

Hillside Federation Newsletter April 2018



99-Room Boutique Hotel and Residential Estate Plans for Benedict Canyon Filed with City

Join us this month as we hear about a sure-to-be-controversial hillside project filed with the City of Los Angeles in March. Known as the “Retreat at Benedict Canyon,” the 33-acre project is described in a Curbed LA article as a “luxury resort and mini residential community” (See <https://tinyurl.com/y8ac23p7>, including several project renderings). In addition to a 99-room hotel, nine luxury homes would be built.

The proposed project is located entirely on residentially zoned land, situated in a currently undeveloped riparian canyon wedged between single family residences on Oak Pass Road, Yoakum Drive, Hutton Drive, and Wanda Park Drive.

The project entitlement requests include a General Plan Amendment, Vesting Zone Change from RE-15/20/40 to a specific plan (to be created), and a Vesting Tentative Tract Map, among other requests. An EIR will be prepared.

In addition, we will continue discussion of SB 827, Marian Dodge will discuss a residential project adjacent to Griffith Park, and we will have annual election of officers.

We hope you will join us!

**Agenda
April 4, 2018
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 – Charley Mims
 - B. Treasurer’s Report – Don Andres
- IV. Old Business
 - A. Report of Nominating Committee
 - B. Election of Officers
- IV. New Business
 - A. SB 827
 - B. 2521 Nottingham Ave. – Marian Dodge
 - C. Retreat at Benedict Canyon – Mindy Mann
- VI. Adjournment

Next meeting

May 2, 2018
7:00 p.m.

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

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.*

Tori Kjer (Trust for Public Land) Responses to Prop 68 Questions

Tori Kjer of the Trust for Public Land presented information on Prop 68, the CA Clean Water & Safe Park Act, at the Hillside Federation’s March meeting. Prop 68 is the necessary voter-approval phase of SB 5, a 2017 bond measure adopted by the legislature. Tori promised answers for the technical questions for which she did not have sufficient information. Those answers follow.

Prop 68 – Timeframe

The bonds would be issued over a ten-year period with the assumption that the last bonds would be repaid 30 years after the final bonds are issued. Based on these assumptions, the estimated average annual General Fund cost would be about \$200 million over the next 40 years.

Prop 68 – Total Cost

Total principal and interest costs of approximately \$6.53 billion to pay off the bonds (\$4 billion in principal and \$2.53 billion in interest), with average annual debt service payments of \$232 million (GF), when all bonds are sold, and assuming a 30-year maturity and an interest rate of 3.5%, this barring a debt freeze. If interest rates increase to 5% in the near future, annual debt service would be approximately \$260 million (GF) and total principal and interest costs over the repayment period would be approximately \$7.81 billion.

Prop 68 – Responsible Debt

The State’s bonded indebtedness today is less than 5% of the state’s annual General Fund revenues. Proposition 68 would add about 1/5th of 1 percent which is a very safe and reasonable level for CA. Public policy

experts generally believe that state bonded indebtedness up to 6% is reasonable. With bond interest rates still relatively low, this is a good time to issue bonds to fund important state and local projects. Additionally, according to the LAO, Proposition 68 would result in “local government savings for natural resources-related projects, likely averaging several tens of millions of dollars annually over the next few decades.”

City Council Approves Study for Runyon Canyon Park

The Los Angeles City Council recently adopted a motion to approve a study of park access, safety, and mobility in and around Runyon Canyon Park (CF 18-0177). Dixon Resources Unlimited, which recently completed a mobility and access study for Griffith Park will perform the study.

According to Councilmember Ryu, “With over 1.8 million visitors per year, Runyon Canyon is facing threats to its trails, its wildlife and future access to the next generation of park-goers and their four-legged friends.

“This study will give us the data we need to improve our park and ensure safety and access for years to come.”

The press release is available at: <https://tinyurl.com/yabvblv4>.

Upcoming Hillside Federation Meeting Dates

May 2

June 6

July 18

August – No Meeting

City Council Opposes SB 827

The Los Angeles City Council adopted a resolution to formally oppose SB 827, State Senator Weiner's legislative measure to exempt housing projects within 1/2 mile of major transit stops or 1/4 mile of a high-quality zoning corridor from various requirements of city and state law (LA City Council File 18-0002-S13). The resolution, proposed by Councilmember Ryu, was approved unanimously by the Council on March 27.

The Hillside Federation supported the City's resolution to oppose SB 827, noting in a letter to the Council (available online at <https://tinyurl.com/y8ar4gs6>) that local control over planning and zoning is "essential to protect areas, such as hillside zones and other environmentally sensitive areas, where special considerations must be paid to public safety and environmental impacts."

It is anticipated that further amendments will be made to SB 827 as it works through the legislative process. The Federation will continue to monitor its progress.

UC Berkeley Study Faults Discretionary Review Process, Not CEQA, For Housing Delays

A UC Berkeley study of five northern California cities (San Francisco, Oakland, San Jose, Redwood City, and Palo Alto) faults those cities' discretionary review process, not CEQA, for housing project delays. The authors note that "op-eds, research, and reform proposals often focus on EIRs and CEQA litigation" but find that "large projects do not always take longer to entitle than small projects." The report is available at: <https://tinyurl.com/ydy49swc>.

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 www.hillsidefederation.org) and send it to RFA@hillsidefederation.org along with supporting documents no later than 10 days prior to the meeting. This will help you organize your presentation while providing the necessary information to allow the Federation to consider your organization's request.

Hillside Federation March 7, 2018 Draft Minutes

I. Call to Order

President Charley Mims called the meeting to order at 7:14 PM. Members and guests introduced themselves.

Guests:

Party House Ordinance—Deputy City Attorney Steve Houchin

The Party House Ordinance (Loud or Unruly Ordinance) is effective April 15, 2018. The ordinance provides two avenues of enforcement, criminal and administrative. The Administrative Citation Enforcement (ACE) imposes fines, a financial penalty, under Loud and Unruly Conduct. (See list provided at the March 7th meeting.) Violators could be cited for one or more violations. LAPD makes the determination on scene at the time it is reported and writes citations. A notice is posted to the door for thirty days, first a warning, and mailed to the property owner. Criminal charges may be filed as well, as citations can be upgraded to a misdemeanor. Penalties can be levied upon the party thrower, the property owner, or both. Read the ordinance, Council File Number: 12-1824-S1. LAPD is the enforcement agency for this ordinance. Getting police response in the hills is sometimes a challenge. They are still figuring out the protocol for enforcement. Contact your Neighborhood Prosecutor to get a response.

LA Beautification Team - Ryan Allen

Ryan is the Director of Environmental Programs at LA Beautification Team. They do

graffiti removal, neighborhood clean up, plant trees, pick up trash, and job training for youth. Trees are selected based on lot size and other limitations; you have little control over what kind of tree you might receive. It's all about beautifying Los Angeles, including schools and city parks. You can request cleanups at 311. Email concerns or complaints to Ryan Allen, rallen@labteam.org, or call (323) 962-2163.

Vickere Murphy – District Representative for Sen. Anthony Portantino.

Sen. Portantino co-authored SB 5 which initiated Prop 68. He is a sitting member of the SMMC. SB 5 and Santa Monica Mountains issues are high on his list of priorities. She urges support for Prop 68.

Prop 68 – Tori Kjer, Trust for Public Land

Tori described Prop 68, the California Clean Water & Safe Parks Act, a \$4B bond measure that will be on the June ballot. She asked the Federation to join the Yes on 68 Coalition. There are lots of protections provided by this ballot measure. It is the first park bond measure in over 15 years, and it provides lots of protections for parks and the environment, and critical funding for preservation of open space. Prop 68 is supported by the Sierra Club. The Yes on 68 website will be yes68ca.com. The money will be distributed to various conservancies like the Santa Monica Mountains Conservancy and Rivers and Mountains Conservancy.

MOTION: Don Andres moved that the Hillside Federation support Proposition 68. The motion passed.

II. Approval of Minutes

The February minutes were approved.

III. Officers' Reports

A. President's Report – Charley Mims

Charley welcomed new member group Bel-Air Association.

Rep. Adam Schiff wants more letters in support of Rim of the Valley. You can be inspired by the Federation letter on our website.

Charley announced the members of the Nominating Committee: Jamie Hall, Krista Michaels, and Suellen Wagner.

B. Treasurer's Report – Don Andres

Seven members still have not paid their dues. Don has filed all state and federal reports.

IV. Old Business

A. Accessory Dwelling Units (ADU) – Charley Mims

The ordinance went to PLUM months ago. CMs Ryu and Koretz amended the motion to keep ADUs (granny flats) out of the hillside areas. A councilmember is holding it up. It has to go back to PLUM. Ask your councilmember why it has not been passed yet. We need a city ordinance to override state law which allows ADUs everywhere.

B. SB 827 – Jay Weitzler

Sherman Oaks is holding a community meeting to ask people to oppose SB 827 which would eliminate local control of zoning, especially building heights. Jay is asking for support of opposition to SB 827.

MOTION: Steve Twining moved that the Hillside Federation oppose SB 827. The motion passed. Please email opposition letters to JCW@weitzlerlaw.com.

IV. New Business

2251 Nichols Canyon Rd. – Jamie Hall

The applicant is proposing an 8,000 square foot, 2-story home with a basement. The proposed project involves an active year-round stream and the removal of numerous protected trees, large old sycamores and California Bay trees, on a steep bank of the stream. The MND is being challenged for ignoring the wildlife impact. The applicant would replace the trees with four times the number of small trees. The Santa Monica Mountains Conservancy opposes the project.

MOTION: Jamie Hall moved that the Hillside Federation oppose the project as currently proposed and oppose the tree removal permit. The motion passed.

Announcements:

Marian Dodge announced that The Coalition to Preserve LA is hosting an SB 743 and SB 827 workshop on March 25.

Steve Twining suggests following SB 828.

Patricia Hearst suggested identifying legislators who are undermining CEQA.

VI. Adjournment

The meeting was adjourned at 8:57 pm.

Respectfully submitted,
Stephen Benson, Secretary

Members in Attendance:

Bel-Air Assn	Maureen Levinson
	Linda Whitford
Bel Air Hills Assn	Steve Twining
Bel Air Skycrest POA	Mark Stratton
Brentwood Hills HOA	John Given
Cahuenga Pass POA	Steven Kates
	Krista Michaels
Canyon Back Alliance	Lois Becker
Franklin/Hlwd Bl West	Don Andres
	Yvonne Hessler
Franklin Hills Res Assn	Charley Mims
Hollywood Dell	Mary Ledding
Kagel Canyon Civic	Kit Paull
Laurel Canyon Assn	Jamie Hall
Los Feliz Impmt Assn	Marian Dodge
Oaks HOA	Gerry Hans
Res of Beverly Glen	Stephen Benson
Save Coldwater Cyn!	Heidi Mackay
Sherman Oaks HA	Jay Weitzler
Upper Nichols Cyn	Joan Cashel

Guests:

Sen. Portantino's off.	Vickere Murphy
Trust for Public Land	Tori Kjer
City Attorney's Office	Steve Houchin
LA Beautification	Ryan Allen
Chair Emeritus	Patricia Bell Hearst
CLAW	Andrew Lasken
	Tony Tucci

FAA Denies LA Area Helicopter Noise Coalition Petitions

The Los Angeles Area Helicopter Noise Coalition has announced that the FAA denied its four petitions submitted in 2015. The petitions requested regulation of non-essential flights to provide for minimum altitude of 2,000 feet above ground, limits on hovering time, pooling of media helicopters covering news events, and coastal routes of at least one-half mile offshore. The only "progress" made was for voluntary coastal routes 750 feet (plus or minus 250 feet) off shore, with no minimum altitudes. The petitions were submitted by LAAHNC after years of working with helicopter pilots in a collaborative process to provide for voluntary regulation.

LAAHNC's press release stated: "Sadly, we have to report that after more than five years of effort we have not been able to achieve significant results through the 'collaborative process' and the FAA refuses to establish any regulations." LAAHNC plans to continue efforts toward increased regulation.

For more information, visit: <http://lahelicopternoise.org>.

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 Hills Association Bel Air Knolls Property Owners Bel Air Skycrest Property Owners Benedict Canyon Association Brentwood Hills Homeowners Brentwood Residents Coalition Cahuenga Pass Property Owners Canyon Back Alliance CASM-SFV Crests Neighborhood Assn. Doheny-Sunset Plaza NA Franklin Ave./Hollywood Bl. W. Franklin Hills Residents Assn. Highlands Owners Assn. Hollywood Dell Civic Assn. Hollywood Heights Assn.	Holmby Hills HOA Kagel Canyon Civic Assn. Lake Hollywood HOA Laurel Canyon 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 Residents of Beverly Glen Save Coldwater Canyon! Shadow Hills Property Owners Sherman Oaks HO Assn. 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 Steve Twining CHAIRPERSONS IN MEMORIAM Brian Moore Gordon Murley Polly Ward
PRESIDENT Charley Mims CHAIRMAN Marian Dodge VICE PRESIDENTS Mark Stratton John Given TREASURER Don Andres SECRETARY Stephen Benson			