



THE FEDERATION

OF HILLSIDE AND CANYON ASSOCIATIONS, INC.

POST OFFICE BOX 1673
HOLLYWOOD HILLS, CA 90078
213-368-6120

OCTOBER 2007

NEWS

PAGE 1

email: president@hillsidefederation.org
website: www.hillsidefederation.org

FOUNDED IN 1952

President

Joan Luchs

CHAIRMAN

Lynette Berg Robe

VICE PRESIDENTS

Mel Remba

Conrad Schoeffter

EXECUTIVE SECRETARY

Liz Tigar

RECORDING SECRETARY

Cassandra Barrère

TREASURER

David Garfinkle

MEMBER ASSOCIATIONS

BelAir Knolls

BelAir Skycrest

Benedict Canyon

Briarcliff Improvement

Cahuenga Pass Neighborhood

Encino Property

Forest Hills

Franklin Hills

Franklin Ave/Hwd.Blvd.West

Glassell Park

Highland Homeowners

Hollywood Deli

Hollywood Heights

Hollywoodland

Holmby Hills

Homeowners of Encino

Laurel Canyon

Lookout Mountain Alliance

Los Feliz Improvement

Mt. Olympus Homeowners

Mount Washington

Mt. Washington Homeowners

Nichols Canyon

No.Beverly Dr./Franklin

Outpost Estates

Pacific Palisades

Residents of Beverly Glen

Roscomare Valley

Shadow Hills Property

Sherman Oaks

Studio City Residents

Tarzana Property

Torreyson-Flynn

Upper Mandeville

Whitley Heights

CHAIRMEN EMERITUS

Jerome C. Daniel

Patricia Bell Hearst

Gordon Murley

Polly Ward

CHAIRMAN IN MEMORIAM

Brian Moore

PRESIDENT'S MESSAGE

PROLIFERATION OF HILLSIDE DEVELOPMENT

As has become 'crystal clear' to all who live in the hills, out of scale single family resident SFR developments have been prolific in the last 10 years and there is good reason for this trend.

The primary motive, of course, is profit and with sale prices of SFR having significantly skyrocketed, escalating foundation costs to build on these steep lots are easily offset by how much money the developer can still make in hillside areas. Up until recent years, thousands of lots that were considered 'unbuildable' because the topography was so steep, preventing a project from 'penciling out' due to foundation costs. These lots remained undeveloped until recent technology developed more cost effective ways to build on steep slopes and hillside properties became scarcer.

As a result, there is no such thing as an 'unbuildable' lot and now all hillside open space CAN technically be developed. Developers are designing homes that look like bunkers, stacking the first, second and third floors one on top of the other because the cost to build that kind of design is significantly cheaper.

An unfortunate result of this trend is degrading to hillside communities and generally incompatible to the Mulholland parkway and open space areas we are trying to preserve for the dwindling wildlife that remains. *continued on page 2...*

NEXT MEETING

Wednesday, October 3, 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

September Minutes: Approval

President's Report:

- A. Executive Committee Status Report- Motion/Vote**
- B. SMMC approves:**
 - 1. Comment letter re: NBC/ Universal Vision Plan**
 - 2. Grant for feasibility study project along the LA River**
- C. Liquor variance hearing at Griffith Observatory-continued until 11/13**

Old Business:

- A. Newsletter Distribution- Hard Copy, E-mail or both**
- B. Request that each member association identify in WRITING contact information for president and Hillside Federation 'rep'**
- C. Southwest Museum update- Ann Walnum & Dan Wright**
- D. Caltrans 405 HOV widening project update**

Executive Committee:

- A. Cassandra Barrère - 'By-Right' projects**

Adjournment:

President's Message

.....continued from Page 1

Every unarticulated box-like design that is built AND SOLD, encourages other developers to design the same out-of-scale, incompatible 'bunker' which cumulatively can destabilize a neighborhood's aesthetic charm and now is causing many City officials to question what is currently permitted as by-right building.

As a result of many litigations and clear attempts to circumvent the spirit of the Hillside Ordinance, a suggestion has been made by some city officials that all new projects on substandard hillside streets require a hearing (beyond the very limited haul-route process) and that current by-right projects not be permitted without having a public hearing to evaluate drainage, emergency access and other safety issue impacts that would require sufficient mitigations specific to that development.

Drainage and emergency access issues are growing increasingly hazardous, requiring this proposal for an additional review process. At the moment these issues which have cumulative impacts in the hills are not adequately being addressed, yet permits are issued without sufficient public input or necessary mitigations that developers should be responsible for.

In addition to design, safety must always be considered a significant issue when homes are built on substandard streets which do not provide sufficient parking, safe access or proper drainage, leaving their neighbors to deal with the problem after the house is built.

As such there is an urgent need to require that all new projects on substandard hillside streets not be allowed by-right approval without a discretionary hearing to evaluate and mitigate the serious design, drainage and emergency access impacts.

AUTRY DRAFT EIR IS A FLAWED PLAN TO ELIMINATE THE SOUTHWEST MUSEUM

The City of Los Angeles has released a Draft EIR for the Autry Museum's request to substantially expand its museum building on taxpayer's land in Griffith Park. The Draft EIR may have the City's name on it, but a reading of the document demonstrates that Autry's EIR consultant and its attorneys at Latham & Watkins have played a substantial role in putting words into the City's mouth about the controversial project. Substantial environmental impacts on traffic in and around the Park, impairment of the historic significance of the Southwest Museum, refusal of the Autry to outline its future plans for the Southwest Museum site, and an improper project description, objectives and alternatives are some of the glaring deficiencies of the Draft EIR.

For communities adjacent to Griffith Park, the project implies that Autry will remain on the Griffith parkland in perpetuity but such an arrangement would be unlawful. The City of Los Angeles Department of Recreation and Parks holds this land in trust for the people and is barred from giving it away. Autry currently holds a 50-year lease of the land, paying merely \$1 per year. Several years ago Autry made a one-time accounting change to book the value of this gift of the people's land to it. The 50-year lease was valued by Autry at over \$11 million. Why is the City Council giving the Autry family these valuable assets for such an ego-driven expansion plan?

Autry's Draft EIR says it will ask for an extension of the lease agreement, but at what point does a long term lease of the land by the Autry, in effect, become a gift of the public's property in fee simple?

..... continued on page 3

Autry – Southwest Museum

.....continued from Page 2

Right now, at the end of the 50-year lease, the Autry is obligated to return the land and building to the City at no cost. This means eventually the City will have a building in which it could properly house a Museum of the City of Los Angeles. However, Autry and Latham & Watkins' attorneys are now twisting arms and making political promises to get City officials to grant a big lease extension and allow the expansion to go forward which they admit will make traffic around Griffith Park worse.

For Northeast Los Angeles, the Autry proposal is an immoral and unlawful breach of promises it made to make "every effort" to rehabilitate and continue to use the spectacular hillside site of the Southwest Museum. Unlike Griffith Park, the Autry now owns this site outright. The communities near the museum strongly support a proposal to sensitively expand the existing museum site, the only museum in the City with its own dedicated rail transit stop.

For the extremely diverse racial communities near the Southwest Museum, the Autry has made no good faith effort to raise funds or do right by its promises made in a Merger Agreement signed with the Southwest Museum Board of Directors in 2003. The Autry, with its suburban sensibilities, does not wish to operate in a majority Latino neighborhood, even though the museum contains significant artifacts of early Hispano culture.

Once the Southwest's Board was extinguished, Autry announced its intent to remove the entire Southwest Museum collection from its stunning historic site, as envisioned and planned by its founder Charles Fletcher Lummis, and "absorb" the Southwest collection into the Autry. Instead of marketing and maintaining the separate identity of the Southwest Museum and the Autry Museum of Western Heritage, the management began marketing only the name "Autry National Center." The expansion of the building in Griffith Park is needed for Autry to carry out this offensive plan.

Many in Los Angeles are now saying: "the Autry came to help the Southwest Museum, and instead helped itself." Councilmember Ed Reyes branded this plan "cultural piracy." He is right. And Reyes will be called upon by Autry to grant various conditional use permits and variances for this plan.

. Our collective voices need to be heard at City Hall in the EIR process and the multiple public hearings on this matter. Please have your organization adopt the Hillside Federation's resolution on this matter of importance to Griffith Park and the historic First Museum of our City.

REMINDER TO ALL MEMBER ASSOCIATIONS

**PLEASE CONFIRM CONTACT
INFORMATION FOR YOUR
ASSOCIATION BY SENDING
NAME, ADDRESS**

TELEPHONE # AND E-MAIL

ADDRESS OF YOUR

PRESIDENT

and

FEDERATION REPRESENTATIVE

Send to <president@hillsidefederation.org>

**RE: 9/24/07 Item #9 SMMC Comment
letter to NBC**

Ms. Liz Cheadle, Chairperson
Santa Monica Mountains Conservancy
570 West Avenue 26th Street
Los Angeles, CA 90065

The SMMC's revised letter is not strong enough in opposing NBC's request to remove the Mulholland Scenic Corridor Specific Plan land from NBC's jurisdiction which the Federation is opposed to.

Universal's land is not only within half a mile of Mulholland, it is visible from the Universal Overlook. Removing this land from the Mulholland Scenic Corridor Specific Plan will prevent any say in the land's use or how it may visually impact Cahuenga Pass residents, open space or impairment to wildlife movement.

In addition, the size of this project will severely impact wildlife accessibility to Griffith Park because of the additional traffic on Mulholland. Pilgrim and Barham Bridges, discouraging wildlife to cross these bridges onto what little open space remains in the Santa Monica Mountains within the Cahuenga Pass area as a result of tumultuous increase in traffic.... lighting up the Mulholland Parkway.

As a result, the Hillside Federation requests that the SMMC write a stronger letter specifically opposing the size of this project because of its impacts to wildlife movement and ask that the proposal be significantly reduced and that the Mulholland Scenic Corridor Specific Plan's land remain within the Plan because of its sensitive and unique location which is essential for wildlife movement as well as the community's entrance to the Valley and visibility to the Cahuenga Pass community and the Mulholland Scenic Corridor Parkway.

With the size of NBC/Universal's property at 390 acres and the proposed project with so many significantly impacting uses, Universal should dedicate a lot more land to open space than what they are proposing.

It is imperative that NBC/Universal take responsibility for mitigating the horrific impacts this project will generate... The SMMC letter is extremely important to our community's well-being. There is not, nor has there ever been any other development of this magnitude in Los Angeles that is so uniquely located adjacent to the Santa Monica Mountains. And what does Cahuenga Pass get for this out-of-scale, noisy and grid-locked traffic versus the scenic view that they get for nothing?

Sincerely ours,

JOAN LUCHS,

President

The Federation of Hillside and Canyon Associations

cc: Hillside Federation Executive Board
Polly Ward, Chairman Emeritus
Jerry Daniel, MRCA
Renee Weitzer, Chief of Staff CD 4
Ben Saltzman, County Planning Deputy
Ginny Kruger, Zev's right arm
Jon Forman, City Planner

**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



Polly Ward receiving a Certificate of Appreciation from Councilwoman Wendy Greuel, Council District 2, presented at the Hillside Federation's September 5, 2007 meeting by Dale Thrush, for her years of dedicated service to the Los Angeles Community



Polly Ward, unanimously voted Chairman Emeritus at the September 5, 2007 Hillside Federation meeting, receiving from President Joan Luchs a commendations for her many years of service to the Federation of Hillside and Canyon Associations



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Upper Mandeville

Whitley Heights

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Patricia Bell Hearst

Gordon Murley

Polly Ward

CHAIRMAN IN MEMORIAM

Brian Moore

Hillside Federation response to 405 HOV Project

September 19, 2007

Mr. Ron Kosinski

Deputy District Director

Caltrans District 7

Division of Environmental Planning

100 S. Main Street MS-16A

Los Angeles, CA 90012-3606

Mr. Doug Failing

District Director

Caltrans District 7

100 South Main Street

Los Angeles, Ca 90012

Dear Mr. Kosinski and Doug Failing:

Since 1952, the Federation of Hillside And Canyon Associations has been dedicated to protecting the quality of life of the residents of the Santa Monica Mountains and other hillside areas in Los Angeles and its environs. Many of our member associations, representing thousands of residents, are directly impacted by the 405/ Sepulveda Pass widening project.

The members of the Federation of Hillside and Canyon Associations that attended our last board meeting on 9/5/07 voted unanimously not to support any of the current alternatives proposed by Caltrans' DEIR. We request that Caltrans prepare a new DEIR with a new alternative that identifies all of the impacts and proposes mitigations to the many unanswered concerns. As required, this new DEIR should then be circulated, affording stakeholders the mandatory comment period.

The concerns of the affected residents and homeowners associations as well as the cultural and educational institutions at the Getty and Skirball are and have been communicated to you at hearings and meetings as well as in writing. They in part include the taking of homes, the moving of sound walls, new traffic congestion, construction impacts, maintaining emergency services, geology and other issues.

We look forward to your cooperation and your willingness to work together with our association....

Sincerely yours,

Joan Luchs

President

FEDERATION'S WEBSITE IS UP AND RUNNING

The Federation's website is
www.hillsidefederation.org

This month's 'Newsletter' and 'News and Update' links are available on our website

Please take a look. If there's something else you'd like to see, or if you want to send in an article to the Newsletter, we'd like to hear from you. Call Joan Luchs at (213) 368-6120 to give us your suggestions.

DEVELOPER LOSES RIGHT TO BUILD THREE HOUSES

A GREAT VICTORY FOR COMMUNITY

Per Decision dated September 7, 2007, Case No. AA-2006-2459-PMLA, the Laurel Canyon Community won in its opposition to a planned three home subdivision at 9100 Crescent Drive.

The Hillside Federation met with Laurel Canyon Association Board members, residents and the developer prior to deciding that the proposed development was incompatible for the community. Their opposition was supported by several adjoining neighborhoods and based on a long standing view that oversized, increased density is inappropriate for properties served by substandard streets.

In this case, legal access to the site is via Wonderland Avenue which is substandard throughout its length, particularly the upper 100 yard stretch which is nothing more than private property. As a result, public access can be cut

off at any time. The Laurel Canyon Association has raised these concerns to the City for many years, but without much success. Something different happened this time!

In his findings, the Hearing Officer stated that the Hollywood Community Plan which governs development in the Laurel Canyon area imposes minimum limitations regarding slope density. Its purpose is to guard against visual blight and ecological erosion of the naturally occurring extreme grades over 15%. It should be noted that this site has an average natural slope in excess of 75%! As proposed, this project will not support the construction of three dwelling units without being in violation of the slope density limitations of the Code and the Community Plan, and therefore is not suitable for the proposed density of this property.

While this decision is subject to possible appeal, the developer has been cooperative, and an appeal is not anticipated.

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 allowed 5 minutes to make a presentation so that meetings can be kept on time. All requests to agendize an issue **MUST** be approved in writing by the President before the item will be placed on the Agenda.

DRAFT MINUTES: HILLSIDE FEDERATION**September 5, 2007**

The meeting of the Board of Directors of the Federation of Hillside and Canyon Associations was called to order by President Joan Luchs at 7:45 PM in the conference room of Universal City Nissan, 3550 Cahuenga Blvd., West, Universal City, California. Members and guests were welcomed.

The July Minutes were corrected and approved. Niles Chapman presented additional comments regarding the 405 Proposal.

PRESIDENT'S REPORT:

The President gave a Financial Report and advised the members of the non profit status. The application has been received by the IRS and is being reviewed.

The President announced that Conrad Schoeffter was appointed co-chair with President Luchs on the Caltrans 405 HOV widening project and that Mel Remba was co-chair of the Hillside Mansionization Ordinance.

CHAIRMAN EMERITUS AWARD:**POLLY WARD**

President Luchs entertained a motion by Carol Sidlow, 2nd Mel Remba to honor Polly Ward as Chairman Emeritus for her decades of service to the Hillside, the community and the Federation. The motion was unanimously approved. Steve Twining demanded a similar award. The Executive Board will discuss the demand.

A City of Los Angeles Certificate was presented to Polly by Dale Thrush from Councilwoman Wendy Greuel's office. President Luchs presented a second award from the Federation. Polly expressed her gratitude and shared with the Board how satisfying the work has been.

MANSIONIZATION ORDINANCE:

Dale Thrush reported that the Baseline Mansionization Ordinance has been sent to PLUM and is now in the City Attorney's office. Mel Remba reported, per Erik Lopez that no Hillside Mansionization Ordinance meeting is scheduled, but PLUM, B&S and the City Attorney will review the proposed ordinance this month. The Board discussed how this ordinance applies to the flat areas in the Hills and then will proceed to Plum and City Council. The Planning Dept. is in the preliminary stages of reviewing the Hillside Mansionization Ordinance. Additionally, clarification was made by President Luchs that the Federation voted against the 30% 'Bonus' but voted to support the addition of the first 400 square feet of garage being included in the 'Base' Living space calculation.

EXECUTIVE BOARD REPORT:

Vice-President Conrad Schoeffler co- chair the '405' committee, attended the August Cal Trans meeting and reported that the comment period has been extended to October 1st.

MRCA---NEW STOP SIGN PROGRAM:

Walt Young, head ranger, gave a power-point presentation on the new automated stop sign program in Franklin Canyon installed in an attempt to alter behavior by drivers on roads shared by hikers to remind them to come to a full stop at all stop signs. According to Walt, the park rangers spend too much time writing tickets to drivers ignoring stop signs; a civil remedy that will make parks unattractive to commuters. Walt also spoke about the Mulholland Patrols and the special red flag patrol. He suggested keeping overlooks open so there is no parking on the side of the road.

OLD BUSINESS:

Group discussed preferences between hard copy vs electronic copies of the Federation Newsletter. Members expressed their preferences to the Recording Secretary.

SEPTEMBER MINUTES

OCTOBER 2007

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CALTRANS 405 PROJECT:

Beth Williams (SOHA), Dave Hellman (SAVE BRENTWOOD GLEN) presented their problems with proposed alternatives 1) do nothing, 2) add an HOV lane, and 3) add a car pool lane and an additional south bound lane. Members expressed various positions and concerns. Julie Jaskol from the Getty Trust added that health and safety issues were paramount and that the hillside could be destabilized with calamitous impacts. After much discussion, Mel Remba, 2nd Carol Sidlow, moved that the Hillside Federation adopt no support for any of the current alternate proposals but rather write a letter supporting a new DEIR addressing different concerns that require mitigations not addressed in the original DEIR. Passed unanimously. The evening's speakers will be copied on the letter. Comment period ends Oct. 1.

LIQUOR VARIANCE FOR GRIFFITH PARK OBSERVATORY:

Charley Mims reported on the status of the Wolfgang Puck appeal of the Associate Zoning Administrator's (AZA) decision scheduled for October 25. He requested support of the appeal to put reasonable restrictions on events and will get info to Joan for the Website.

NEW BUSINESS:

Patti Negri (Hollywood Dell) and Mark Handel (developer) spoke regarding his development of the Roy Rogers Estate property located in Hollywood Dell. The community's concerns centered around the destruction of ravines and trees as well as real and potential drainage problems created by this two-house project. Mr. Handel informed all that he had made no discretionary requests and his project was a 'by right' project. Both commended President Luchs for bringing the two parties together in a constructive dialogue and agreed that she was a formidable mediator. The results of the dialogue are as follows: Mr. Handel

will put in writing his willingness to mitigate any drainage problems which occur before and after the project is complete. He will pay \$2,000 toward a geologist of their choosing; and finally he will continue to work with the community as a courtesy vis a vis showing plans, staying in compliance, and being sensitive to construction impacts and removal of trees as well as their responding and mitigating drainage issues during and after construction as well as their feelings about the 'dell'.

SOUTHWEST MUSEUM:

Anne Walnum and Dan Wright reported that the DEIR has been released to double the size of the Autry Museum building and to move the Southwest Museum collection from its current location to the Autry premises. The community feels that the South Western Museum should stay as the primary exhibition site because this is its identity. The proposal to convert the building to a cultural and education site does not oblige them to do so.

Comments need to be made by the end of October to the Department of Recreation and Parks. Dan Wright moved, 2nd Charley Mims asking the Federations HOA's to take a position in support of the 'Friends of the South West Museum'. A video tape is available for interested members.

CRIME HOUSE:

It took 1.5 years but Hollywood Heights finally stopped a crime house which had degraded a peaceful neighborhood with drugs, stabbings and rapes by going through Civil abatement codes, and working with the City Attorney and the bank (property was sold in a week) and the police.

Motion to Adjourn 1st Robert Levy, 2nd Charley Mims. Meeting adjourned at 10:25

Respectfully submitted,
Cassandra Barrère, Recording Secretary

SEPTEMBER MINUTES

FEDERATION OFFICERS PRESENT:

President	Joan Luchs, Cahuenga Pass Neighborhood
Vice-President	Mel Remba, Mt Olympus
Vice-President	Conrad Schoeffter, Hollywood Heights
Executive Secretary	Liz Tigar, Tarzana Prop. Owners Assoc
Recording Secretary	Cassandra Barrère, Laurel Canyon Assoc.

FEDERATION DIRECTORS PRESENT:

Franklin Hills Residents	Charlie Mims
Forest Hills	Marilyn Stone
Glassell Park Improve.	Laura Gutierrez
Hollywood Dell	Patti Negri
Lookout Mtn. Alliance	Carol Sidlow
Los Feliz Improvement	Marian Dodge
Res. of Beverly Glen	Dan Palmer
Nichols Canyon	Madeline O'Donnell
N. Bev. Drive/Fran Cyn.	Robert Levy
Sherman Oaks Home.	Niles Chapman
Mount Washington	Anne Walnum
Mt. Washington Alliance	Daniel Wright
Roscomare	Robin Greenberg
Studio City	Claudia Freedle

GUESTS:

Glassel Park Improvement	Alisa Smith
Hollywood Dell	Laurel Becklund
	J. Herman
HollywoodHills WNC	Wayne Johansson
Roscomare	Steve Twining
La Tuna Canyon	Frank Buchanon
MRCA	Jerry Daniel
	Walt Young
Studio City	Polly Ward
Brentwood Glen Assoc	David Heldman
	Jason Kagan
Sherman Oaks West	Beth Green