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Mount Washington Association

Mt. Washington Homeowners

Nichols Canyon

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Outpost Estates

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Residents of Beverly Glen

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Shadow Hills Property

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Studio City Residents

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Polly Ward

CHAIRMAN IN MEMORIUM

Brian Moore

PRESIDENT'S MESSAGE

CRA VOTES TO PROHIBIT TEMPORARY SIGN DISPLAYS

We are fortunate in the hills, for the most part, not to have to deal with blight. However, Hollywood residents whose view overlooks the commercial district are now being forced to look at grossly oversized, unattractive, supergraphic sign displays that must be considered nothing less than visual horror to our hills.

Under the guise of promoting theater and performance venues to creatively advertise and identify upcoming premieres, on-going film productions and concert series, and in an effort to encourage large entertainment companies to locate in Hollywood, these "supergraphics" intended to be displayed temporarily are now being used as permanent advertising.

In response, legitimate theaters have generally stopped using Temporary Sign Displays (TSDs) altogether because they are now being used as general advertising for everything. Entire buildings are now being covered to make signage more readable, thus altering the visual and aesthetic character of many buildings for the remaining time of the year.

Continued on page 2

NEXT MEETING

Wednesday, November 7, 2007

Social Hour at 7 PM/Meeting at 7:30 PM

UNIVERSAL CITY NISSAN

3550 Cahuenga Blvd. West

between Lankershim and Universal Bridge off-ramps; park in underground garage; take elevator to "S" Street Level; follow signs to second floor conference room

AGENDA

Introductions: Members/Guests

October Minutes: Approval

President's Report:

1) **Executive Committee Meeting:**

a. **Management of Federation**

b. **Next meeting: Holiday Party, 12/5**

2) **Reduced Parking Ordinance going to PLUM**

Old Business:

1) **SB 1818 Density Bonus Ordinance going to PLUM**

2) **Ron Kosinski: 405 widening project DEIR comment period has expired**

3) **CRA prohibits TSD Temporary Sign Displays**

New Business:

1) **Paul Edelman: Planning Director: Santa Monica Mtns. Conservancy**

2) **Katherine Butts Warwick: Acquisition adjacent Runyon Canyon Park**

Executive Committee Report:

1) **Charley Mims – Wolfgang Puck withdraws liquor license application**

2) **David Garfinkle – Website update**

Adjournment

President's Message
.....continued from Page 1

Property owners and sign companies have legally and illegally trimmed street trees to improve visibility of TSDs. What was intended to promote Hollywood as the center of the entertainment theatre is now a haven for trashing the outside of historic buildings (Hollywood Roosevelt and First National Bank), bringing blight to both Hollywood and the hills that surround it

Provisions governing TSDs are unique in that they are the only type of sign with no limitation on sign area. As a result, vinyl supergraphic displays installed as TSDs have become the largest and most prominent signs in the Hollywood Redevelopment Area and are responsible for some of the most severe adverse aesthetic impacts.

On October 18, 2007, I attended and spoke before the CRA. A Redevelopment Plan was approved that includes specific language in its Goals and Objectives which acknowledges concern for aesthetics, the importance for a pleasing environment and the need for traffic safety. The Plan includes adoption of design guidelines called "**Amended Sign Designs for Development**" (DFD) to mitigate the adverse visual impact, blight and grave damage to the environment of Hollywood as well as its hillsides. There are all kinds of blight that impact our city.....being aware of and responding to them is essential to all Hillside Federation Directors.

JOAN LUCHS
President

**MULHOLLAND SCENIC PARKWAY
DESIGN REVIEW BOARD**

**Meets the first and third Thursday of
the month at 6:30 PM**

**MARVIN BRAUDE CONSTITUENTS
SERVICE CENTER**

**6262 Van Nuys Blvd., Van Nuys, CA
First Floor Conference Room**

Free parking under the building:
Entrance just east of Van Nuys Blvd.
On Sylvan Street

**APPLICATION FOR LIQUOR LICENSE
AT GRIFFITH PARK OBSERVATORY
WITHDRAWN**

A month's long effort led by the Los Feliz Improvement Association and supported by the Greater Griffith Park Neighborhood Council, the Vermont Neighborhood Association, the Angeles Chapter of the Sierra Club, the Hillside Federation and the Griffith Family Trust ended with the withdrawal of that application. The clincher was a letter to the Planning Commissioners from attorney Doug Carstens of Chatten-Brown & Carstens, representing the Vermont Neighborhood Association, in which he pointed out the fact that Wolfgang Puck's application did not meet CEQA and EIR requirements.

The following is quoted from Wolfgang Puck's gracious letter of October 16 stating his reasons for withdrawing the liquor license application.

After thoughtful consideration, Wolfgang Puck Catering and Events is withdrawing its application for a variance to serve alcohol at catered events at the Griffith Park Observatory.

At the September 25, 2007 appeal hearing it became clear to us that many neighborhood residents still opposed the variance. While we believe the variance is proper and that the limited rights granted by the variance would not pose significant impacts in the Griffith Park neighborhood, a protracted fight is not in anyone's best interests.

The Griffith Park Observatory is one of Los Angeles' great treasures, and our focus has been and will continue to be on ensuring that we can provide top-flight catering services at this world-class venue. Wolfgang Puck Catering, the community and the Department of Recreation and Parks each has a stake in sustaining the success of the Observatory as a place for discovery and entertainment.

The appellant and the area's residents are our potential customers, and we have chosen to end this disagreement with them rather than perpetuate the conflict. We plan to work within the existing regulations, the provisions of the concession agreement and the DRAFT guidelines in serving as caterer to the Observatory.

..... Continued on page 4

MISGUIDED REVISIONS TO PARKING REQUIREMENTS

We've all heard the mantra "build it and they will come". Well, the Planning Department is working on another mantra "eliminate parking and people will junk their cars and take the bus". Subdivision 17 of Subsection X of Section 12.24 of the Los Angeles Municipal Code defines the current City Of Los Angeles comprehensive, workable plan for parking requirements for projects with Parking Management Alternatives for a) Reduced On-Site Parking with Transportation Alternatives in which the on-site parking is located within 750 feet of the subject use or for transit riders accessing a Metro rail or bus stations located within 750 feet and b) Reduced On-Site Parking with Remote Off-Site Parking Management Plans.

The Proposed ordinance amends Section 12.24 of the LA Municipal Code to include multiple-family residences as an allowed use for reduced parking through the authority of the Zoning Administrator when parking management alternatives are applied and to further allow Metro transit riders to utilize project parking for access to rail and bus stations within 750 feet of a project. This ordinance will also remove the maximum allowable parking reductions that can be requested under this provision.

The Planning Department has proposed a misguided revision, based on the false premise that public transportation provides a reasonable alternative to automobiles. While a number of transit-oriented multiple-family residential and commercial/industrial projects have recently been proposed, it is essential to keep in mind that public transit must service both the trip origin and the trip destination. The existing public transit network in Los Angeles is simply not capable of fulfilling that requirement and is quite unlikely to be able to do so in the foreseeable future.

The proposed ordinance extends a specific set of requirements for *large Commercial and Industrial uses* to all projects in all zones. It has several other serious flaws and misleading assumptions including:

- Removing the requirement that grants reduced parking for a specific project would not result

in the additional need for on street parking in the immediate area.

- Opening up on-site parking provided by a specific building to any casual user would not significantly reduce the available on-site space reserved for the tenants of that building
- Allowing alternative uses such as providing car pool vehicles and bicycles on-site would reduce parking requirements in a building. Such alternative uses would be impossible to monitor and enforce, even if they were adequate alternatives to personal automotive transport.

The proposed ordinance also ignores the fact, recently reported in Los Angeles Times and LA Weekly articles indicating that residents of current transit oriented projects *own cars, need to park them on-site, and rarely if ever use the public transportation*. The proposed amendment will greatly increase the parking congestion on already overcrowded streets, particularly in older established neighborhoods. As one presenter at the recent PLUM hearing remarked, there are already areas of the city where people park on the sidewalks due to the lack of parking.

The point was made at the PLUM hearing that reducing the parking requirement would reduce the cost of the project and thus increase affordable housing. How many people really think the costs savings would be passed on to tenants or buyers, rather than just adding to the developer's bottom line? If this is a serious concern, the City should include a binding provision that the \$40,000 or \$25,000 cost of providing a parking space (both estimates have been recently cited) be subtracted from the purchase price of any buyers attesting that they do not need one and agreeing to have that provision recorded on their deed.... similarly providing a reduction in rent of \$250-\$300 a month to a tenant who attests likewise. Of course, such provisions would need to be enforced and we all know how unreliably the City enforces its own regulations.

Misguided Parking Revisions Continued from page 3

In order for City Council to approve this ordinance, three required findings must be met:

- 1) That this ordinance is in substantial conformance to the purpose, intent and provisions of the Transportation Element of the City's General Plan, which means that the resulting impacts will be offset by implementing shared parking, peripheral parking and parking-pricing strategies in high-employment areas.
- 2) That the proposed ordinance will encourage multiple-family housing units which will establish incentives for attracting growth and development in districts that may include mixed-use boulevards near transit centers that will reduce the cost of development.
- 3) That the proposed ordinance will have no adverse effect upon the General Plan, Specific Plans or any other plans because the proposed ordinance is consistent with the General Plan and will not cause any substantive changes to be made to existing parking requirements established in the LA Municipal Code..

The bottom line is:

- A) Los Angeles is so spread out that implementation of sharing vehicles and parking is unrealistic and therefore severely impacts quality of life issues and is contrary to the General Plan;
- B) the proposed ordinance will not encourage multiple-family housing or affordable housing because there is a false assumption that none of these people own cars and there will be no place to park. It will also cause disabled folks to move farther away and out of the City due to lack of access and adverse quality of life impacts and;
- C) it will encourage people to park farther away creating a nuisance for those residents by taking parking on adjacent streets' parking and forcing those neighborhoods to apply and receive Restricted Permit Parking.

This ordinance is a bad idea gone awry. It is an unsuccessful attempt to reduce parking requirements in order to reduce development costs and provide more units and more profit for developers... all at the expense of and inconvenience to surrounding communities. It does nothing more than create a nuisance for other neighborhoods. Without having a real Transit Center in place throughout the City that provides sufficient parking infrastructure to mitigate this proposed ordinance, these revisions are nothing more than the 'Cart before the Horse'

Withdrawal of Wolfgang Puck Liquor License at Griffith Park Observatory

..... Continued from page 2

It is reassuring to know that, in this instance, regulations such as CEQA and EIR requirements were in place to protect the community against this intrusion which was in direct opposition to the conditions under which the Griffith family so generously donated its land to the City of Los Angeles.

SPEAKING AT FEDERATION MEETINGS

To clarify a statement made at the October meeting, Vice President Charley Mims provided the following guidelines from Roberts Rules of Order. He added that these guidelines were set up to allow everyone who is a member of the body to have the opportunity to speak while facilitating moving the meeting along.

- 1. An agenda should be agreed upon and followed.
- 2. Other than a member (or invited party) making a report, all discussion should be preceded by a motion, made and seconded by members of the body.
- 3. Except as otherwise allowed by the rules of the body, only members may speak to the motion.
- 4. The chair of the meeting shall call upon each member to speak and allow each member who wants to be heard the opportunity before any member speaks for the second time.
- 5. The chair shall act to move the meeting forward while keeping within the rules adopted for the meeting.

DENSITY BONUS LAW PRETENDS TO PROVIDE AFFORDABLE HOUSING

NOVEMBER 2007

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The Federation of Hillside and Canyon Associations fully supports Supervisor Zev Yaroslavsky's suggested modifications to the Los Angeles City Council's proposed ordinance implementing a density bonus provision mandated by **SB1818**. These suggested modifications are outlined in his September 24, 2007 letter to Mayor Villaraigosa.

The City's proposed ordinance however goes far beyond what is mandated by SB 1818. For example, a new condominium development under SB1818 would give a bonus of only 5% in the number of units permitted by local zoning regulations if 10% of the total units are set aside for moderate income housing. But the City's ordinance proposes a 20% bonus which is four times that offered for compliance with SB1818. While the City is proposing more units to be built, it does not even require that new projects provide the same number of affordable units that existed before being demolished.

As reported in the Los Angeles Times, current case-by-case implementation of SB1818 is likely to lead to ludicrous results under the City's proposed ordinance; for example, the Times reported that an existing 31 unit rent controlled apartment building was demolished to make way for a 59 unit building but required only 5 low income units. The end result: 31 existing affordable housing units were replaced by only 5 affordable units -- a net loss of 26 affordable housing units while yielding the developer a bonus of 16 market level units above the 43 units permitted by-right. Evicting 26 families in affordable housing just does not make sense let alone create good public housing policy.

Under the guise of providing more affordable housing, Los Angeles will lose low income units, and at the same time not require developers to adhere to existing zoning standards such as reduced set backs and parking requirements. The loss of affordable housing will be particularly egregious in older established neighborhoods by demolishing affordable housing buildings and reducing the number of required affordable units built. The City's proposal will also add many more market rate units, create denser projects with less affordable housing than originally existed, and add more traffic congestion.

In addition to allowing higher density projects, the City is proposing height exceptions, increased Floor Area Ratios in multiple family residential zones, and bonus incentives to be applied in high fire hazard and flood zones as well as in Historic Preservation areas.

Among the modifications suggested in Yaroslavsky's letter to the Mayor are the following: 1) elimination of all on-menu height increases within a Specific Plan, 2) prohibition of on-menu incentives in all hillside areas with substandard street, 3) elimination of provisions that guarantee reductions in Zoning regulations for moderate-income senior housing, and 4) prevention of using any land required to be dedicated for street or alley purposes.

While the City's proposed ordinance does restrict the resale price of affordable housing units for 30 years with a recorded deed of trust, the bottom line is the City's current version significantly reduces the number of affordable housing units while pretending this is a benefit to the residents of the City of Los Angeles.

The challenge before the City is to comply with SB1818 and provide **more** badly needed affordable housing instead of displacing many low income families who can not afford and will be unable to find alternative living units in the area. Supervisor Yaroslavsky's proposal provides a plan that recommends reasonable height and density requirements without losing existing affordable housing units. As a result, the Hillside Federation has voted to support his suggestions and urges the City to follow them.

VIEW FEDERATION WEBSITE

At

www.hillsidefederation.org

November Newsletter, News and Update
links are available

If there is something else you'd like to see, or if you want to send an article for the Newsletter, let us hear from you. Call Joan Luchs at (213) 368-6120 with your suggestions

OCTOBER MINUTES

DRAFT MINUTES - HILLSIDE FEDERATION

Hillside Federation General Membership Meeting: October 3, 2007

There being a quorum, the meeting of the Board of Directors was called to order by President Luchs at 7:48 PM. Members and guests were welcomed and introduced.

The **Minutes** of September 5th were approved as moved by Cassandra Barreres and 2nd by Ann Walnum.

PRESIDENTS REPORT

Joan Luchs reported on the letter sent to the Santa Monica Mountains Conservancy regarding the **NBC/Universal project**. She stressed the need not to allow NBC/Universal to remove a portion of their land from the Mulholland Scenic Corridor Specific Plan Ordinance.

Joan spoke to the issue of **Prop 84 funds** being used for the study of the stream restoration project by the Studio City Golf Course. \$20,000 will be taken out of the bond funds to study the area next to the River. Polly Ward gave a brief report regarding the water and aquifer issues in the plan.

President Luchs attended a Central Area Planning Commission (CAPC) hearing on Sept 25 regarding **Los Feliz Improvement LFIA appeal for the Griffith Observatory/ Wolfgang Puck liquor variance**. The City Attorney has determined that an Environmental Assessment is required and will be done but did not specify an EIR. The Federation's position was reiterated that the City should not allow commercial use at the Griffith Observatory, and that there is a calculated effort to circumvent the EIR process which would be required if the project permits more than 200 people in attendance. The Observatory in fact permits many times more than the 200 patron limit which normally triggers the requirement of an EIR. The hearing has been continued to November 13.

A report was given by President Luchs regarding the status of the **Roy Rogers/Ivarene estate project** a 33,500 square foot lot with two houses proposed.

Though the neighborhood/community appealed the request for a lot line adjustment, Patti Negri and Joan Luchs supported the developer's request to create a Flag Lot with one house facing the street and the second house behind it.

LAS LOMAS DEVELOPMENT PROPOSES TO ANNEX TO LA CITY

Council District 12 Chief of Staff Mitchell Englander, made a presentation about the development and annexation of 555 acres from Los Angeles County to the City of Los Angeles. Currently the County will only permit 247 homes but, if the land is annexed to the City, there is a potential of 5,800-10,000 homes being built where 60% of the land has a slope greater than 50%; with grading in excess of 20 million cubic yards and located close to the nation's busiest freeways including the Golden State I-5, the 405, the I-210, the I-118 and the Antelope Valley I-14 freeways.

Santa Clarita opposes this project. The developers want to annex the property because of the lack of water and sewer capacity in the County. The developer has offered to build the sewer system but that would require the city to run it. This development will have a dramatic and negative impact on the San Fernando Valley and the City. The following resolution was moved by Cassandra Barrère, 2nd by Ann Walnum unanimously instructing the Federation's President to write a letter opposing the proposed development and any legislation that would help facilitate or expedite it.

DENSITY BONUS LAW PRETENDS TO PROVIDE AFFORDABLE HOUSING

Ben Saltsman, Planning Deputy to Supervisor Zev Yaroslavsky, spoke to the issue of a new ordinance coming to City Council in the next few weeks. The 'on menu incentives' proposals are a one-size-fits-all ordinance which has less review than the state law allows, doubles the Floor Area Ratio (FAR), adds 35% in height of a structure and reduces all set backs. Three years ago, the State legislature passed **SB1818** which expanded the requirement for local governments to provide density bonuses for housing projects that include a small amount of affordable housing units. Saltsman urged everyone to inform the City Council that this change must not take place.

David Garfinkle moved, Anne Walnum 2nd, to support Yaroslavsky's position regarding modifications that keep faith with **SB1818** while protecting the City's neighborhoods. The Federation supports his opposition to the current draft proposal and the suggested changes in his September 28, 2007 letter to Mayor Villaraigosa., and opposes the current local City draft ordinance passed by Plan Land Use Management (PLUM) this summer that invites developers to decimate current zoning protections under the guise of providing affordable housing. and urges the City Council to support Yaroslavsky's mitigation suggestions.

EXECUTIVE COMMITTEE STATUS

Mel Remba has respectfully resigned as Vice President. He will consider staying on the Board as our Sergeant-at-Arms. Cassandra Barrère moved, Madeline O'Donnell 2nd, to appoint Charley Mims as the Federation's 2nd Vice President. Motion passed.

HOLIDAY CELEBRATION

Lynette Robe has arranged for the Federation Holiday celebration to be held on December 5 at the Mulholland Tennis Club from 6:30 to 10 PM. Cassandra Barrère and Claudia Freedle volunteered to help coordinate the event.

9100 CRESCENT DRIVE

Carol Sidlow requested support for the Zoning Administrator's decision to oppose the developer's appeal of the decision. A motion to oppose the appeal by Cassandra Barrère, 2nd David Garfinkle was passed. Carol requested members to sign her petition in this regard.

CONTACT INFORMATION FOR BOARD OF DIRECTORS

President Luchs request that the HOA's make sure the President/Rep contact information be sent to her in writing (hard copy, email, or fax).

NEWSLETTER DISTRIBUTION

Polly Ward and Patricia Bell Hearst were added to the mailing list and members once again indicated to the Board in what form they wanted to receive the newsletter (hard copy, email or both). Everyone was reminded that the newsletter is also posted on the website at www.hillsidefederation.org. It was noted

that only members will receive inserts of Federation correspondence letters. Member organizations not in attendance at the meeting will have an opportunity to choose their preferred method of distribution.

RULES/POLICY FOR MOTIONS & SPEAKING AT MEETINGS

President Luchs clarified the standing rule that all motions and requests for agendaing need to be made directly and only to her. Discussion arose regarding 'New Business' rules for guests and the fact that any subject may be brought up under new business. The President reiterated that she wants the courtesy of being notified directly.

SOUTHWEST MUSEUM

Friends of SW Museum Coalition thoroughly examined Autry's Griffith Park Draft EIR and sent in almost 1000 pages of comments and exhibits by the October 1st deadline, which was extended by the Department of Recreation and Parks to October 18.

NEW BUSINESS

The Financial Report was given by President Luchs and Treasurer David Garfinkle. The records have been turned over to new Treasurer David Garfinkle. The money which was deducted by the bank from our account in error has been returned along with a \$200 credit and a bouquet of flowers. The business checking account and two CD balances were reported to the Board of Directors.

EXECUTIVE COMMITTEE REPORT

Cassandra Barrère reported on her meeting with Andrew Adelman, General Manager of the Department of Building & Safety (LABDS). He agreed that hillside development is out of control and proposed that all hillside developments on 'substandard streets' require a discretionary hearing; that the City no longer issue permits on 'by right' applications for projects on 'substandard streets' in the hills and that all permits be specifically tied to slope density. She also reported that three council offices are actively working on this idea, Councilman Huizar in particular citing CEQA issues and Councilman Weiss stressing Safety issues. Laurel Canyon Association is requesting a moratorium or **Interim Control Ordinance ICO** on any development specifically on 'substandard streets' until such an ordinance can be written.

Executive Committee Report Continued from page 7

As a result of the proliferation of developments in this area, it has become evident that a **Laurel Canyon Specific Plan** is needed in order to deal with this out-of-scale, uncontrolled, runaway development which is putting the safety of this community at risk as well as undermining the already inadequate hillside infrastructure. The question was raised by Patricia Bell Hearst as to whether the Federation could use funds to hire advocates. Marilyn Stefano suggested Joan speak to Bill Eick for further help.

ADJOURNMENT

Motion to adjourn by Cassandra Barrere, 2nd Claudia Freedle. Meeting adjourned at 10:13 PM

FEDERATION OFFICERS PRESENT:

- President Joan Luchs, Cahuenga Pass Neighborhood
- Treasurer David Garfinkle, Tarzana Property Owners Assoc.
- Executive Secretary Liz Tigar, Tarzana Property Owners Assoc.
- Recording Secretary Cassandra Barrere, Laurel Canyon Assoc.

FEDERATION DIRECTORS PRESENT:

- Barbara Dohrmann BelAir Knolls
- Skip Nevell BelAir Skycrest
- Marilyn Stefano Benedict Canyon
- Patti Negri Hollywood Dell
- Carol Sidlow Lookout Mountain Alliance
- Mel Remba Mt. Olympus POA
- Ann Walnum Mount Washington Assoc.
- Madeline O'Donnell Nichols Canyon
- Robert Levy No. Beverly/Franklin Canyon
- Dan Palmer Residents of Beverly Glen
- Claudia Freedle Studio City

GUESTS:

- Patricia Bell Hearst Chairman Emeritus
- Polly Ward Chairman Emeritus
- Mitchell Englander Office of Councilman Greig Smith
- Ben Saltsman Office of Supervisor Zev Yaroslavsky
- Rick Seireeni Laurel Canyon Association

REMINDERS: ISSUES & MOTIONS

Federation meetings are scheduled to start at 7:30 PM and end by 9:30 PM. In order to end the meeting on time, issues to be brought to the Board require a **complete outline and a background, including what is being requested**, then emailed to <president@hillsidefederation.org> or faxed to (323) 851-9160 at least 72 hours in advance of the meeting along with a direct phone and fax number or phone and email address if available.

MOTIONS to be made at the meeting should be well thought out and printed so that they are clear and concise, with enough copies for all member associations. Each presenter will be given 5 minutes to make a presentation so that meetings can be kept on time. All requests to agendaize an issue **MUST** be approved in writing by the President before the item will be placed on the Agenda.

**FEDERATION VOTES TO SUPPORT COUNCILMAN GREIG
SMITH ON LAS LOMAS DEVELOPMENT PROJECT**

Councilman Greig Smith
Council District 12
City Hall
200 North Spring Street
Los Angeles, CA 90012

October 14, 2007

Re: Las Lomas Development Project

Honorable Councilman Smith:

On October 3, 2007 the Federation of Hillside and Canyon Associations voted to oppose the proposed Las Lomas Development Project. Some of our many concerns about annexing and developing 555 acres in the City of Los Angeles include the grading of 20 million cubic yards in the hillside and no realistic vehicular trip mitigations have been proposed.

The project sits on a fault line and is located next to some of the nation's busiest freeways including the Golden State (I-5) and the Antelope Valley (I-14) freeways. The project will generate significant additional sewage that will have to be treated by the City of Los Angeles' Bureau of Sanitation.

The Local Agency Formation Commission LAFCO has deemed the application incomplete and the development likely to have negative impacts on local traffic and infrastructure. The application submitted to the State also fails to provide proof that there is a direct connection from the Las Lomas property to the City of Los Angeles, something mandatory for annexation under state law.

We oppose any action by the City to review this project. It is not within the City of Los Angeles. It is not contiguous to the City of Los Angeles and any review would deplete our resources in several departments, including Planning, and will impact City services. We respectfully request that you support our position. Thank you for your consideration.

Very truly yours,

JOAN LUCHS

President

The Federation of Hillside and Canyon Associations

Cc: Hillside Federation Board of Directors

Mayor Antonio Villaraigosa

City Council

Mitchell Englander, Chief of Staff, CD 12

Phyllis Winger, Senior Planning Deputy CD 12