

Hillside Federation Newsletter September, 2016



www.hillsidefederation.org

Federation Returns from Summer Break with a Busy Fall Ahead

The Hillside Federation returns from its annual August break anticipating a busy schedule for the fall.

This month we will hear updates on the proposed repeal of the Second Dwelling Unit ordinance, revisions to the Sign ordinance, and Baseline Mansionization and Baseline Hillside ordinances, as well as two proposed hillside area projects we have been following.

In addition, Attorney Tom Freeman will join us to discuss a planned appeal to the California Supreme Court in the Hastain Trail case. Developer Mohamed Hadid won an appeal of the trial decision in the case, as reported on in the Los Angeles Times in late July (available at: <http://www.latimes.com/local/lanow/la-me-ln-hikers-vs-developer-20160728-snap-story.html>).

In a dissenting opinion, Justice Johnson wrote: “The result of the majority's revisionist approach to this case is that much of the Hastain Trail, which has been used by the public for more than 50 years and which I believe the trial court correctly found was impliedly dedicated to the public at least 44 years ago, will now be lost forever to public use.”

We hope you will join us!

Agenda

September 7, 2016

7:00 pm

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

- I. Call to Order
- II. Approval of minutes
- III. Officers' Reports
 - A. President's Report
 - B. Treasurer's Report
- IV. Old Business
 - A. Hastain Trail – Tom Freeman
 - B. 2471 Nalin Dr. – Robin Greenberg
 - C. Second Dwelling Unit Ord. – Carlyle Hall
 - D. Sign Ordinance
 - E. BMO/BHO Update
 - F. Curtis School – Mark Stratton
- IV. New Business
- VI. Adjournment

Next meeting – October 5

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.*

Repeal of Los Angeles's Second Dwelling Unit Ordinance Staved Off

Opponents of a proposed repeal of the City's Second Dwelling Unit (SDU) ordinance, which includes a number of limitations on SDUs in Los Angeles (including a complete restriction from SDUs in hillside areas), were relieved that the urgency action to repeal the ordinance was not approved when the action was recently considered by the City Council on August 31. Passage of the repeal would have immediately caused the Los Angeles ordinance to be replaced with more relaxed default state standards that would allow considerably larger SDUs on all single-family residential lots in the City.

Instead, a compromise appears to have been reached to allow grandfathering of most SDUs developed under ZA Memorandum 120. That ZA Memo had authorized the City to allow SDUs using the state standard, but was struck down as invalid in a recent lawsuit against the City (*LA Neighbors in Action v. City of Los Angeles*, LA Super. Ct., 2016, BS150599). The compromise position would preserve the City's SDU ordinance while Planning and the Council consider whether, or how, its SDU ordinance should be

modified through a normal legislative process. The compromise was introduced in Council on August 31 with numerous co-sponsors, and passed unanimously. It will be considered for final approval by the City Council on Tuesday, September 6.

Baseline Mansionization Ordinance & Baseline Hillside Ordinance

The City Planning Commission (CPC) considered revisions to the Baseline Mansionization and Baseline Hillside Ordinances (BMO/BHO) at its July 14 meeting. Hillside Federation President Charley Mims, Chairman Marian Dodge, and Vice President John Given attended and spoke on the following Federation concerns: questioning the justification for increases in grading, the appropriateness of 1,000 square foot minimum floor area for substandard lots, requesting mapping of 1:1 and greater slopes, and opposing the institutional exemption from BMO and BHO requirements. CD 4 Planning Deputy Julia Duncan also spoke about the 1,000 square foot minimum and institutional exemption.

Following public testimony and discussion, the CPC considered and approved the revisions as recommended by staff, except for a compromise affecting how garages count towards RFA (a major issue for many non-hillside community members).

The Department of City Planning released the CPC Determination and a Q&A document on August 31. Those are available at <http://tinyurl.com/zxpdfpb> and <http://tinyurl.com/jcdttqb>, respectively. The ordinance is not yet scheduled for PLUM. Further comments should be addressed to the PLUM Committee or City Council. Comments may be emailed to Sharon.Dickinson@lacity.org. Be sure to reference Council File 14-0656 in all correspondence.

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.

National Wildlife Federation Announces P-22 Day and Urban Wildlife Week, Oct. 16 thru Oct. 22

The National Wildlife Federation will be sponsoring a major event in Los Angeles County, including a major multi-day hike tracking a path similar to the one Los Angeles's famous mountain lion, dubbed P-22 took to get to Griffith Park.

The 3-day hike will cover more than 40 miles. NWF's California Regional Executive Director, Beth Pratt Bergstrom, and many partners will walk through the Santa Monica Mountains and Los Angeles. The hike will illustrate how the promise of connectivity is integral not just for the future of mountain lions, but for all wildlife like salamanders, birds and butterflies.

The week will begin with a rally on October 16 at the site of the proposed wildlife crossing in Agoura Hills and will culminate in a public celebration in Griffith Park. For more information, visit National Wildlife Foundation California's event page for Urban Wildlife Week on Facebook at: <http://tinyurl.com/zogvqox>.

Nordic Noir Event September 25 to Benefit Friends of Griffith Park

Internationally recognized film composer Jacob Groth and the Danish FilmHarmonics Orchestra will present a concert of Nordic music and culture at the Greek Theatre on September 25 to benefit Friends of Griffith Park, a 501(c)(3) charitable organization that promotes the enlightened stewardship of Griffith Park.

"Performing my film music at the Greek Theatre in Griffith Park is a dream come true," says the Emmy award-winning composer. "The idea of combining this artistic vision with my passion for supporting urban

wildlife such as P-22, Griffith Park has been in my mind for a while. Once I met with Friends of Griffith Park I knew we could make it happen!"

Tickets and more information are available at www.nordicnoirla.com.

Hillside Federation

Draft Minutes

July 13, 2016

I. Call to Order

President Charley Mims called the meeting to order at 7:23 pm. Members and guests introduced themselves.

Guests:

Tim Pershing (Assemblymember Bloom's field rep) discussed how affordable housing and homelessness issues are interrelated. Many working poor are living marginally across country. It is also a senior issue as well, as many seniors are outliving their retirement plans. They are looking at their homes as a source of income so are turning to Airbnb, granny flats (Second Dwelling Units), and converting garages.

Angie Aramayo (Assemblymember Nazarian's field rep) announced that the Assemblymember is hosting a workshop on self-driving autonomous cars July 14, 6:00-8:00 pm. at High Tech LA, including a panel of experts. The workshop will live stream on Nazarian's webpage.

II. Approval of minutes

The June minutes were approved as corrected.

III. Officers' Reports

A. President's Report – Charley Mims

Charley thanked John Given and Michael Leslie of Brentwood Hills Homeowners Association for negotiating a settlement on the LA-RICS emergency telecommunications towers. As a result of negotiations among community groups and LA-RICS led by Mike, the heights of two towers located in Santa Monica Mountain parkland areas were substantially reduced.

Marian alerted members of the probable return of a proposed development at 2684 Cahuenga East Blvd., where Councilmember Ryu

rescinded a zone change. The developer's representative indicated that the large project would "have an affordable housing element." Marian requested that members notify the Federation immediately when they hear about projects to that we can take action if necessary. Steve Twining noted that the Westside Regional Alliance of Councils (WRAC) is asking council offices to identify low income units.

John Given reported that the Second Dwelling Unit ordinance repeal was approved by PLUM. Community members are still lobbying to retain existing city regulations. The City claims the repeal action is categorically exempt from CEQA, which John believes is inadequate. Advocates believe the City could apply the current ordinance ministerially, and so there is no need to change the city ordinance on an urgency basis. The Federation's position is that narrow streets and steep lots are why SDUs in our hillside areas are inappropriate, and makes repeal of the existing ordinance quite problematic.

B. Treasurer's Report – Charley Mims (on behalf of Don Andres)

Charley read the treasurer's report. He also announced that the Federation's annual holiday party will be Thursday, December 8.

IV. Old Business

A. BMO/BHO Update – Marian Dodge

Proposed amendments to the BHO (and BMO) will be heard by the City Planning Commission tomorrow, July 14. People should attend and make public comment. John Given noted that Appendix B of the Staff Report proposes to exempt institutions (such as schools and churches) from BHO/BMO regulations, with the rationale that they operate under Conditional Use Permits and can be appropriately conditioned. The City's position is that this is not a change, but only a clarification. This exemption could have huge impacts on nearby residences.

Major Federation concerns are the increase in grading; the guaranteed 1,000 sq. ft. minimum floor area for all lots, including substandard lots; request that slopes of 1:1 or greater be mapped; and exemption of institutions from BHO/BMO requirements. The comment period ends Wednesday, July 20. All are urged to submit comment letters. The amendments will go to PLUM next, then on to Council.

B. 2471 Nalin Dr. – Nickie Miner

Nickie Miner spoke on behalf of Robin Greenberg, who was out of town. The proposed project would build down toward Hoag Canyon. Jamie Hall represents the neighbors, who are appealing approval of the project. The project did not undergo CEQA review. In their appeal, community members cite 43 unusual circumstances that could trigger a CEQA review. The appeal to the South Valley Area Planning Commission resulted in no decision, so the decision of the Mulholland Design Review Board approving the project has been upheld. A Request for Action was submitted asking the Federation to support further appeal of the project, but the appeal and relevant documents were not included, and the Federation took no action on the request. Since there is no new hearing date, project opponents will submit additional documents to the Federation.

Marian reminded associations to bring issues to the Federation as soon as they are proposed and not wait until a project is midway through the administrative appeal process.

MOTION: Elke Heitmeyer moved that if 2471 Nalin Dr. goes to a hearing before the next Hillside Federation meeting, the Executive Committee has authorization to take action on the request for action in support of the appeal after reviewing appeal documents. The motion passed.

IV. New Business

A. Support for Friends of Runyon Canyon – Yvonne Hessler.

The City of Los Angeles has community group partners that support its parks. Many groups, including Friends of Runyon Canyon (FORC), have a Memorandum of Understanding (MOU) with the Department of Recreation and

Upcoming Hillside Federation Meeting Dates

October 5

November 2

Please save the date of December 8 for the Hillside Federation's annual holiday party. More details will be provided in coming months.

Parks (RAP). Friends of Runyon Canyon has raised a lot of money to support and improve Runyon Canyon Park which is seriously degraded. FORC also supports acquisition of more open space around the park. FORC seeks Federation support for continuation of its MOU. In response to member questions, Yvonne clarified that the decision to build a basketball court was made by RAP, not by FORC, and that RAP makes all the decisions about improvements in the park. FORC is collecting donations for the Trust for Public Land to acquire a piece of private property in order to continue a popular trail.

MOTION: John Given moved that the Hillside Federation provide a letter to the Department of Recreation and Parks Board of Commissioners and to Councilmember David Ryu in support of Friends of Runyon Canyon continuing their Memorandum of Understanding with the City. The motion passed.

Announcement:

Suellen Wagner of Save Coldwater Canyon! announced that the Final EIR for the Harvard-Westlake School expansion project is due out soon. She will let us know when it is released.

VI. Adjournment

The meeting adjourned at 8:57 pm. Federation members were reminded that there is no meeting in August. The next meeting will be September 7.

Respectfully submitted,
Marian Dodge
Chair and Acting Recording Secretary

Members Present:

- | | |
|----------------------|-------------------|
| Bel-Air Assn. | Bruce Kuyper |
| Bel Air Skycrest | Mark Stratton |
| Benedict Canyon | Nickie Miner |
| Brentwood Hills | John Given |
| Canyon Back Alliance | Lois Becker |
| Franklin Ave/Hlwd Bl | Yvonne Hessler |
| Franklin Hills Res. | Charley Mims |
| Hollywood Dell | Mary Ledding |
| Laurel Canyon | Jamie Hall |
| Los Feliz Impvmt. | Marian Dodge |
| Nichols Canyon | Chris Brown |
| | Michael Petresian |
| Oaks Homeowners | Bob Young |
| Roscomare Valley | Steve Twining |
| Save Coldwater Cyn! | Suellen Wagner |
| Sherman Oaks | Elke Heitmeyer |
| Studio City Res. | Claudia Freedle |
| Upper Nichols Canyon | Joan Cashel |

Guests:

- | | |
|----------------|---------------|
| AD 50 Bloom | Tim Pershing |
| AD 46 Nazarian | Angie Aramayo |

Black Bear Discovered in Malibu

The National Park Service reported that a black bear was spotted in photographs taken by two camera traps set up in Malibu Creek State Park on July 26. The traps were set up to monitor wildlife movement. To read the entire press release (and see a great photo!), visit the NPS website for the Santa Monica Mountains at: <http://tinyurl.com/jgmtuxn>.

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| The Federation of Hillside and Canyon Associations, Inc. P.O. Box 27404 Los Angeles, CA 90027 president@hillsidefederation.org www.hillsidefederation.org | ORGANIZATIONS 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. | 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 | Studio City Residents Assn. Sunset Hills HOA Tarzana Property Owners Assn. Torreyson Flynn Assn. Upper Mandeville Canyon Upper Nichols Canyon Whitley Heights Civic Assn. CHAIRPERSONS EMERITUS Shirley Cohen Jerome C. Daniel Patricia Bell Hearst Alan Kishbaugh Gordon Murley Steve Twining CHAIRPERSONS IN MEMORIAM Brian Moore Polly Ward |
| PRESIDENT Charley Mims CHAIRMAN Marian Dodge VICE PRESIDENTS Mark Stratton John Given SECRETARY Carol Sidlow EXECUTIVE SECRETARY John Given | | | |