policies and programs which will best preserve the natural topography and wildlife of the mountains and hillsides for the benefit of all the people of Los Angeles.*

always have enough power and strength to go against the developers and the Hillside Federation is able to get together all these smaller groups and it becomes a major force, a major force for the protection of our environment.

When we protect our environment, we are also protecting our culture, and "who we are." And it says "who we are," by "what we do."

I just want to thank the Federation for all of the wonderful work you've done. And to give me this award, it is such an honor. Thank you so much.

City Planner Responds to Public Input on Hollywood Community Plan Update

The Patch By [Lindsey Baguio](#)
May 9, 2012

Throughout the public feedback process on the proposed update to the Hollywood Community Plan the city's Planning Department has received "really really robust and rich feedback," as one senior city planner said at Tuesday's Planning and Land Use Management Committee meeting. That senior city planner, Kevin Keller, took some time to run through a number of points raised by the public during previous PLUM meetings. Ultimately, the PLUM Committee decided to move the proposed update to the City Council without recommendation. [Read more details about the decision here.](#)

Here's a look at a number of points Keller pressed:

The Hollywood Community Plan is the oldest and most dated of L.A.'s community plans. It does not contain the detail and comprehensiveness of current planning efforts. The original document is less than 12 pages of text with no direct policies or mentions of the neighborhood protection policies that have been enacted since its adoption. This includes no reference to the slope density formula, which serves to protect undeveloped hillsides, no language on mansionization, no ridgeline protection and no language calling for improving retaining wall provisions.

The existing plan contains no urban designs guidelines, no references to bike plans and



P.O. Box 27404 Los Angeles, CA 90027 323-663-1031 president@hillsidefederation.org www.hillsidefederation.org	ORGANIZATIONS: Beachwood Canyon Bel Air Knolls Property Owners Bel Air Ridge Association Bel Air Skycrest POA Benedict Canyon Association Brentwood Hills Homeowners Brentwood Residents Coalition Cahuenga Pass Property Owner Canyon Back Alliance Crests Neighborhood Assn. Franklin Ave./Hollywood Bl. W. Franklin Hills Residents Assn. Highlands Owners Assn. Hollywood Dell Civic Assn. Hollywood Heights Assn. Hollywoodland Homeowners Holmby Hills HOA Kagel Canyon Civic Assn.	Lake Hollywood HOA Laurel Canyon Assn. Lookout Mountain Assn. Los Feliz Improvement Assn. Mt. Olympus Property Owners Mt. Washington Homeowners Nichols Canyon Assn. N. Beverly Dr/Franklin Canyon Oak Forest Canyon Assn. Oaks Homeowners Assn. Outpost Estates Homeowners Pacific Palisades Residents Residents of Beverly Glen Roscomare Valley Assn. Shadow Hills Property Owners Sherman Oaks HOA Studio City Residents Assn. Sunset Hills HOA	Tarzana Property Owners Assn. Torreyson Flynn Assn. Upper Mandeville Canyon Whitley Heights Civic Assn. CHAIRPERSONS EMERITUS Shirley Cohen Jerome C. Daniel Patricia Bell Hearst Alan Kishbaugh Gordon Murley Polly Ward CHAIRMAN IN MEMORIUM Brian Moore
PRESIDENT Marian Dodge CHAIRMAN Charley Mims VICE PRESIDENTS Mark Stratton Wendy-Sue Rosen SECRETARY Donna Messinger TREASURER Don Andres			

pedestrian-oriented design tools and the creation of additional park land over the 101 Freeway.

In the hillsides, the existing community plan does not have some of the language to help guide and limit those developments on sloping lots. There are a number of lots and undeveloped tracts in the hills; part of the update directs a greater percentage of growth to the central portion of Hollywood to help preserve those hillside areas. The plan serves as a blueprint for directing growth and reinforces Hollywood's role as a regional center. It is not a transformational kind of discussion; the regional center concept was adopted in the 70s and re-adopted in 1996 for the General Plan Framework. It says if growth occurs, directing growth to Hollywood's regional center area and away from hillsides and lower density neighborhoods is the preferred model of growth.

We've had a really really robust and rich feedback loop over the last couple weeks. I really wanted to say a few people are saying it's residents versus businesses, its businesses versus residents, a question of growth versus no growth. I think the majority of the testimony that is being heard is really well-intentioned testimony to help ensure that the future of Hollywood is as rich and protected as the past. The Planning Department is trying to recognize that this is a not a question of growth or no growth, or businesses versus residents. It's a balanced consensus for the future of Hollywood. The plan provides expanded housing options and choice. It provides for the retention and expansion of Hollywood's media and entertainment job base that's so critical to the regional economy and the Los Angeles economy.

As a balance-growth vision, it directs growth around transit and away from lower density neighborhoods and existing communities.

**Mulholland Scenic Parkway Design
Review Board**

Meets 1st & 3rd Thursday of the month,
6:30 pm

Marvin Braude Constituents Service Center
6262 Van Nuys Blvd. Van Nuys, CA
1st floor conference room

Through the proposed update's evolution, it has been modified to retain existing development restrictions along many of key transitional boulevards such as the Franklin Corridor as well as maintaining all development restrictions along Barham and the Cahuenga Pass area. In response to the concerns about the difference in scale that the regional area of Hollywood is very different than the village components around its periphery.

On the issues of "Manhattanization" and height-limits: There's been a lot of discussion about height and scale of the future of Hollywood. This plan adopts new lower height limits for many areas in Hollywood. The debate we've heard is: Does that go far enough? As planners we point out that, the do-nothing alternative does not have nearly the amount of height controls this plan puts into place. For example, the plan only raises height limits on two pieces of land in the Hollywood community, one is a park, which is a technicality, the other one is a height limit increase from 45-feet to 60-feet to make an area consistent with a new 60-foot height north of Hollywood Boulevard in the Historic Hollywood Register District. Both the 1988 plan and proposed 2012 plan would permit larger scale development along the Vine corridor; that's not something new to this plan. I want to be clear and fair that this is something proposed. This development would not be by right, it would trigger discretion.

On population numbers and forecast figures: The General Plan Framework is higher than our proposal. It projects 257,053 persons in their forecast. This proposed update in terms of residential population lowers that forecast to around 244,383 persons.

On being growth-neutral or growth-positive: I want to be clear and on the record that the community plan brings that forward. The existing population is about 198,000 in 2010 census. These are projected population numbers throughout the life of the plan (2030). Yes, it does accommodate a level of development higher than the current population, in terms of residential planning the plan has a number that's smaller than the General Plan Framework, which is already adopted.

On traffic and infrastructure: A full traffic model was prepared looking at 2030 conditions and working with DOT. The model does project additional traffic congestion in 2030, however, with and without the plan, traffic congestion models are essentially the same. That being said

the majority of traffic in the region is generated by outside sources. Although we will be having additional transit-oriented development, we do anticipate a reduction in trip generation for that new increment of growth. However overall traffic is not expected to shift that much with or without the plan.

Many of the infrastructure components in EIR continue to be serviced by customer fees including water, power, gas and wastewater. These may be customer fees, residential-user fees or in certain cases both developer fees and user fees, which fund required investments in modernizations as development comes online or as residential or business customers use these services

Public services are served by the city's or state general fund. This includes police, fire, schools, libraries and parks. The plan EIR includes an assessment of the projected long-term needs of each of these along with plan level mitigation measures. These inform city departments, their work programs, deployments and city's annual budget process.

Some public services receive impact fees from certain types of new development such as schools and parks. Other public services are actively involved in approval and design of new development such police and fire through review, design and approval processes including subdivision processes.

Recognizing the impact that changing economic cycles have on government, the plan allows the city to better prepare to meet infrastructure needs and maintain adequate service for the life of the plan than by not having this plan.

There is a lot of concern about specific projects, this is a general plan. I'm not here to respond to specific projects items, but the plan does not raise the threshold for site-specific project review. The large towers that people have been discussing are not by right. The plan maintains a 6:1 floor-to-area (FAR) limit in central Hollywood. It does raise baseline FARs from around 2 to 3:1 to around 3 to 4.5, but if you would like to go above 4.5:1 floor to area, there's still a discretionary process to move through.

The city's site plan review thresholds still trigger individual project analysis for any project generally adding 50 new units or adding 50,000 square feet of non-residential floor area.

Two subareas mentioned: At Serrano Ave. near East Hollywood, there's down-zone of an existing community to maintain bungalow courts in that area. We heard: Does the down-zone encompass enough of the area? It is important to note the proposed plan is a balanced viewpoint that allows some critical affordable housing to move forward. Down-zoning is arguably helping, but some people feel it is not helping enough.

On industrial land on La Brea Ave. in the Willoughby area: There is a currently zoned MR1, which restricts retail uses. A change to a proposed shift to M1 zone would be keeping in with the industrial character of that area, but permit retail.

On one environmental issue: A number of comment letters received suggested: Would it be appropriate to have a down zoning alternative to maintain neighborhood character? Planning staff is going to be looking at those materials. Down-zoning would achieve the goal of freezing neighborhood character, but the plan's objectives are to accommodate a certain level of population growth, jobs and employment growth and vitality so that would be something that would not meet those projections that we have been given by SCAG.

**Save these dates for Hillside
Federation meetings**

**July 11
August - NO meeting
September 5
October 3
November 7
December 5**

Installation of Officers



Donna Messinger, Secretary; Marian Dodge, President; Don Andres, Treasurer; Charley Mims, Chairman; Mark Stratton, Vice President; Wendy-Sue Rosen, Vice President

Officers were installed by Assemblymember Mike Feuer during the Hillside Federation 60th Anniversary celebration at TreePeople on April 28.

The Hillside Federation thanks our anniversary sponsors!

Hillside Federation 60th Anniversary

1952 - 2012

Guests of Honor:
*Capt. Bea Girmala - LAPD
 Alan Hess - Architect, Author, Historian
 Kent McCord - Actor ("Adam-12")
 Melinda Taylor - Landscape Architect
 Eric Lloyd Wright - Architect*

Sponsors

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 1545 Wilshire Blvd., Los Angeles, CA 90017

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1900 North Highland Avenue, Los Angeles, CA 90068
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theconservatoryflorist.com

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kitchen 124

THE FEDERATION
OF HILLSIDE AND CANYON ASSOCIATIONS, INC.

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It's party time! Hillside Federation's 60th Anniversary Party

**County Supervisor
Zev Yaroslavsky**



**Assemblymember
Mike Feuer**



**Assemblymember
Betsy Butler**



**Councilmember
Tom LaBonge**

Our Elected Officials

**Councilmember
Paul Koretz**



The Del Casher Band entertained all.



Tony Tucci invites everyone to enjoy the slide show featuring our members' neighborhoods.



Yvonne Hessler and Joel Ashley greeted guests.



Everyone enjoyed the beautiful TreePeople Conference Center.



Assemblymember Mike Feuer swore in the officers.



Current officers (standing) benefit from the experience of the Chairs Emeritus (seated).



Honored guests: Front: Eric Lloyd Wright, Melinda Taylor, Alan Hess. Standing: Tom LaBonge, Paul Koretz, Besty Butler, Kent McCord, Mike Feuer, Zev Yaroslavsky.



The awards for Eric Lloyd Wright, Melinda Taylor, and Capt. Bea Girmala.



Kent McCord, Capt. Bea Girmala, Marian Dodge



Old friends Alan Kishbaugh, Jerry Daniel, and Councilmember Jan Perry. 7



Paparazzi? We have paparazzi! Wendy-Sue Rosen & Donna Messinger



Capt. Bea Girmala, Officer Nicole Montgomery, Carol Sidlow



Steve Twining, Dr. Niles Chapman (back), Gordon Murley, Patricia Bell Hearst.



Chairs Emeritus: Jerry Daniel, Gordon Murley, Shirley Cohen, Patricia Bell Hearst, Alan Kishbaugh



Laurel Canyon: Skip Haynes, Ali Simard, Tony Tucci, Jim Nelson



Caroline Schweich and Stella Resnick



Eric Bruins, Lois Becker, Dennis Chew, Tom Freeman, Don Keller



Guests enjoyed a guided tour of TreePeople.



Caterer Food Fetish outdid themselves with both the food and the service.



Marian thanked the party planning committee: Don Andres, Tony Tucci, Donna Messinger, and Nickie Miner. Not pictured: Gillian Calof who prepared the slide show.



Photos from the 60th Anniversary Party, the Hillside Federation member slide show by Gillian Calof, and 40th Anniversary Party will be posted on the web site. www.hillsidefederation.org

Don Andres was awarded The Order of the Orange Feather for his organization of the party.

**Draft Minutes
April 4, 2012**

The minutes are in the May newsletter.

**Hillside Federation
Draft Minutes
May 2, 2012**

I. Call to Order

President Marian Dodge called the meeting to order at 7:20 pm. Members introduced themselves. Cahuenga Pass Property Owners Association and the Oaks Homeowners rejoined the Federation—welcome!

Don Andres showed the slide show that Gillian Calof prepared for the 60th anniversary celebration. He added some photos from the party.

II. Approval of Minutes

There were no corrections made to the April 4, 2012 minutes, but they could not be approved because of a lack of a quorum.

III. Officers' Reports

A. President's Report - Marian Dodge

Valley Wildlife Care is not available to speak during the spring and summer because they are so busy with rescues.

Marian read a thank you letter from Park Rangers for supporting them. No Rangers will be laid off in the coming fiscal year.

The new Deputy Director of the Department of City Planning is Lisa Weber from Santa Clarita.

PlanCheckNC will host their annual CEQA workshop Saturday, May 12. All are encouraged to attend to learn how to use CEQA as a tool.

The Hollywood Community Plan is scheduled to go to PLUM on Tuesday, May 8 at 2:30 pm. Marian is working with CD 4 and CD 13 to get height restrictions from Cahuenga Blvd. to the Hollywood Freeway.

The Planning Department is looking for a location in the Valley for public outreach meetings on the Retaining Wall Ordinance for late May or early June. Meetings will be held at the Glassell Park Community Center and at the Hollywood Constituent Center on Fountain Ave.

The Zoning Code revisions went to PLUM for funding approval. The revisions will *not* override existing Specific Plans or overlays. We need to participate in the outreach when it happens and work with Planning to get what we want.

The officers were installed by Assemblymember Mike Feuer at the party on April 28. All the Chairs Emeritus were there to join in the celebration.

B. Treasurer's Report - Don Andres

Don reviewed the 60th Anniversary celebration. Eighty people attended, 58 of them were paid members. Thanks to the sponsorships that Charley obtained, and several discounts and donations, the party only cost the Federation \$400.62. There was a big round of applause for Don for all his work to make the party a success.

Don summarized the bank accounts.

IV. New Business

A. Voluntary Conditions not enforceable

Marian read a letter from Sandy Brown explaining that voluntary conditions, such as those that communities frequently place on restaurants with a liquor license, are not enforceable according to a City Attorney. This will apply to conditions placed on all projects. An applicant could agree to all the conditions that a community wants and later decide not to do any of the volunteered conditions. The situation is in flux. This afternoon Marian received an email from Paul Koretz' office regarding establishing a Condition Compliance Unit. The Federation needs to follow this and see if there are conflicts with the Clean Hands Ordinance or Administrative Citation Enforcement.

V. Old Business - none

Marian stated that it is important that the Federation get in on the beginning of issues. The Millennium project is a huge proposed development next to the Capitol Records building, but so far no member organization has asked the Federation to address it. The developer has already filed for permits under the existing Hollywood Community Plan so it has nothing to do with the proposed Hollywood Community Plan. Because the Floor Area Ratio (FAR) of the project is 6:1, well above the trigger of 4.5:1, it is a discretionary project and will require public hearings. Madeline O'Donnell read that the Millennium project does not have an EIR yet and that they are going to have to revise their plans.

VI. Adjournment

The meeting was adjourned at 8:36 pm.

Donna Messinger, Recording Secretary

Members Present:

Bel Air Skycrest	Mark Stratton Barbara Dohrmann
Benedict Canyon	Nickie Miner
Cahuenga Pass POA	Patricia Weber
Canyon Back Alliance	Lois Becker
Franklin Ave/Hlywd Bl	Don Andres
Franklin Hills Resid.	Charley Mims
Hollywood Heights	Donna Messinger
Kagel Canyon Civic	Kit Paull
Laurel Canyon Assn.	Tony Tucci
Los Feliz Impvmt.	Marian Dodge
Nichols Canyon	Madeline O'Donnell
Oaks Homeowners	Caroline Schweich
Studio City Resid.	Claudia Freedle