



Post Office Box 1673
Hollywood Hills, CA 90078
213-368-6120

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

FOUNDED IN 1952

PRESIDENT

Joan Luchs
Chairman

Lynette Berg Robe

VICE PRESIDENTS

Mel Remba

Conrad Schoeffter

RECORDING SECRETARY

Cassandra Barrère

EXECUTIVE SECRETARY

Liz Tigar

TREASURER

David Garfinkle

MEMBER ASSOCIATIONS

BelAir Knolls

BelAir Skycrest

Benedict Canyon

Briarcliff

Cahuenga Pass Neighborhood

Encino Property

Forest Hills

Franklin Hills

Franklin Ave/HollyBlvd West

Glassell Park

Highland Homeowners

Hollywood Dell

Hollywood Heights

Hollywoodland

Holmby Hills

Homeowners of Encino

Kagel Canyon

La Tuna Canyon

Laurel Canyon

Lookout Mountain Alliance

Los Feliz Improvement

Montecito Heights

Mt. Olympus

Mount Washington

Nichols Canyon

No. Beverly Dr/Franklin

Outpost

Pacific Palisades

Residents of Beverly Glen

Roscomare Valley

Shadow Hills Property

Sherman Oaks

Studio City

Torreyson-Flynn

Tarzana

Upper Mandeville

Whitely Heights

CHAIRMEN EMERITUS

Jerome C. Daniel

Patricia Bell Hearst

Gordon Murley

CHAIRMAN IN MEMORIUM

Brian Moore

PRESIDENT'S MESSAGE

SUCCESSFUL MEETING WITH GAIL GOLDBERG

Bill Eick (President of Shadow Hills Homeowners Association) and I met with Gail Goldberg, Director of Planning along with two of her City Planners, Erick Lopez and Jon Foreman to discuss the Mansionization Ordinance and the MTA and NBC/ Universal City projects. Ms. Goldberg has been the Director of Planning for only 14 months and has already successfully brought the departments backlog of 1000 cases current.

In addition Ms. Goldberg is in the process of bringing all Community Plans current and is in the final stages of updating the Hollywood Community Plan. Ms. Goldberg invited us into her personal office and extended our appointment time to well over an hour. .. Specific to the issues, she largely relies on her deputies to provide the details but is very open to suggestions and is willing to investigate when an issue is justified.

Both projects discussed relate in large part to the hills although the hillside part of the Mansionization Ordinance will not commence until the Flat Lots section of the Ordinance has passed through PLUM and City Council.

Our impression from our meeting is that Ms. Goldberg genuinely seems concerned about impacts to the hillside community and is a open-minded and fair person who will require that impacts be fully identified and mitigated.

..... continued on Page 2

ALERT NEW MEETING LOCATION AND DATE UNIVERSAL CITY NISSAN

3550 Cahuenga Blvd. West
between Lankershim & Universal Bridge
off-ramps; park in garage; take elevator
to "S" Street Level; follow signs

NEXT MEETING
WEDNESDAY, JULY 11, 2007
STARTS at 7:30 PM
CALIFORNIA CANTEEN catering at 7 P.M.

AGENDA

Introductions: Members/Guests

June Minutes approval:

President's Report:

1. Appointments - Outreach
2. MTA and NBC/Universal Scoping meeting

Guest Speakers:

3. Andy Ulloa, CEO-Yamashiro & Magic/Castle
4. Wayne Williams, SOH0-405/Sepulveda Project

Executive Committee Reports:

5. Ex-officio appointment as Parliamentarian and Alternate
6. Appointment of Sergeant-at-arms

Old Business:

7. Recommendation to adopt Standing Rule-Motion/Vote
A. Recommendation to adopt Issues/ Motion procedure:

2. Newsletter distributions: mail (hard copy), email, both or website
3. Rec/Park hearing on guidelines for alcohol use at Griffith Observatory

New Business:

1. Huizar's Forum on Cumulative Impacts of development in hills
2. Mansionization Ordinance- City Planning Commission approves Motion/Vote
3. Request that each member association identify their current President and their representative to the Hillside Federation in writing

Adjournment

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REMINDERS: ISSUES & MOTIONS

Federation meetings are scheduled to start at 7:30 PM, and end by 9:30 PM. Issues brought to the Board require a COMPLETE OUTLINE AND BACKGROUND INCLUDING WHAT IS BEING REQUESTED (in order to end the meeting on time); 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 speaker will be allowed 5 minutes to make their 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 put on the Agenda.

The main issue that we all agreed on is that our infrastructure is very old and inadequate and that traffic congestion is the main culprit. Ms. Goldberg also agreed and has requested to have the Department of Transportation DOT under the jurisdiction of the Planning Department for Long Range Traffic and Planning issues and found that most major cities operated that way when it comes to major developments such as the 11 million square foot MTA and NBC/Universal City projects.

At the end of our meeting we extended an invitation for her to attend our Christmas Dinner event and as expected suggested that we contact her personnel secretary to

work out the details .. Bill and I felt that the meeting was very successful and that her willingness to be accessible and open minded is a very good sign ...

Joan Luchs
President

FEDERATION'S NEW WEBSITE IS UP AND RUNNING

The Federation's new 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.

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APPROVED MANSIONIZATION ORDINANCE BY CITY PLANNING COMMISSION IS A MISCONCEPTION

The Mansionization Ordinance includes 330,000 lots with over 230,000 of these lots being R1 and 77% of that number are 5,000 square feet or less. Yes there are other "R" zones in this ordinance including RS, RA, RE 9, RE 11, RE 15 and R40 that benefit but the bulk of it concerns R1 lots 5,000 sq. ft. and under.

The following was recommended at the June 14th City Planning Commission hearing for a 5,000 square foot R1 lot:

2,500 sq. ft. or 50% BASE of the lot size
500 sq. ft. or 20% BONUS of living space if 2/3rd floors articulated
400 sq. ft. garage NOT INCLUDED IN THEIR CALCULATIONS

3,400 Total Square footage of house
----- = 68% house to lot ratio
5,000 Square Foot of Lot

Then at the eleventh hour on June 28, 2007 before the City Planning Commission, unbeknownst to the public and NOT INCLUDED in the 6/28/07 'Recommended Planning Department's Report', Staff presented another revision to the City Planning Commission which was immediately approved without much discussion giving a 30% Bonus for R1 lots under 5,000 square feet instead of the 20% Bonus that had repeatedly been promoted by the City Planning Commission and frequently recommended by the Planning Department Staff. This new formula works out as follows on a 4,999 square foot R1 lot:

2,500 Square feet or 50% Base of the lot size
750 Square feet or 30% Bonus if 2/3rd floors are articulated
400 Sq. Ft. garage NOT INCLUDED IN THE CALCULATION

3,650 Total square footage of house
_____ = 73% house to lot ratio
5,000 Square Foot Lot

The previous 20% Bonus formula already permits a house too big for a 5,000 sq. ft. lot, creating a house to lot ratio of 68%. Without any notice to the public, the City Planning Commission proposed an even larger 30% Bonus which allows a 73% house to lot ratio which is smaller than what is currently permissible

but is unlikely to be built and incompatible to both the lot itself and the neighborhood it surrounds.

While a 7,020 sq. ft. house could conceivably be built on a R1 5,000 sq. ft. lot, construction of a SFR house this size is impractical. Increased side yard setbacks depending on the height along with only 2 required parking spaces no matter what the size, are the major components that influence R1 zoned lots.

After hearing the Planning Department's revision which increased the Bonus from 20% to 30% I submitted a second speaker card disapproving the Mansionization Ordinance realizing that the public was duped at the last minute ...

One additional example that will highlight my point is how a 2,500 square feet lot plays out with a 30% bonus. On a 2,500 square foot lot:

1,250 square feet is the BASE which is 50% of the lot
375 sq. ft. or 30% BONUS of the living space if articulated
400 sq. ft. garage which the City Planning Commission does
----- not include in their calculations
2,025 Total Square Feet for R1 zoned lot
----- = 81% House to Lot ratio
2,500 Square Foot Lot

If approved this Flat Lot Mansionization Ordinance may potentially impact over 77% of all the R1 lots involved and in the end will not provide the protections that the public thought they were getting. We were misled into believing that compatible limitations would be placed on R1 zoned lots only to find out that the Planning Commission knew for some time but at the last minute finally disclosed and approved even larger SFR which potentially will permit oversized, out of scale and massive homes on small lots.

I ask the Hillside Federation to join me in opposing this Flat Lot Mansionization Ordinance as it does not assure compatible development on 77% of R1 lots which could adversely be impacted, is contrary to what motivated the Ordinance and presents a misconception to the public.

JOAN LUCHS
President
The Federation of Hillside and Canyon Associations

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HUIZAR'S WORKSHOP ON CUMULATIVE IMPACTS IN HILLSIDES

On June 25th, Councilman Jose Huizar had a well attended public forum in Glassell Park to discuss how to address community concerns relating to cumulative impacts of hillside piecemeal development.

The sizable audience included several Hillside Federation past and present members including Conrad Schoeffter, Mel Remba, Cassandra Barrère, Carol Sidlow, Pat Hearst and Steve Twining. Councilman Huizar set up a panel of city officials including himself (Councilman 14th District), Hadar Plafkin (head of the Environmental Review Section), Bob Steinbach (head of new construction for LADBS) and Ken Gil also from Building & Safety.

Prompted by the moderator, they shed light on different aspects of Huizar's motion that was scheduled to go before PLUM the next day. Huizar is a member of PLUM. Their aim is to curtail piecemeal development in the hills which creates numerous cumulative and severe impacts to quality of life for all hillside communities.

The presentation began with an explanation of when CEQA is triggered and when not. The panel outlined several recent policy changes, some not yet implemented..... including:

1. LADBS no longer allows categorical exemptions for CEQA projects that request discretionary actions.
2. All applications within a Specific Plan area will be processed through the same person. This person can thereby spot multiple applications within close proximity of each other (e.g. by the same developer).

3. Soil and geological reports must be approved up front before any application will be accepted.
4. To avoid blocking traffic, smaller size hauling trucks in the hillsides are now required. However, the threshold for a LADBS haul route hearing remains at 1,000 cubic yards.
5. .No hauling near schools is permitted early morning and late afternoon when school starts and is let out, severely inconveniencing the affected area. In some cases the number of truck trips will be limited to 3 or 4 per hour and an additional flag person will be required ..

NEW MEETING DATE AND LOCATION

UNIVERSAL CITY NISSAN
3550 Cahuenga Blvd. West
between Lankershim and Universal Center Dr.
off ramps, take Cahuenga Blvd. West
to auto dealership entrance, go down
ramp under garage, take elevator to 'S' level,
follow signs through showroom up
stairs to second floor conference

NEXT MEETING
WEDNESDAY, JULY 11, 2007
STARTS at 7:30 PM
'California Canteen' catering
at 7PM.... so come early

All Hillside Federation affiliated representatives and
Past officers of the Federation are welcome

6. Developers must store all dirt and construction materials on site due to limited space on hillside streets.
7. There is no street parking on Red Flag days, period.
8. Environmental issues will be looked at individually, recognizing that each project has different elements that together create cumulative impacts in anyone's area; i.e. 15 young oak trees are easily replaced two to one if the diameter of the tree is 4 inches or more BUT a single, century-old oak tree is not.
9. All active Haul Routes will be posted on the website.
10. Building inspectors are soon expected to be given handheld computers providing immediate online information within an hour of an inspection BUT we were not told when they will become available.

A brief overview regarding access to information is available through City websites: www.ladbs.org; www.lacity.org; and zimas.lacity.org/search. On the web, the information is accessible by address, by Thomas map grid and by APN Assessor's Parcel Number. People who are not computer-savvy can call 311 and reach the appropriate department.

All Entitlement Applications are posted on bi-weekly Neighborhood Councils Early Notification lists but will now become available to anyone who wishes to subscribe. The only holdup is that it is technically difficult to install and is not yet available to the general public.

Public comment was focused on what else should be done beyond Huizar's motion and there were calls for stricter enforcement of the rules and attention to wild life corridors. Due to the hour, there was no time for questions and answers by the public.

CONRAD SCHOEFFTER
Vice-President

RECOMMENDATION FROM EXECUTIVE COMMITTEE

TO ADOPT A STANDING RULE POLICY REGARDING:

ISSUES AND MOTIONS

Anyone wishing to place an item on the agenda for either informational purposes or for Board action shall fax (323 851-9160) or email (president@hillsidefederation.org) to the President notice, outline and background information including what is being requested at least 72 hours in advance of the HF Board of Director's meeting including the following contact information: petitioners direct phone number, email address and fax number if available.

The President will compose/prepare the agenda prior to the deadline for publishing the monthly newsletter. The issue or motion should be within the mission or purview of the Federation. The President may consult with members of the Executive Committee to determine the relevance and timeliness of the issue and shall endeavor to place it on the next available agenda of the Board.

If a motion is to be made, the proponent shall bring sufficient written copies of the motion for distribution to all Board members who may be at the meeting. Sponsors of the subject will be given five minutes to present their issue and need to invite speakers, time permitting, or present both sides of the issue.

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Non-Board members will be given two minutes for comments at the discretion of the President.

If the motion is adopted, the extent of the Federation's support will usually be a letter to the governmental agencies involved, speaking on behalf of the Federation on the issue at Public Hearings as well as concerned City Council District offices.

The Federation has no means of financial support for issues or petitions, regardless of their merit. Solicitation of financial support from specific members of the Federation or individuals may be permitted under rules established by the President.

Charley Mims
Franklin Hills Residents

LIQUOR VARIANCE FOR GRIFFITH OBSERVATORY

On Wednesday, June 20 the Los Feliz Improvement Association attended the Board of Recreation and Parks Commissioners meeting. An amendment to the schedule of Rates and Fees for special events held at the Griffith Observatory was on the agenda. Included in the Rates and Fees was a set of proposed guidelines to govern special events including the service of alcohol.

The commissioners listened to comments from ten neighborhood representatives including LFIA and the Greater Griffith Park Neighborhood Council. President Marian Dodge spoke to Griffith J. Griffith's donation of the park and the Observatory for "the use of the

plain people." Zoning chair, Juliet Kiperman, cautioned that each time a special event took place, all or part of the Observatory would be closed to the general public. LFIA supports guidelines for special events at the Observatory, but advised the Commissioners that the guidelines before them for approval had only been made public at 4:30 pm the day before the hearing and thus had neither been seen nor accepted by the public.

The approved guidelines include: No more than 26 significant events per year where alcohol is served (no more than 3 in one month); Maximum of 1,800 participants; Load-in and load-out prohibited between 10:30 pm and 6:00 am; Liquor service must end at 10:00 pm; however that restriction may be waived at the discretion of the General Manager.

After a brief period of discussion, the Commissioners voted unanimously to authorize Rec. and Park's amended Rates and Fees and their proposed guidelines. One Commissioner gave her support with the provision that the Rates and Fees be subject to a review in six to twelve months.

Marian Dodge
Los Feliz Improvement Association

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



MINUTES

JULY 2007

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DRAFT MINUTES

June 6, 2007

BOARD OF DIRECTORS MEETING OF THE FEDERATION OF HILLSIDE AND CANYON ASSOCIATIONS, INC.

The Board of Directors of the Federation of Hillside and Canyon Associations met on June 6, 2007 at the Mulholland Tennis Club located at 2555 Crestview Drive at Skyline Drive following a buffet meal.

INTRODUCTIONS:

President Joan Luchs called the meeting to order at 7:45 PM. She welcomed and introduced LAFD guests Captain Kwai and Staff Assistant Johnson, Marion Dodge, Skip Newell, Charley Mims, Mr and Mrs Niles Chapman, Dan Palmer, Ann Walnum, Robert Levy, Marilyn Stefano and Carol Sidlow.

The President reported that the newsletter had been posted on the Web site and offered extra copies of the newsletters to guests.

The Recording Secretary reported to the directors that corrections to the April Minutes requested regarding Marilyn Stefano's resignation at the April Meeting. were indeed amended and approved minutes reflect the change. (CHANGE: "Marilyn Stefano' resigned from the Executive Board".) Niles Chapman moved to approve the Minutes of the May meeting as amended, 2nd Mel Remba approved.

PRESIDENT'S REPORT:

Joan suggested that the July 4th meeting be rescheduled to July 11 due to the Holiday and in an effort to maintain a Wednesday meeting schedule. A discussion ensued regarding the eligibility to vote by Marilyn Stefano per board members of the Benedict Canyon Association. The matter has subsequently been resolved and Marilyn remains as the official representative to the Federation.

President Luchs announced the Public Forum being held by 14th District Councilman Huizar. Notices were passed out. It was agreed that thresholds need to be set regarding MND's, EIR's, Haul Routes, entitlements, and a specialized Environmental Unit. Carol Sidlow advised the group that Huizar's Cumulative Impact meeting was rescheduled to June 25th.

EXECUTIVE BOARD REPORT:

Vice-President Mel Remba announced that Niles Chapman as well as Bill Eick had resigned from the Executive Board due to personal reasons. Three nominees were presented for the Directors to consider. Executive Secretary Liz Tigar, Treasurer David Garfinkle, and Chairperson Lynette Robe. Liz and David

accepted their nominations, and a letter accepting the nomination from Lynette Robe was read into the record. There was a motion to place these names in nomination 1 st Cassandra Barrère, 2nd Bob Levy. The call went out for further nominations and hearing none a motion was made to nominate Liz Tigar as Executive Secretary, 1 st Mel Remba, 2nd Bob Levy; a motion to nominate David Garfinkle as Treasurer, 1 st Charley Mims, 2nd Bob Levy and a motion to nominate Lynette Robe as Chairperson, 1 st Cassandra Barrère, 2nd Mel Remba. All motions passed on a White Ballot.

President Luchs reported on the funding that was restored for the CERT training. It is a wonderful opportunity and a needed program for our Communities.

LAFD CAPTAIN KWAI INTRODUCED

Guest Speaker LAFD Captain Chris Kwai responded to Presidents Luchs questions regarding the loss of funding to help commanders obtain crucial GIS aerial mapping that will provide "situational awareness" during a fire. Captain Kwai supports the motion going to City Council to retain the funding. The Captain reiterated his concern regarding the fuel in the Santa Monica's as this is the driest season on record. He was very grateful to the proactive hillside communities for their tremendous efforts in brush clearance and providing defensible space.

When questioned Captain Kwai spoke of the need to contract aerial fire fighting planes earlier in the season's current contract which doesn't start until July, and LAFD's request for money from the City Council to contract 2,000 gallon water droppers from Canada. There was a short discussion regarding the pros and cons of the DC10 Supertankers as well as the efficiency of the Heavy Lift helicopters. Marion Dodge shared her experiences during the Griffith Park fire, adding that the Park must clear its brush by June 1st but residents must clear their properties by May 1st. She also shared a most practical rule of thumb which few of us remember when we are evacuating and that is to get our cars out of the garage before the electricity goes out!

SLOPE DENSITY ORDINANCE

Mel Reported that the Slope Density Ordinance was approved May 22 thru PLUM and is currently in the City Attorney's office waiting to go to City Council. This positive change was drafted by Bill Eick and now will limit the number of projects as a result of having only one formula to determine density.

MAXIMIZING FEDERATION ASSETS

Requested by Philip Feldman the group held a lively discussion regarding which issues/motions should be put on the agenda. Though, Feldman, nor anyone from his HOA, were in attendance, the Board discussed many aspects of the issue. There was talk of limiting the Board to specific hillside issues. There was also talk of limiting the Board to specific hillside issues, concerns regarding the diluting of Hillside Federation resources, referrals to the boundaries in the mission statement, the difference between



JULY 2007

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taking a position and someone sharing information if the agenda time permits, freedom of speech issues, learning from these other successful planning and land use activists. It was also mentioned that any policy stood unless agreed to be overruled by the voting majority of the board members. The group deliberated on the motion but did not feel a formal standing rule needed to be adopted. Dan Palmer moved to table this motion until July meeting, seconded by Charley Mims, motion adopted.

EXECUTIVE COMMITTEE REPORTS:

1. Charley Mims moved, 2nd Cassandra Berrera that a standing rule be adopted regarding outgoing officers responsibilities that all records, documents and archives will be delivered within 40 days of an election. Motion adopted.

2. Mel Remba recommended that the Board of Directors adopt a Standing Rule Policy regarding the process for issues and motions to be agendized. After much discussion a motion was made by Charley Mims to table the Standing Rule Policy motion and reagendize the issue/motion at the HF July's meeting.

RECORDING SECRETARY REPORTS

Cassandra Barrère moved the meeting time be changed to 7:30 pm, seconded by David Garfinkle. Motion adopted.

Cassandra Barrère lead a discussion to move the meeting venue to Universal City Nissan between Barham and Cahuenga and close to a freeway off ramp. Charlie Mims moved to stay at MTC 2nd Bob Levy - Defeated with 1 vote for. Motion by David Garfinkle to move the meeting place to the Caheunga Pass area (Universal City Nissan), seconded by Conrad Schoeffter, Motion adopted.

Motion by Mel Remba, 2nd Charley Mims to limit the number of board meeting to 10 per year, leaving August dark and having a 'holiday festivity' event in December. Motion adopted.

OLD BUSINESS

Group discussed preferences between hard vs electronic copies of the Newsletter. Moved to continue sending by mail and by email as a transition.

Joan reported on Glassell Park. Motion by Anne Wallnum to support Glassesll HESC Coalition in its efforts to support the current zoning and oppose any deviation that requires discretionary action from Parrish Development 2nd Charley Mims. Motion adopted.

Marion Dodge reported on the loopholes in the guidelines regarding the liquor license request at Griffith Park Observatory stating that on 6/20th Recreation and Parks will be voting on the issue. Charley Mims added that the guidelines keep changing. Motion by Charley Mims, 2nd Bob Levy to support Greater Griffith Park Neighborhood Council's position was adopted.

It was reported that the request by DOT to widen Mulholland and Laurel Canyon was disapproved by the MTA.

ADJOURNMENT:

President Luchs adjourned the meeting at 9:50 PM for Executive Closed Session

Guests were asked to leave.

EXECUTIVE SESSION

The Board of Directors discussed our tax exempt status.

NEW BUSINESS

Studio City, Glassell Park and Torryson Flynn have renewed their membership in the Hillside Federation.

David Garfinkle moved to adjourn, 2nd Mel Remba Motion adopted and the meeting adjourned at 10:00 PM.

Respectfully submitted,
Cassandra Barrère, Recording Secretary

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FEDERATION EXECUTIVE COMMITTEE PRESENT:

President	Joan Luchs
Vice-President	Mel Remba
Vice-President	Conrad Schoeffter
Treasurer	David Garfinkle
Executive Secretary	Liz Tigar
Recording Secretary	Cassandra Barrère

FEDERATION DIRECTORS PRESENT:

Franklin Hills Residence	Charley Mims
Bel Air Skycrest	Skip Nevell
Benedict Canyon	Marilyn Stefano
Lookout Mountain Alliance	Carol Sidlow
Nichols Canyon	Madeline O'Donnell
Los Feliz Improvement	Marian Dodge
Res. of Beverly Glen	Dan Palmer Ca
Sherman Oaks Homeowners	Niles Chapman
No. Beverly Dr/Franklin Cyn.	Robert Levy

GUESTS:

Chairman Emeritus	Patricia Bell Hearst
Res. of Beverly Glen	Tensie Palmer
Sherman Oaks Homeowners	Pat Chapman
La Tuna Canyon	Frank Buchanon
Benedict Canyon Assoc	Mark Montgomery
Los Feliz Improvement	Donna Kolb

NEXT MEETING

Wednesday, July 11, 2007 starts at 7:30 P.M.
CALIFORNIA CANTEEN catering starts at 7 P.M.

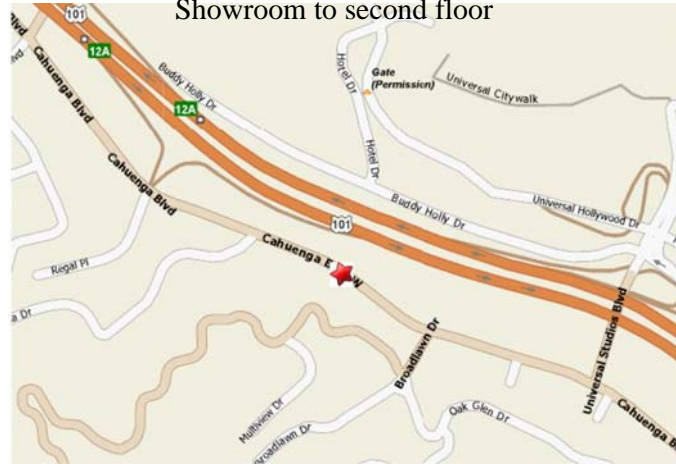
NEW MEETING LOCATION AND DATE

UNIVERSAL CITY NISSAN

3550 Cahuenga Blvd. West
Los Angeles, CA 90068

**between Lankershim & Universal
Bridge off-ramps**

Park in garage, take elevator to "S"
Street Level, follow signs through
Showroom to second floor



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