



## Hillside Federation Monthly Meeting

February 16, 2021 7:02 pm  
Via video conference  
Draft Minutes

### I. Call to Order

President Charley Mims called the meeting to order at 7:02 pm.

### Guest: Nithya Raman — Council District 4

Councilmember Raman had read most of HF 2020 newsletters prior to the meeting. She understood from our newsletters that we were greatly concerned about environmental protection, fighting climate change and preservation of open space. Her focus is on housing, primarily homelessness.

She is currently engaged with Recreation and Parks, the mayor's office, the deputy mayor on managing issues related to park access. She recognized that protecting residents who are in high fire risk areas are intensifying under climate change and wants to be proactive. Development has more to do with affordable housing and our planning system.

She talked about a the need for addressing CD4 transportation issues, especially near LACMA where many big projects are underway as well as planned projects in the Valley and around the Silverlake Reservoir. Her Deputy Chief of Staff and District Director, Andrea Conant, was at the meeting and introduced herself. She can be reached at [andrea.conant@lacity.org](mailto:andrea.conant@lacity.org) (213) 473-7004.

Their office is providing feedback to Hollywood Community Plan in the form of a letter which will be made available to the public. Charley mentioned a few items the HF wanted included in the plan.

- All land acquired by the Santa Monica Mountains Conservancy and Mountain Recreation and Conservation Authority be rezoned to Open Space. Councilmember Raman confirmed this was addressed.
- When future parcels are acquired and maintained by the conservancies, they should automatically be rezoned Open Space.
- City owned vacant land in the mountains within the Plan area should be rezoned as Open Space. Councilmember Raman agreed it should be addressed in the plan.
- Affordable housing and new development should replace the lost affordable housing with the new units, plus a percentage. Just Hollywood Coalition has talked about the replacement of existing RSO units in new construction in Hollywood not count towards the affordable housing percentage.
- Wildlife Pilot Study is being conducted in CD 5 and part of CD 4. HF would like to see it expanded in CD 4. Councilmember Raman was not sure there was money in the budget.
- A request for weekly planning reports from CD 4.

- Sign Ordinance B plus option is much better than the one PLUM is proposing. Councilmember Raman will look into it.

**Guest: Edith Hannigan** — Land Use planning program manager, Board of Forestry and Fire Protection) - New roadway regulations

Since 1991, fire safe regulations have set the floor for fire safe development requirements in the State Responsibility Area, addressing Road standards for fire equipment access. Starting on July 1, 2021, these requirements will also apply in the Local Responsibility Area of Very High Fire Hazard Severity Zones (SB 901). SB 901 also requires these regulations to address construction on ridge lines.

Cities, counties, and fire districts can all set stricter standards if they chose. There are competing state priorities – to increase housing production while building safely – and the Board is trying to balance those priorities within the context of fire safety, when possible. Comment letters and past workshop presentations are available at <https://calfire.box.com/v/FireSafeRegulations2021>

Current status of the near-final draft, dated February 8, is out for review. They are requesting feedback by February 17. There is a 45-day comment period approximately late March to early May.

Wendy-Sue Rosen brought up the 20' minimum requirement for ingress and egress.-Edith responded that they are being pressured by firefighters in the field to not weaken the standards but strengthen the regulations.

Jamie Hall mentioned there has to be a certain amount of proposed construction and one single-family home will not trigger these regulations. He asked why the thresholds were set? Edith said they are requesting feedback on options requiring a tentative map, final map and numerical thresholds.

Jamie inquired about the change from 14% to 20% grade in building on road with over 20% grade over a certain distance. Edith confirmed the state maximum is 16%. You can go up to 20% with additional mitigation so that the 20% grade performs at the same standard as a 16% grade.

Public comment letters and other background materials (recordings of past workshops, etc) can be found at the following link, updated every Friday: <https://calfire.box.com/v/FireSafeRegulations2021>

To receive project updates from the State Board of Forestry and Fire Protection, sign up here: <https://bof.us20.list-manage.com/subscribe?u=172af298a6a70bf21ef09866c&id=f9d930c4f0>

II. **Approval of minutes** — Julie Kremkus  
The January minutes were approved.

III. **Officers' Reports**

- A. President's Report – Charley Mims  
1. No items

- B. Treasurer's Report – Don Andres
  - 1. There are 46 HF members for the 2020-2021 of which 24 are paid members.
  - 2. There are no changes in the funds from last month.
  - 3. Treasury report was filed.

#### IV. **Old Business**

- A. Wildlife Pilot Study – Dr. Linda Whitford

Councilmember Koretz introduced a motion a few years ago proposing a wildlife corridor ordinance for the Santa Monica Mountains to protect the native species habitat. Stakeholders successfully lobbied the Mayor to retain the position of the urban ecologist hired to work on the pilot study in the face of budget cutbacks. Hillside Federation has written two letters in support of the Wildlife Pilot Study. Linda proposed submitting another letter asking the Planning Department to finalize their work and release the draft ordinance so the protections can finally be applied. These protections should be expanded to other hillside communities beyond the Wildlife Pilot Study.

*Charley requested Linda send a draft.*

- B. Hollywood Community Plan - Open Space – Jamie Hall

The hearing before the City Planning Commission is on February 18 at 8:30 am to consider the Hollywood Community Plan Update.

He requested the land the Laurel Canyon Land Trust acquired be formally rezoned to Open Space. Jamie and Paul Edelman sent a list of all APNs, in the Hollywood Community Plan area, to update the map. Currently it is zoned as residential. This change would affect future land use analysis as it would be readily apparent that there are land use impacts.

At a minimum, the city should rezone vacant city-owned parcels to Open Space in the Santa Monica Mountains, within the Hollywood Community Plan. Councilmember Raman said their office will support that.

Wendy-Sue Rosen pointed out that the Hollywood Community Plan does not restrict building in the Very High Fire Hazard Severity Zones. It is the first community plan that has a hillside area and sets the precedent for all the other community plans. Three points could be made to address this: 1) Prohibit new development in Very High Fire Hazard Severity Zones unless it is by-right. 2) Any development that already exists should be hardened so standards for safety are implemented. 3) If new development is allowed, including by-right, evacuation studies and roadway capacity analysis must be done.

Adopt policies that anything above by-right has to go through a rigorous process, if allowed at all.

*Charley requested Wendy send over the comments to include in the letter to the Planning Commission.*

- C. Sign Ordinance Extension Request – Marian Dodge

The HF submitted a request for extension for reviewing the Sign Ordinance. There was no response and we did not receive an extension.

City Street Services wants to add digital advertising to bus shelters. The HF voted to oppose as it is a driving hazard, concerns about content, the use of tracking devices and more. City Street Services put out an online survey. If you do not find your concerns addressed in the survey, address them in the comments box at the end of the survey.

#### IV. **New Business**

##### A. Wildfire & Housing Density Bills Update — Wendy-Sue Rosen

Henry Stern introduced SB 55. It is similar to the bill last year that prohibits all development in the Very High Fire Hazard Severity Zones. Henry asked Wendy to put together a group of community leaders to meet with his office for information gathering. If anyone would like to participate, email Wendy-Sue at [rosenfree@aol.com](mailto:rosenfree@aol.com) to be added to that list.

The housing bills SB 9 and SB 10 have no exemptions for Very High Fire Hazard Severity Zones.

When the Housing and Safety Element are updated (now), they need to look at evacuation. At the City Planning scoping meeting, wildfire was determined to be not a significant impact therefore they are not going to analyze it.

Mike Bonin has written a letter that Wendy-Sue offered to forward. The Brentwood Alliance of Canyons and Hillside was formed, modeled after the HF for the westside which includes: Bel Air Skycrest POA, Brentwood Hills HOA, Mountaingate and Brentwood Residents Coalition. They also wrote a very strong letter asking the city to analyze wildfire.

##### B. Processes and Procedures Ordinance — Marian Dodge

The zoning code is being reorganized to make it more manageable and easier to read. HF sent a letter with the following questions/comments:

- What procedures are in place to assure that a developer does not request multiple “minor modifications” to a project until that project is no longer compliant with a by-right project?
- Zoning Administrators have a track record of liberally granting variances such that the variance becomes the norm rather than the zoning code. What procedures are in place to assure that the code predominates and variances are extremely rare?
- When there is a conflict between the Zoning Code and a Specific Plan, the new ordinance proposes a change that the Specific Plan prevails. What if the Zoning Code is stricter? How about “In the event of a conflict between the Zoning Code and a Specific Plan, the Specific Plan shall prevail unless the Zoning Code is more restrictive.”

##### C. Density Bonuses - Ministerial Review – Marian Dodge

New projects requesting on-menu density bonus incentives will be processed ministerially, consistent with state law. The purpose is to simplify the building of affordable housing and encourage applicants to propose projects that are closer in scale with the surrounding neighborhood.

##### D. New state roadway regulations

Wendy-Sue Rosen and Jamie Hall suggested making recommendations to the state board. Currently, the only people that need to apply are people doing tentative maps with less than five or more lots.

**Motion:** Wendy-Sue Rosen moved regulations adopted by the California Board of Forestry in Very High Fire Hazard Severity Zones, in the local responsibility area, in single-family zoned areas in our hillsides, over residential one unit, must comply with the 20-foot minimum roadway. Motion passed.

**Amendment:** Jamie Hall moved to apply it to a 10,000 square foot or more single-family residences. Amendment passed.

The motion passed as amended.

**Announcements:**

1. Kristina O'Neil: During the meeting, a very large tree broke from the root base in Lake Hollywood. It would keep people from evacuating.
2. Jamie Hall: Feb 22nd is the 90th anniversary of Wildflower Day by the Laurel Canyon Association. On February 22, 1931, Theodore Payne presided over the event and they planted wildflowers. They are sending out a packet of wildflower seeds to 101 new residents of Laurel Canyon.

**V. Adjournment**

The meeting was adjourned at 8:59 pm In memory of Councilmember Tom LaBonge & George Abrahams.

Next meeting: March 16, 2021 at 7:00 pm

Julie Kremkus - Secretary

**Members**

Beachwood Canyon NA	Eda	Hallinan
Bel Air Skycrest POA	Mark	Stratton
Bel-Air Association	Maureen	Levinson
Bel-Air Association	Linda	Whitford
Bel-Air Hills Association	Robin	Greenberg
Bel-Air Hills Association	Steve	Twining
Benedict Canyon Association	Nickie	Miner
Benedict Canyon Association	Bob	Schlesinger
Brentwood Hills HOA	Carolyn	LoBuglio
Brentwood Residents Coalition	Wendy-Sue	Rosen
Cahuenga Pass POA	Steven	Kates
Cahuenga Pass POA	Krista	Michaels
Canyon Back Alliance	Lois	Becker
Doheny/Sunset Plaza NA	Dawson	Barbara
Doheny/Sunset Plaza NA	Lynn	Roth
Franklin Hills Residents Association	Charley	Mims
Franklin/Hollywood West Residents Assn	Don	Andres
Hollywood Heights	Doug	Williams
Kagel Canyon Civic	Katharine (Kit)	Paull
Lake Hollywood Homeowners	David	Benz
Lake Hollywood Homeowners	Kristina	O'Neil
Laurel Canyon Association	Jamie	Hall

Laurel Canyon Association  
Los Feliz Improvement Association  
Los Feliz Improvement Association  
Mt. Olympus Property Owners  
Nichols Canyon NA  
Pacific Palisades Residents Assn.  
Residents of Beverly Glen  
Residents of Beverly Glen  
Save Coldwater Canyon!  
Save Our Canyon  
Studio City Residents Association  
Upper Nichols Canyon NA  
Upper Nichols Canyon NA

**Guests**

Board of Forestry  
Chair Emeritus  
Council District 4  
Council District 4

Cathy  
Dennis  
Marian  
Joe  
Julie  
Jessica  
Dan  
Tensie  
Suellen  
Mark  
Joann R.  
Joan  
Stacy

Edith  
Patricia  
Andrea  
Nithya  
Chris

Wayne  
Chew  
Dodge  
Custer  
Kremkus  
Froehlinger  
Palmer  
Palmer  
Wagner  
Levin  
Deutch  
Cashel  
Sillins

Hannigan  
Bell Hearst  
Conant  
Raman  
Stewart