

Hillside Federation Newsletter June 2020



New Housing and CEQA Bills Move Through Legislature

Coronavirus and protests have dominated the news in recent weeks but the California legislature is quietly moving a number of housing and CEQA bills through the legislative process. Among them are a series of Senate Bills (SB902, SB995, SB1120, and SB1385) all authored or co-authored by Senator Wiener (SD11), as well as AB 3279, an amendment to CEQA proposed by Assemblymember Friedman (AD43).

SB902 (Wiener) would allow local governments to adopt an ordinance permitting *any parcel* to have up to 10 dwelling units per parcel if the parcel is located in a transit-rich, jobs-rich, *or* urban infill site, and would make such an ordinance exempt from environmental review under CEQA.

SB995 (Atkins/Wiener/Caballero/Rubio) extends the sunset of the 2011 Jobs and Economic Improvement Through Environmental Leadership Act of 2011 from January 1, 2021 to January 1, 2025. The 2011 act allowed projects known as ELDPs (Environmental Leadership Development Projects) to be designated by the governor, such as wind or solar

**Agenda
June 16, 2020
7:00 pm**

VIA VIDEOCONFERENCE

I. Call to Order

Guest: Fernando Morales

District Director, Sheila Kuehl (Sup. Dist. 3)
Public Health, Re-openings, Homelessness

II. Approval of minutes

III. Officers' Reports

A. President's Report – Charley Mims

B. Treasurer's Report – Don Andres

IV. Old Business

A. Hollywood Center (Millenium Project)

V. New Business

A. CA housing legislation: SB902, SB995,
SB1120, SB1299, SB1385

B. Proposed CEQA Amendment: AB3279
– John Given

VI. Adjournment

Next meeting:

July 21, 2020

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.*

Housing/CEQA Bills cont. from p. 1

renewable energy projects, clean energy manufacturing, or other projects with LEED Silver certification, no net additional greenhouse gas (GHG), and a minimum \$100M investment, among other criteria, to have a streamlined CEQA litigation process. ELDP projects under the original act (AB900) and follow-on legislation have been for massive sports stadiums and arenas, Apple's new office and research campus, several large energy installations, and a number of major mixed use and residential development projects. (For example, the Hollywood Center project is an ELDP project.) SB995 would allow certain smaller housing projects to be considered as ELDP projects if they comply with several requirements (infill projects valued at \$15M or more; certified LEED gold or better with high transportation efficiency; consistent with sustainable communities or alternative planning strategies, if applicable; and including at least 15% affordable housing).

SB1120 (Atkins/Caballero/Wiener) would require proposed housing developments with 2 residential units to be considered ministerially (and therefore exempt from environmental review), without discretionary review or hearing, if located within single-family residential zones and certain requirements are met, including that the proposed project does not require demolition or alteration requiring evacuation or eviction of an existing affordable housing unit or unit subject to rent control. It would also require ministerial approval of urban lot

splits that similarly do not impact an affordable or rent-controlled housing unit, among other requirements.

SB1385 (Caballero/Rubio) amends the Housing Accountability Act, part of California Planning and Zoning Law, so that for purposes of that act, a proposed housing development is considered consistent with it if it conforms to the requirements of the proposed bill, known as the Neighborhood Homes Act. The proposed bill would make a housing development an authorized use on lots zoned for office or retail commercial use under a local zoning code or general plan, if the proposed development meets standards under the bill, including density appropriate to accommodate lower income households, subject to other applicable zoning requirements and design review. If the development project meets certain criteria it may qualify for streamlined ministerial approval. The bill includes language stating that the applicability of CEQA and some other California laws are not altered or lessened for projects brought under the bill, but truly ministerial projects are generally not subject to CEQA, so it is unclear the legal effect of the language.

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.

Housing/CEQA Bills cont. from p. 2

AB3279 (Friedman, AD43) would alter basic provisions of CEQA by eliminating the right of petitioners to elect to prepare the record of proceedings, resulting in more expensive record preparation costs that would effectively bar many petitioners from protecting their legal rights. The bill would shorten briefing time to only 60 days, which would further burden petitioners and courts. It would also provide interlocutory remand to local lead agencies, undercutting petitioners’ ability to have a fair trial by allowing the lead agency to redefine actions already taken. Numerous organizations oppose AB3279, including the Sierra Club, the State Building and Construction Trades Council, the California Environmental Justice Alliance, Communities for a Better Environment, and the Center on Race, Poverty & the Environment.

SB1299 (Portantino, SD25) would require the Department of Housing and Community Development to administer a program to provide incentive grants to local governments that rezone big box retailer or commercial shopping centers to allow workforce housing.

As Senator Portantino’s website explains: “SB 1299 will enable local cities to receive from HCD the average of the annual amount of sales tax revenue generated by that site for the last seven years if the site has been converted and occupied with new housing. The city would receive that average amount for a total of seven years.” The Senate Housing and Appropriations committees both supported the bill with unanimous votes.

May 19, 2020

Draft Minutes

I. Call to Order

President Charley Mims called the videoconference meeting to order at 7:03 pm. (Member and guest introductions were not needed, since all attendees names were onscreen).

Guest: Councilmember David Ryu (CD4)

Councilmember David Ryu presided over the installation of officers. The following officers were installed for the 2020-2021 year:

| | |
|----------------|---------------|
| President | Charley Mims |
| Chairman | Marian Dodge |
| Vice President | John Given |
| Vice President | Mark Stratton |
| Treasurer | Don Andres |
| Secretary | Julie Kremkus |

Following the installation of officers, Councilmember Ryu remarked on preparation of a discretionary funds report by his office, which will be made public, along with a task force for the fifty plus organizations that his office has donated to during the pandemic. There is still money left over and available for pandemic-related issues in support of communities and organizations. CM Ryu also offered assistance for fundraising to purchase land. He commented on how pleased he is to have a partnership with the Hillside Federation.

Guest: Vickere Murphy

Rep. for Senator Portantino (SD25)

Vickere reported that the legislature just went back to session with a number of members working remotely. Committee chairs are in Sacramento to hear bills. Sen. Portantino is a member of the Economic Recovery Working Group, which is working on a mutual agreement between tenants, landlords, and the state. A proposal would allow tenants not to pay rent during the crisis, and repay it over a 10 year period. In exchange, the landlord would get an equivalent tax break from the state over the same 10-year period. Currently there is about 25% unemployment in LA County, a lot of residents are renters. Many landlords are small mom-and-pop operations.

Senator Portantino is working on a bond measure for parks with Senators Allen and Stern.

Sen. Portantino is providing constituent service support for EDD claims to dozens of people.

Vickere sends out daily updates from CAL Office of Emergency Services (CALOES) along with California Department of Public Health and offered to forward them to us. Charley requested that she send Marian announcements of any town hall meetings.

Following her remarks, Vickere fielded questions about focusing job-growth in environmentally friendly fields, whether high-speed rail was effectively dead due to the economic downturn, how pandemic response has provided opportunities for greater public participation in meetings via videoconference and hopes that this will be retained in a post-pandemic world, and great concern about the large slate of housing bills. Regarding the last topic, Vickere expressed a belief that the California Senate is most heavily focused on COVID-19-related bills.

II. Approval of Minutes

The April 2020 minutes were approved as written.

III. Officers' Reports

A. President's Report — Charley Mims.

Charley made a few comments about the pandemic. Hopefully everyone is following the rules, even maybe a little bit more careful with the current age group. Going into the future, we should be continuing to wear a mask. Not for our protection but protection of the people we're meeting. He hopes in the not too distant future, we can meet either in person or continue the Zoom meetings. We are all learning a lot from this process. It gives us an opportunity to reevaluate how we interact with our neighbors and friends in the society. So thank you all for helping everybody.

B. Treasurer's Report — Don Andres

For the last 9 years we have had at least 40 members. All 44 current members have paid their dues.

The annual holiday party is scheduled to be held at Mulholland Tennis Club, December 10.

IV. Old Business

A. Hollywood Center (AKA Millennium Project)

Robert Young (Oaks Homeowners Assoc.) spoke on the Draft EIR for the Hollywood Center Project. In conjunction with Beachwood

Association, they commissioned a traffic consultant to write a memorandum about the omission of the Franklin/Argyle intersection, one of the main impacted intersections that was omitted. They will also study existing traffic data in that area.

Marian Dodge stated one of the first things addressed in the DEIR is aesthetics. SB743 refers to the public resources code, "aesthetic impacts on residential mixed use residential in a transit priority area, shall not be considered significant impacts on the environment." It doesn't matter how badly it impacts the aesthetics, it's just not considered. The Hillside Federation took a position on the 2013 version of this project. She thinks we should do so again. The city flatly refused to extend the comment period.

Members suggested that the Federation might consider filing a writ of mandate due to the City's failure to extend the comment period due to public libraries being closed and whether we should consider a motion to oppose the project. Charley Mims suggested we get a little deeper into the administrative process before taking a position on the project. John Given mentioned the the DEIR is 12,400 pages with only a 45-day review period. He compared the 157-day extension the of the citywide Sidewalk Repair DEIR. He agreed with Charley it is premature to demand the city deny a project without going through the process. Wendy-Sue Rosen thought it's usually up to the project applicant whether there is an extension. John Given said the city really has the discretion to extend or not. He noted it is a complex project and we will be submitting a comment letter, and asked member organizations to forward their comment letters to him to assist in preparing our letter.

A. Burbank Flight Path – Suellen Wagner

The task force recommended the departure flight path from Burbank be restored to the 2007 conditions, not fly over the Santa Monica Mountains, Studio City, or Sherman Oaks. The task force rejected the proposed procedure departures flight changes that condense the path further over Ventura Boulevard and Valley Vista into Encino, but passed changing the rate of ascent and dispersion.

The community is trying to get the task force interested in runway rotation and going in another direction other than south. Senators Feinstein and Harris and Congressmen Schiff, Sherman, and Lieu all came out and made great public

statements in support of the community group. The FAA is supposed to send reports every 45 days.

Charley Mims recommended Suellen send a list of federal and local officials that were on the task force to Marian Dodge to send a thank notes.

C. Wildlife Pilot Study – Marian Dodge for Ali Simard (CD 5)

The City Council meeting on May 20 (10 am) will allow for public comments on the budget. People can call in to make comments. Funding is being cut for the wildlife corridor ordinance as well as the climate emergency office. On May 21 there will be a special meeting to hear budget reports from the CLA in the CAO. Tentative follow up meetings will be scheduled as needed starting in June.

The city budget is currently in limbo from the impact of the coronavirus and it's a work in progress. Ali thanked us very much for our letter of support for the project. Wendy-Sue Rosen asked if David Ryu could put money toward the pilot program, and asked Charley to send an email to Ryu about it. Charley Mims agreed to talk with Councilmembers Ryu (CD4) and Koretz (CD5)

Jamie Hall mentioned that he spoke with a planner about the City's Open Space element (part of the general plan) and was told Planning decided to put housing first and open space on pause, but all the central ideas from the open space element were being inserted into the Wildlife Corridor Pilot Program. Even though it keeps the same name, it's more like wildlife corridor pilot program with an asterisk. The ideas included would broaden the scope of protected trees within the pilot study area, including Mexican elderberry, Toyon and non-native significant trees. Jamie urged everyone to speak at the council meeting.

Charley Mims said they are going to have open comment on the budget, taking motions from all the council members about the budget. It's important that everyone contact your Councilman and ask them to make a motion to restore the funds for the project.

D. 8144 & 8146 Gould St. Project – Jamie Hall

Jamie presented information on a two-home development project on a tiny, substandard street in Laurel Canyon on Gould Street. A few years ago, part of the house fell onto Laurel Canyon Boulevard, shutting down the street for over a month. Laurel Canyon Association has filed a

CEQA appeal and is asking for Hillside Federation support for the appeal.

The cumulative export for both lots is more than 1000 cubic yards, which ordinarily triggers a discretionary haul route permit (and therefore CEQA review). The hillside regulations state that when you have contiguous lots in common ownership, you have to count the grading from both lots. There is no question it is over 1,000 cubic yards. The City cannot allow deferring improvement of the roadway to at least 20 feet until after the construction of the house. The only way to get around the required ZAD is to improve the frontage of your road, such that you have the 20 foot continuous paved roadway requirement, which must occur *prior* to issuance of building permits. The applicant had a survey done stating the existing roadway is 20 feet wide, when in fact it is 14 feet wide. The City claims they must accept the applicants report as true.

Emma Howard (CD4) is contacting the Bureau of engineering to get it corrected. The senior structural engineer is also looking at whether 750 cubic yards is the right number, as opposed to 1000.

Charley Mims asked if the existing roadways are 14 feet paved or flat. Jamie Hall stated where Gould intersects Laurel Canyon Boulevard it is mostly 20 feet wide. Three parcels before 8144 and 8146 it ceases to be concrete and starts a tiny paved road with wooden guardrails. This portion is less than 20 feet wide.

MOTION: Jamie moved that the Hillside Federation support Laurel Canyon Association's CEQA appeal of the project. The motion passed.

V. New Business (none)

VI. Adjournment

The meeting was adjourned at 8:34 pm.

Next meeting:

June 16, 2020 (via videoconference)

Julie Kremkus, Secretary

MEMBERS IN ATTENDANCE:

| | |
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| Argyle Civic Assn | Stephen Krawchuk |
| | David Gadd |
| Bel-Air Assn | Linda Whitford |
| Bel Air Hills Assn | Robin Greenberg |
| Bel Air Skycrest POA | Mark Stratton |

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|-------------------------|----------------------|
| Benedict Canyon Assn | Nickie Miner |
| Brentwood Hills HOA | Carolyn LoBuglio |
| Brentwood Res Coal | Wendy-Sue Rosen |
| | Donald Keller |
| Cahuenga Pass POA | Krista Michaels |
| | Steven Kates |
| Canyon Back Alliance | John Given |
| | Lois Becker |
| Doheny-Sunset Plaza NA | Ellen Evans |
| Franklin/Hollywood Bl W | Don Andres |
| | Yvonne Hessler |
| Franklin Hills Res Assn | Charley Mims |
| Hollywood Dell Civic | Mary Ledding |
| Kagel Canyon Assn | Kit Paull |
| Laurel Canyon Assn | Jamie Hall |
| | Cathy Wayne |
| LFIA (Los Feliz) | Dennis Chew |
| | Marian Dodge |
| Nichols Canyon NA | Julie Kremkus |
| Oaks Homeowners | Linda Othenin-Girard |
| | Bob Young |
| Outpost Estates | Tom Davila |
| Save Coldwater Can | Suellen Wagner |
| Shadow Hills POA | Cindy Bloom |
| Sherman Oaks HA | Jay Weitzler |
| Studio City Residents | Joann Deutch |
| Upper Nichols Canyon | Stacy Sillins |

GUESTS:

CD4:
 Councilmember David Ryu
 Emma Howard, Director of Planning

SD25:
 Vickere Murphy, Sr. Rep., Sen. Portantino

Introducing Santa Monica's Newest Mountain Lions



(Photo by Jeff Sikich, Natl Park Service)

The Los Angeles Times recently reported on three new mountain lion kittens born to P-54 with likely mate P-63, based on radio collar data. National Park Service biologist Jeff Sikich said the litter included two males (P-82 and P-83) and one female (P-84).

Sikich noted that the lions are trapped due to geography (the Pacific Ocean at the west) and development and freeways on the remaining sides. Public agencies, including the National Park Service are hoping a wildlife crossing planned for the 101 Freeway will increase genetic diversity and safety of animals coming into and out of the western Santa Monica Mountains. The full story is available at: <https://tinyurl.com/y852d96l>.

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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 Argyle Civic Assn. 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 Crests Neighborhood Assn. Dixie Canyon Association Doheny-Sunset Plaza NA Franklin Ave./Hollywood Bl. W. Franklin Hills Residents Assn. Highlands Owners Assn. Hollywood Dell Civic Assn. | Hollywoodland HOA Hollywood Heights Assn. Holmby Hills HOA Kagel Canyon Civic Assn. Lake Hollywood HOA Laurel Canyon Assn. LFIA (Los Feliz) 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 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 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 | | | |