

**Hillside Federation  
Minutes  
July 21, 2015**

**I. Call to Order**

President Marian Dodge called the meeting to order at 7:22 pm. Members and guests introduced themselves.

**Guest speaker: Re:code LA Single-Family Residential Zones**

Recode effort to streamline the City's zoning code for single-family residential zones

Planning Dept.: Tom Rothmann

Erick Lopez

Consultants: Lee Elis

Colin Scartt

Cheney Bostic

Nore' Winter

The consultants, planners, Carol Sidlow, and Wendy-Sue Rosen spent the day touring the hillside neighborhoods so the re:code team could see first-hand the issues that must be addressed when the planners begin work on the hillside area code revisions.

The first thing that the out-of-state consultants realized was that a one-size-fits-all code would not work in Los Angeles because of the diverse nature of its communities. Therefore they are creating several categories that are context sensitive and related to community planning goals (compatibility). There would be fewer exceptions than can occur now. The "Bulk Plane" concept that is being used as the basis for the code rewrite is based on the idea of a theoretical envelope which considers a structure's height (measured as a maximum wall height in addition to the overall height of the roof of the structure) and massing.

Within that envelope, there is flexibility and variety, but there is a defined outer limit. You can arrange the structure/development inside the envelope in a variety of ways, but you can't fill it up. It is the interaction between the bulk plane envelope and the limit on floor area that is essential to allowing variety while keeping projects to scale with their neighborhoods. Bulk plane pushes the large bulk of the building into the center of the property away from neighbors. In a hillside neighborhood, however, this approach may be a problem for the neighbors behind or across the street from the project, who may end up looking right at the bulkiest part of the project based on the slope of the subject property and neighboring properties.

The planners have just begun to look at the different patterns of development in the hillsides for different zoning approaches. So far they don't even have the complete vocabulary for describing the different typologies.

Federation members discussed their concerns and priorities with the consultants: wildlife linkages (Koretz motion), landscape, open space, space between houses, grading limits, grading/soil removal (destabilization), massing (character and scale), massing (context sensitivity to view from properties with different elevations around project), view protection, aesthetics, retaining walls, fire safety, roadway safety, paper streets, B-permits, BHO referral forms, construction (including cumulative construction impacts), and addressing Specific Plans.

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Hillside Federation members asked that the following issues be looked at closely as the process progresses:

- Bureau of Engineering routinely issues B Permits over the counter (ministerial permits) for paper streets to be developed without any notification to neighbors; the way B Permits are issued needs to be changed for hillside areas because there are safety issues compared to the flats.
- The basement loophole must be closed because the carve outs are huge and are exempted because it's not considered in FAR.
- Address the proportion of grading allowed for the size of the lot.
- Conditions to address areas adjacent to HPOZs and Scenic Corridors.
- What to do with non-conforming lots and small-lot subdivisions.
- No more bonuses for building "green;" building "green" should be standard.
- No bonuses or exceptions for anything.
- Report backs needed for BMO and BHO to keep track of progress.

The Planners stated that death by 1,000 cuts is where we are today. If an exclusion exists it becomes the norm and is assumed part of the typical processing of permits. Given that, the starting point in the revised code should be "none."

Case studies will be shared by the Planners. In addition, a questionnaire may be distributed to survey community members on what they want to see in their neighborhoods. We can review new tools to decide whether to adopt any into existing Specific Plans.

The Interim Control Ordinances adopted in March 2015 expires in two years so re:code needs to be completed before then. The Single-Family Residential Zone component (for flats) will be presented to the Zoning Advisory Committee tomorrow night. We saw it at the Hillside Federation first.

A link to the re:code LA presentation for the Hillside Federation is available at: [http://recode.la/sites/default/files/file\\_attachments/event/Hillside%20Federation%20Presentation%2021Jul2015.pdf](http://recode.la/sites/default/files/file_attachments/event/Hillside%20Federation%20Presentation%2021Jul2015.pdf)

### **Government Reports:**

**Angie Aramayo, AD 46**, Field Rep. for Asm. Nazarian, covering parts of Hollywood Hills West through Panorama City.

Angie distributed a guide to state agencies. If you have a position on a bill, please let the Assemblymember know. Angie can be reached at (818)376-4246 or by email at [Angie.Aramayo@asm.ca.gov](mailto:Angie.Aramayo@asm.ca.gov).

**Lila Kalaf, SD 26**, District Rep. for Senator Ben Allen.

Lila is the new district representative for Sen. Allen starting today. She can be reached at (310)318-6994 or at [lila.kalaf@sen.ca.gov](mailto:lila.kalaf@sen.ca.gov).

### **II. Approval of minutes**

The minutes were approved as written.

### **III. Officers' Reports**

#### **A. President's Report - Marian Dodge**

Marian invited all to attend the Special Olympics World Games.

There is a meeting July 22 hosted by Hollywood Dell Civic Assn. and Hollywood United Neighborhood Council for DWP to describe the temporary corrosion control tanks.

Councilmember David Ryu has hired Renee Weitzer as his Director of Planning.

B. Treasurer's Report - Don Andres

All bills are paid. The Holiday Party will be December 10 at the Mulholland Tennis Club.

**IV. New Business**

A. 862-870 Moraga Dr. - Bruce Kuyper and Ron Hudson of Bel Air Assn.

The applicant is proposing replacing a 2-story, 5-unit apartment building with a 4-story plus roof deck, 13-unit apartment building. The applicant is claiming Density Bonus Incentives because the building contains one low-income unit: a 20% reduction in front yard setback, and a 20% increase in height. The neighborhood is limited to 32 feet in height by a Q Classification. Bruce explained that because the project is located in a Hillside Area in a Very High Fire Hazard Severity Zone it is not eligible to receive any on-menu Density Bonus Incentives. The applicant was invited to attend this meeting to explain her project but was unable to do so. No hearing date has been set. Wendy-Sue Rosen said that others have gotten similar variances. She wants to hear from the property owner. She urged Bruce's association to join the Hillside Federation. John Given found the fire safety issue compelling.

**MOTION:** John Given moved (second: Don Andres) to authorize action by the Executive Committee if the hearing is held before the next Federation meeting to communicate to the City that we oppose the density bonus on-menu 20% height incentive because it's contrary to code and that we are concerned about the Q clarification application because it is the inappropriate mechanism. If the hearing is not held prior to the next Hillside Federation meeting, the property owner and Bruce will be invited to the next meeting. The motion passed.

B. Ganymede Project - Dan Wright and Mark Kenyon

The Mt. Washington Homeowners Alliance (MWHHA) is appealing the approval of a 5-house project on Ganymede Drive. The lots are substandard due to 1979 downzoning to RE-11 in the Northeast Community Plan. The lots are on a dead-end unimproved road with steep slopes and deficient infrastructure. Dan asserts that when the applicant bought the lots in 2013, he knew they were zoned RE-11, and says the City's approval of the project is inconsistent with the General Plan and Zoning Map.

A request to Councilmember Cedillo to have the council exercise Charter Section 245 authority on the approval was turned down. A CEQA appeal will now go to PLUM. If the City Council denies the appeal, MWHHA may seek a contempt of court based on the 1985 Hillside Federation lawsuit against the City, which ordered that the Zoning Code must be consistent with the General Plan. Dan wants the Federation to support MWHHA's appeal based on deficient environmental review. There is no hearing scheduled at this time, but it may come up at any time. Dan will come to the next Federation meeting with updated information on the project.

**MOTION:** George Abrahams moved (second: Don Andres) to authorize the Executive Committee to write a letter of support for MWHHA's appeal after receiving additional information from Dan Wright if a hearing is held prior to the next Federation meeting. If the hearing is not held prior to the next meeting, Dan will make a presentation with updated information. The motion passed.

C. Griffith Park Access - Wayne Schlock

Wayne asked the Federation to request that the City to develop an “Access and Transportation Plan” for Griffith Park. Due to the late hour there was little time to fully discuss all the issues with the increased traffic in Griffith Park that is impacting the habitat in the park as well as the residential areas bordering the park.

Wendy-Sue Rosen suggested that, since the problem is complex, Wayne return at a later meeting with a comprehensive presentation so that the issues can be better understood.

**V. Old Business - None**

**VI. Adjournment**

The meeting was adjourned at 9:32 pm.

**Members Present:**

Beachwood Canyon	George Abrahams
Bel Air Skycrest	Mark Stratton
	Barbara Dohrmann
Benedict Canyon	Kerry Welland
	Nickie Miner
Brentwood Hills	John Given
Brentwood Residents	Wendy-Sue Rosen
Cahuenga Pass POA	Steven Kates
	Krista Michaels
Franklin Av/Hlwd Blvd	Don Andres
Hollywood Heights	Naomi Kobrin
Hollywoodland	Lucy Gonzalez
Kagel Canyon	Kit Paull
Lookout Mountain	Steven Poster
	Carol Sidlow
Los Feliz Impvmt.	Marian Dodge
Mt. Wash. Alliance	Dan Wright
Oaks Homeowners	Linda Othenin-Girard
	Wayne Schlock
Save Coldwater Cyn!	Heidi Mackay
Upper Mandeville Can.	Vaughn Minassian
Upper Nichols Canyon	Stacy Sillins

**Guests:**

SD 26 (Sen. Allen)	Lila Kalaf
AD 46 (Asm. Nazarian)	Angie Aramayo
Council District 11	Tricia Keane
City Planning	Erick Lopez
	Tom Rothmann
Code Studio	Lee Eis
	Colin Scartt
Winter & Co.	Cheney Bostic

Benedict Canyon  
Mt. Wash. Alliance  
Save Coldwater Cyn!  
BA/BCNC  
Bel Air Assn.

NELA Greenspace

Nore' Winter  
Robert Schlesinger  
Mark Kenyon  
Jeff Jacobs  
Cathy Wayne  
Ron Hudson  
Bruce Kuyper  
Laura Gutierrez