

Hillside Federation Newsletter January, 2016



www.hillsidefederation.org

A Busy 2016 Gets Underway

Thanks to all who attended the Hillside Federation's Annual Holiday Party, making it another great success. Our guest of honor, California Senate President pro Tempore Kevin de León, was unable to attend (he was in Paris to attend the 2015 UN Conference on Climate Change). His pre-taped remarks may be viewed at: <http://tinyurl.com/zed58du>.



President Marian Dodge accepts a Certificate of Appreciation to the Hillside Federation from Councilmember Paul Koretz at our annual party.

2016 promises to be another very busy year for the Federation and its members, with

Agenda

January 6, 2016

7:00 pm

Pinz Bowling Center, 2nd Floor
12655 Ventura Blvd., Studio City

I. Call to Order

Guests:

Tim Pershing for Asm. Bloom
Climate Change update
Walt Young – MRCA
Janet Turner for Congressman Lieu

II. Approval of minutes

III. Officers' Reports

- A. President's Report
- B. Treasurer's Report

IV. New Business

V. Old Business

- A. Baseline Hillside Ordinance Amendments
- B. 7107 Hollywood Bl – Helen Berman
- C. Re:codeLA update – Carol Sidlow

VI. Adjournment

Next meeting: February 3, 2016

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.*

proposed amendments to a number of zoning ordinances, including the Baseline Hillside Ordinance (*see pages 5-6 of this newsletter*), the Citywide Sign Ordinance, revisions to the Small Lot Ordinance (*see below*), and a possible Short Term Rental Ordinance, not to mention the ongoing re:Code LA project, the usual array of development projects throughout the City, and other items of interest.

Thank you to all of our member organizations and representatives for your continued participation and tireless support of the Hillside Federation’s mission.

Small Lot Ordinance Revisions Ready for Public Review/Comment

In July 2015, Councilmember Mitch O’Farrell introduced a council motion requesting the Department of Planning to report back on updating the Small Lot Ordinance. A recent blog post by Councilmember O’Farrell notes that revisions are intended to “give the ordinance some teeth and make the guidelines enforceable, as well as encourage adaptive reuse, require onsite trash collection, and provide guest parking.”

The draft revisions and FAQ are available for review at <http://planning.lacity.org/ordinances/docs/smalllot/Draft.pdf> and <http://planning.lacity.org/ordinances/docs/smalllot/faq.pdf>. Two open house/public hearings are scheduled. Both begin with an open house at 5:30 pm and public hearing at 7 pm:

Wednesday, January 20, Felicia Mahood Multipurpose Ctr., 11338 Santa Monica Blvd.

Tuesday, Jan. 26, Grace E. Simmons Lodge, 1025 Elysian Park Drive.

California Senate Hearings on Campaign Finance Reform

State Senator Ben Allen (SD 26), chair of the Senate Committee on Elections and Constitutional Amendments, recently held a hearing on campaign finance reform in Los Angeles. A video of the hearing is available at <http://tinyurl.com/h7h8k5r> (the hearing starts at approximately 27 minutes into the video). Senator Allen requests interested persons to contact him with thoughts and ideas at his website: <http://sd26.senate.ca.gov>.

Bringing an Issue to the Federation

If your organization would like to bring an issue to the attention of the Federation, please complete a Request for Action form (available at the website www.hillsidefederation.org) and send it, along with supporting documents, to president@hillsidefederation.org no later than 10 days prior to the meeting. This will help you organize your presentation so that our meetings can flow efficiently, while providing the necessary information to allow the Federation to consider your organization’s request.

LA Neighborhood Council Budget Advocates Services Report Card

The Los Angeles Neighborhood Council Budget Advocates have established an online survey to rate City of Los Angeles services. The deadline to participate in the survey is January 15. If you would like to share your opinion about any City departments, traffic, planning, parking, or anything else please visit <https://www.surveymonkey.com/r/servicereportcard2015>. (A Spanish language version is also available.) For more information about the NC Budget Advocates, visit their website at: <http://ncbala.com>.

Hillside Federation Holiday Party

December 10, 2015



Marian Dodge with Councilmember David Ryu.



Chair Emeritus Jerry Daniel, HF Chairman Charley Mims, City Controller Ron Galperin.



Susan Mullins, Angelo and Lucila Bellomo.



Steve Veres (deputy for Sen. de León), Lila Kalaf (deputy for Sen. Allen), HF VP Wendy-Sue Rosen, NELA Greenspace's Tony Scudellari, Doug Dawson.



Dr. Stella Resnick, Clare Marter-Kenyon, SMMC's Paul Edelman, Chair Emeritus Alan Kishbaugh, Chair Emeritus Jerry Daniel, Chairman Charley Mims, MRCA's Dash Stolarz, Elke Heitmeyer.



Save Coldwater Canyon! Sarah Boyd, Sue Ellen Wagner, Don Keller, Heidi MacKay.



Mary Ledding, Doug Connett, George and Alexa Skarpelos.



Amy Danzler, Stacy Sillins, Susan Mullins.



Amelia Mehaffey, Charlie Tichenor, Steven Benson, Kira Palmer.



Steve Veres accepts the Hillside Federation award on behalf of Senate President pro Tempore Kevin de León.



Danielle Wakefield, Joaquin Macias.



Cathy Wayne, Ali Simard, Jamie Hall.



Dr. Morel and Brenda Fidler, Robert and Barbara Dohrmann, Carolyn Kent.

BHO / BMO Amendment Update: Comments Due January 11

The Department of Planning held four well-attended open house/public hearings during December to gather public input on proposed amendments to the Baseline Hillside Ordinance (BHO) and Baseline Mansionization Ordinance (BMO). The draft code amendments are available at http://planning.lacity.org/ordinances/docs/baseline/bmo_bho.pdf. A City Planning Q&A page is available at <http://planning.lacity.org/ordinances/docs/baseline/QandA.pdf>.

At its November meeting, the Hillside Federation took a position in support of the Baseline Hillside Ordinance with the following amendments: (1) a prohibition of development on slopes that are 1:1 or greater without a Zoning Administrator's Determination, and (2) a requirement to map slopes of 1:1 or greater throughout the City of Los Angeles hillsides. We hope you will communicate your support of the Hillside Federation's proposed amendments.

The deadline to submit public comments for consideration in Planning's recommendation report is Monday, January 11. Comments may be submitted by email to Hagu Solomon-Cary: hagu.solomon-cary@lacity.org. Letters may be sent to the attention of Hagu Solomon-Cary at the Los Angeles Department of City Planning, Code Studies Section, City Hall – Room 763, 200 North Spring Street, Los Angeles, CA 90012. Please refer to case numbers CPC-2015-3484-CA and CPC-2015-4197-EAF in your emails and letters.

Stories from the Front Lines:

Los Angeles Planning Disputes Old & New *by Dick Platkin, reprinted from CityWatch*

Old planning disputes are still with us: For those with memories going back to the 1980s or curiosity about that decade, the planning disputes now widespread in Los Angeles are an echo of what already took place three decades ago. Then and now, they include gentrification, over-priced housing and the lack of affordable house, rent control and rent stabilization, law suits against City Hall (AB 283), citywide initiatives (e.g., Proposition U) to restrain out-of-control real estate speculation, lack of sufficient infrastructure, mass transit, preservation of residential neighborhoods, overlay ordinances to chill out irate neighborhoods in lieu of citywide fixes, and repeated failures to consider adopted plans when dishing out

zoning exceptions.

In Los Angeles we may have lots of sunshine, but there is not much that is really new underneath that warm sun, such as the protection of single-family neighborhoods, including their character and scale.

This is why all of LA's official, legally adopted plans and policy statements, such as the City Planning Commission's Do Real Planning, are uncompromising in their goal of preserving single-family neighborhoods.

This not only refers to the basic land use, which is single-family homes, but also to scale and character. It is these policies, in fact, that gave rise the Historical Preservation Overlay Zones of which Los Angeles now has over 30, with many more in the queue.

They also led to Specific Plans protecting residential areas, such as the Mulholland Corridor Specific Plan and the Mount

Washington/Glassell Park Specific Plan. They also resulted in four Residential Floor Area districts, and over 20 short-term Interim Control Ordinances.

Finally, the policies also prompted re:code LA, an ambitious program that will eventually rezone all residential areas of Los Angeles. Although the final re:code LA zoning ordinances are not yet completed, they are certain to bring forth a tsunami of controversy, especially if they change the use, character, and scale of residential areas.

Hovering in the background, then and now, is a perpetual fight in Los Angeles between those who view their residences as homes versus those who view them as nothing more than a house. For the former, mostly residents and their neighborhood associations, a home is where they live and raise families, including the surrounding neighborhood.

But, for the latter, houses and especially the land underneath them, are a commodity that can be bought, sold, or expanded based on a simple calculation: maximization of profit. Legally adopted plans and zones, as well as the myriad of overlay ordinances in Los Angeles, are not tools to protect homes, neighborhoods, and their residents, but regulatory devices that hinder the business of real estate speculation.

The goal of these speculators is to, hopefully, sweep these ordinances and regulations aside, or, as a backup, make sure there are enough escape hatches embedded in new ordinances so they do not get in their way.

While this difference between a house and a home might be the common denominator

for nearly all of the planning disputes in Los Angeles, it is painfully visible in the disputes over the construction of McMansions in single-family neighborhoods, as well as the closely related construction of tall, narrow, attached homes called small-lot subdivisions.

• • •

Our thanks to Former LA City Planner Dick Platkin for permission to reprint the above excerpt. Read the entire CityWatch article, including Dick's many insights from working on Beverly Grove planning issues, at <http://tinyurl.com/zkrnte2>.

**Hillside Federation Meeting
Wednesday, November 4, 2015
Draft Minutes**

I. Call to Order

The meeting was called to order by Vice President Mark Stratton at 7:15 pm.

Guest speakers:

Administrative Citation Enforcement (ACE) Ordinance – **Supervising City Attorney Rita Venegas** gave an up-date regarding ACE.

The Ordinance was implemented in 2013. Departments included were LAPD, LADBS and the Housing Department. However, the City Council decided to start with the LAPD and Animal Services for the pilot program. Recently, LAFD has been included and coming in January, 2016, LADBS and the Housing Department could be added. Currently, there are 40 different violations that LAPD can enforce with the ACE program. A brochure listing those conditions was distributed. Questions regarding how enforcement is implemented; gas powered leaf blower enforcement; inclusion of LADBS moving forward; commercial rentals of homes; noise enforcement were discussed.

Rita will provide up-dates to the Hillside Federation moving forward.

Daniel Park, Neighborhood Advocate for Councilman David Ryu

Daniel reported that the Councilman Ryu's Hollywood Field office is open. It is located at 6501 Fountain Avenue, Los Angeles, CA 90028, (323)957-6415. Councilman Ryu has started a cleanup program with the Los Angeles Conservation Corps. Steve Twining complimented Councilmember Ryu regarding his letter to the Ethics Commission.

Film LA – Arturo Piña

Arturo discussed the role of Film LA and the film permitting process. Administratively, about 2,000 permits are issued per month. All permits are handled by the Film unit of the LAPD which reviews all permits. Notification of filming does not mean the filming has been approved. While filming is important to the City and should be supported, the challenges of filming in hillside areas was discussed including lack of timely notification to residents; no smoking on location, lack of communication with Film LA; habitual use of certain locations and last minute permits.

Carol Sidlow suggested that there be no film permits issued for properties that do not have a Certificate of Occupancy; on locations fronting substandard hillside streets; hillside streets that do not have a secondary access; streets in the hillside which have been Withdrawn from Public Use by the City of Los Angeles. A mandatory Fire Inspector should be required on all film shoots in hillside areas. Don Keller suggested that there be no smoking at locations north of Sunset Blvd. It was suggested that concerned Hillside Federation members make their requests known to their respective City Council members regarding these issues and

Film LA will work with the Council offices.

II. Approval of minutes

The October minutes were approved as corrected.

III. Officers' Reports

A. Presidents Report – Vice President Mark Stratton reported in Marian Dodge's absence.

Nicholas Greif, Policy Deputy for Councilman David Ryu, is working on advancing the Party House Ordinance, initiated during Councilmember LaBonge's administration.

Please send in letters to PLUM supporting the CPC's recommendations for the Sign Ordinance. Watch for when it goes to PLUM and please attend the hearing.

The Hillside Federation joined with the Preservation and Conservation League and the law firm of Chatten-Brown & Carstens in writing a letter regarding CEQA reform. The letter is available on the Hillside Federation website along with other Federation letters.

Attorney Victor Marmon's letter regarding the second trial date for the over-height project at 360 N. Stone Canyon, Bel Air was read to Federation members. The trial will be held on December 2, 2015, 9:30 am, Department 86, Los Angeles Superior Court, 111 N. Hill Street, Los Angeles. The hearing is open to the public and community members are encouraged to attend.

Assemblymember Adrin Nazarian is hosting an Art Walk in Van Nuys on Saturday, November 14, 4:00-6:00 pm, 6150 Van Nuys Blvd, Suite 300, Van Nuys, 91401. All are welcome to attend.

B. Treasurer's Report - Don Andres

Don Andres gave an up-date and encouraged Federation members to attend the Holiday Party on Thursday, December 10 at the Mulholland Tennis Club at 6:30.

IV. New Business

A. Laurel Canyon Land Purchase (“Let’s Buy A Mountain”) – Jamie Hall

Laurel Canyon Association presented a power point presentation regarding the purchase of a 17-acre parcel in Laurel Canyon. Jamie answered questions that have been raised about the proposed purchase. This is a private/public collaboration in which private citizens are raising the money needed to purchase the land and then turn it over to the public, the Santa Monica Mountains Conservancy, for ownership and maintenance per their standard guidelines. An appraisal will be done to ensure fair market value. Tax deductible donations are being made to Citizens for Los Angeles Wildlife (CLAW) because they are an established 501(c)(3). Councilmember David Ryu provided a \$15,000 matching contribution to the effort.

MOTION: Jamie Hall moved that the Hillside Federation support Let’s Buy a Mountain Initiative. The motion passed.

B. Baseline Hillside Ordinance amendments – Carol Sidlow

Carol gave an overview of the proposed amendments to the Baseline Hillside Ordinance (BHO) which is joined with the Baseline Mansionization Ordinance (BMO) amendments proposed by Department of City Planning. The BHO amendments will address some, but not all, of the issues the hillside communities have been dealing with since the BHO was passed in 2011. The amendments address issues such as cumulative grading and development on small non-conforming lots. Grading on 100% slopes was removed in the final 2010 version of the BHO and is not fully addressed in the current amendments. It was suggested that the issue be re-visited now. There was also a discussion regarding the issue of electronic clearances by LAFD,

which should be addressed.

MOTION: Carol Sidlow moved that the Hillside Federation support the recent amendments to the BHO with the following amendments: (1) prohibition of development on slopes that are 1:1 or greater without a Zoning Administrator’s Determination; (2) mapping of all slopes 1:1 or greater throughout the City of Los Angeles hillsides. The motion passed.

V. Old Business

A. Re:code LA – Carol Sidlow

The consultants presented a work product draft of the residential portion of the project during the November re:Code LA meeting. Information on the presentation can be found on-line at <http://recode.la/updates/news>. Hillside areas work product addresses some of the issues regarding retaining walls and front yard setbacks issues on substandard streets. Everyone is encouraged to visit the re:code LA website to review the presentation.

VI. Adjournment

The meeting was adjourned at 9:00 pm.

Submitted by Carol Sidlow,
Recording Secretary

Members Present:

Bel-Air Assn.	Bruce Kuyper
Bel Air Skycrest	Mark Stratton
Benedict Canyon	Kerry Welland
Brentwood Residents	Don Keller
Canyon Back Alliance	Lois Becker
Franklin Ave/Hlwd Bl	Don Andres
Hollywood Dell	Doug Connett
Kagel Canyon	Kit Paull
Laurel Canyon	Jamie Hall
	Alison Simard
Lookout Mountain	Carol Sidlow
Oaks HOA	Bob Young



Hillside Federation officers: VP Wendy-Sue Rosen, Chairman Charley Mims, President Marian Dodge, VP Mark Stratton, Treasurer Don Andres.

Guests:

Res. of Beverly Glen Stephen Benson
 Roscomare Valley Steve Twining
 Sherman Oaks Elke Heitmeyer
 Studio City Res. Claudia Freedle
 Upper Mandeville Cyn. Vaughn Minassian

City Attorney Rita Hernandez-Venegas
 CD 4 Daniel Park
 FilmLA Arturo Piña
 NELA Greenspace Tony Scudellari
 Doug Dawson
 Res. of Beverly Glen Kira Palmer

<p>The Federation of Hillside and Canyon Associations, Inc. P.O. Box 27404 Los Angeles, CA 90027 president@hillsidefederation.org www.hillsidefederation.org</p> <p>PRESIDENT Marian Dodge</p> <p>CHAIRMAN Charley Mims</p> <p>VICE PRESIDENTS Mark Stratton Wendy-Sue Rosen</p> <p>SECRETARY Carol Sidlow</p> <p>TREASURER Don Andres</p> <p>EXECUTIVE SECRETARY John Given</p>	<p>ORGANIZATIONS</p> <p>Beachwood Canyon Bel-Air Association Bel Air Knolls Property Owners Bel Air Skycrest POA Benedict Canyon Association Brentwood Hills Homeowners Brentwood Residents Coalition Cahuenga Pass Property Owner Canyon Back Alliance CASM-SFV 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.</p>	<p>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 Rancho Verdugo Estates HOA Residents of Beverly Glen Roscomare Valley Assn. Save Coldwater Canyon! Save Sunset Blvd. Shadow Hills Property Owners Sherman Oaks HOA Silver Lake Heritage Trust</p>	<p>Studio City Residents Assn. Sunset Hills HOA Tarzana Property Owners Assn. Torreyson Flynn Assn. Upper Mandeville Canyon Upper Nichols Canyon Whitley Heights Civic Assn.</p> <p>CHAIRPERSONS EMERITUS Shirley Cohen Jerome C. Daniel Patricia Bell Hearst Alan Kishbaugh Gordon Murley Steve Twining</p> <p>CHAIRPERSONS IN MEMORIAM Brian Moore Polly Ward</p>
---	--	--	---