



Hillside Federation Monthly Meeting

March 16, 2021 7:04 pm

Via video conference

Minutes

I. Call to Order

President Charley Mims called the meeting to order at 7:04 pm.

Guest: Senator Portantino - Woman of the Year Award - Marian Dodge

The California State Senate honors one woman every year during Women's History Month. Senator Portantino represents one million people and Marion is one in a million which is not an exaggeration.

Marian taught English as a second language at John Marshall. She went to Berkeley and has a master's degree from Cal State University LA. She sets the gold standard for activism and volunteerism with Friends of Griffith Park and the Hillside Federation. Marian has done, will do and continues her legacy, both as an educator as an activist. She was recognize in Sacramento as the 25th State Senate District.

Marian thanked the Senator for the honor and encouraged others to get active in their community. Charlie thanked Marian and inspires not only politicians but everyone on the board.

Guests: Erin Seinfeld, Zachary Gaidzik — Supervisor Kuehl - Update

Erin Seinfeld (eseinfeld@bos.lacounty.gov) is the Metro/West LA Field Deputy (Beverly Crest to Griffith Park) and Zach Gaidzik (zgaidzik@bos.lacounty.gov) is West/Metro LA Field Deputy (beaches to Beverly Hills, south of Mulholland) at Supervisor Kuehl's office.

Zach spoke about homelessness. He gave an update on [Project RoomKey](#), [Project Home-Key](#) and [LA-HOP](#). Erin gave a COVID update. COVID Vaccine appointments can be found at: vaccinatelacounty.com and <https://www.findmyvaxla.com>

Wendy-Sue Rosen requested a fire policy update in the county as this year will be worst than last year.

II. Approval of minutes — Julie Kremkus

The February minutes were approved with corrections.

III. Officers' Reports

A. President's Report – Charley Mims

1. The executive committee joined: The Center for Biological Diversity, The National Wildlife Federation, Sierra Club California, Natural Resources Defense Council, CLAW, Friends of Griffith Park, Brentwood Alliance of Canyons and Hillside.
2. HF is writing a letter to Mayor Garcetti to fully fund the Wildlife Pilot Study and Wildlife Corridor Pilot Ordinance.

3. The Nominating Committee is SueEllen Wager, Dennis Chew and Wendy-Sue Rosen as chair.

B. Treasurer's Report – Don Andres

1. There are 46 HF members for the 2020-2021 of which 38 are paid members.
2. We met our \$5000 match for the Jerry Daniels funds.
3. Tax reports were filed and insurance has been paid.

IV. Old Business

A. Appeal Fee Increase to \$16,000 — Marian Dodge

The city tried to increase the fee for filing an appeal in 2016. Community groups complained and forced them to back down. The current fee is \$89 and the city wants to increase it to \$16,000. The net result would be neighbors and homeowners associations would not be able to afford to file an appeal, only developers.

Marian thanked John Given for his letter that explained how the one size fits all approach does not work. John talked about the detailed history included in the letter and the objections raised by neighborhood councils in 2017 and 2018.

Motion: HF to oppose the appeal fee increase and asked the city to retain the \$89 fee. *Motion passed.*

B. Sign Ordinance Update — Marian Dodge

The Sign Ordinance went to planning commission with a new version and many changes. A new tier three puts billboards anywhere throughout the city, not just in the major commercial areas and sign districts, undermining the current ban on billboards.

The City Planning Commission has three members on the commission when version B Plus was approved in 2015. The three members fought very hard and explained all the steps they went through. The CPC again recommended version B Plus, adding digital billboards be turned off completely at midnight and mont run all night long.

CPC recommended version B plus but it goes back to PLUM. Our concern is PLUM will not accept accept and approve version B Plus and send it to City Council. Paul Koretz and Mike Bonin support a strong sign ordinance. We need others to join our efforts.

Wendy-Sue pointed out we drafted language to protect the scenic corridors. The general plan does not allows signage within 500 feet of the center line, now it changed to 200. Sign companies seem to be working behind the scenes while we are paying attention to a new tier. This violates the general plan, as well as CEQA.

C. Helispots in Mulholland Area Update — Mark Stratton

Up until 2013 LAFD helicopters used to land on the dirt in Mission Canyon, where they filled up with water to fight fires. LAFD stopped using this site due to the introduction of heavier airships, which require actual landing pads. Given the increasing megafire threat, BASPOA, BAKPOA and the neighboring Mulholland institutions would like to see pads installed asap, so the LAFD can land here again.

IV. New Business

A. SB 9 & SB 10 — Jay Weitzler

SB 9 is a state law written by Scott Weiner. There is massive support from developers and he doesn't believe in local zoning. It permits splitting residential lots over 2400 square feet ministerially.

Lots in single family neighborhood could be split in equal halves over 2400 square feet. Currently LA setback requirements are 15 foot at the back and 5 feet on either side. SB 9 setbacks would be 4 foot and no size limit on the building. One could build two separate single family structures, an ADU and a junior ADU. Potentially eight homes on one property, not excluding hillside areas or Historic Preservation Overlay Zone. More than likely, there will be four homes per parcel potentially with 12-15 people living on property.

One offsite parking space per unit required. No support for infrastructure contribution. Tree canopies wiped out. 80% of tree canopies are in residential neighborhoods according to a USC study.

SB 10 allows 10-unit market rate apartments via simple approval of a city council, regardless of existing zoning or the city's General Plan. No parking requirements if close to a major transit stop or boulevard.

Infrastructure problems are expected as they do not support police, water, electrical and schools as well as parking issues. Hillside areas will be a real problem. Maxing out buildable space on a lot would require cutting down trees and removing watershed with no environmental review.

CM Ramen is in favor of SB 10. CM Koretz opposes SB 9 + 10. Scott Weiner has publicly stated that affordable housing can not be included as numbers will not work.

Jay recommended the Hillside Federation and each members personally write letters to state legislature opposing both of these bills and join [United Neighbors](#). It is a coalition to protect single-family neighborhoods with 120 members so far. 8-10 HF members have signed on.

A passionate discussion occurred with SB 9 and SB 10 particularly with the exemptions in the Very High Fire Severity Zones.

Motion: HF oppose SB 9 and SB 10 as written. Motion passed.

B. SB 15 — Senator Portantino

SB 15 is an incentive based planning tool that changes how we monitor monetized land use. Traditionally cities attract big box retailers or shopping centers as they get more sales tax revenue than from housing. It created a disincentive in dealing with the housing shortage. Since the pandemics, many retail spaces are vacant. Cities allow buildings to remain vacant hoping someday the retailers will return.

SB15 creates a way for cities to see how five years of sales tax is generated on a property in exchange for building workforce housing. Cities can then build housing and get rid of empty retail space. Cities love the idea because it allows them to plan and get a monetary incentive. Building trades like it because it leads to building. Communities like it because retail establishments will not compete with residential properties.

It's an incentive based creative idea to build workforce housing through five year grants with bipartisan support.

Motion: *Marian Dodge moved to support SB 15. Motion passed.*

C. 1501 Marlay Drive – Ellen Evans

The proposed house is too large for this property and requires multiple exceptions from the current regulations. Construction on this lot may potentially destabilize the hillside, putting the historic Stahl House designed by Pierre Koenig in imminent danger.

The lot characteristics are very steep but it's not yet developed. Marlay Drive is a sub-standard hillside street. The project requested a waiver of requirement for continuous paved roadway 20 ft in width from the residency to the boundary of hillside.

Instead of 2 retaining walls, each max. 10 ft high allowed by code, 3 retaining walls with max. height ranging from 22 ft to 35 ft have been proposed.

Variations from the code undermine the law, and generate more requests for variations in the code. The lot is in a habitat linkage zone. MRCA and SMMC are against the exceptions. Without public benefit, does this turnaround meet the threshold to justify a 35 foot retaining wall?

While the final structure might stabilize the hillside, potential damage during the construction process is worrisome.

Motion: *Ellen moved the Hillside Federation oppose this property as presently proposed. Motion passed.*

D. SB 55 (Stern) Update – Wendy-Sue Rosen

SB 55 states no new development in any Very High Fire Severity Zones for local areas and no new development in state responsibility areas which is incorporated. A large group signed on to a letter supporting SB 55. Henry Stern hosted a forum and stated how difficult this was going to be. HF Federation supported SB 55 last year.

Announcements:

1. Laurel Canyon Land Trust is purchasing another lot to keep it as open space and raising money. LClandtrust.org
2. Ellen Evans announced that at the last Hollywood Community Plan hearing, David Ambrose said, "I don't see what makes the hillsides so special."

V. **Adjournment**

The meeting was adjourned at 9:09

Next meeting: April 20, 2021 at 7:00 pm

Julie Kremkus - Secretary

Members

Argyle Civic Association

Stephen

Krawchuk

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	Wendy	Morris
Bel-Air Hills Association	Steve	Twining
Benedict Canyon Association	Nickie	Miner
Benedict Canyon Association	Bob	Schlesinger
Brentwood Hills HOA	John	Given
Brentwood Hills HOA	Carolyn	LoBuglio
Brentwood Residents Coalition	Wendy-Sue	Rosen
Cahuenga Pass POA	Steven	Kates
Canyon Back Alliance	Lois	Becker
Doheny/Sunset Plaza NA	Barbara	Dawson
Doheny/Sunset Plaza NA	Ellen	Evans
Doheny/Sunset Plaza NA	Stella	Grey
Franklin Hills Residents Association	Charley	Mims
Franklin/Hollywood West Residents Assn	Don	Andres
Franklin/Hollywood West Residents Assn	Yvonne	Hessler
Hollywood Heights	Doug	Williams
Hollywoodland Homeowners	Crosby	Doe
Hollywoodland Homeowners	Jeff	Swofford
Kagel Canyon Civic	Katharine (Kit)	Paull
Laurel Canyon Association	Jamie	Hall
Laurel Canyon Association	Cathy	Wayne
Los Feliz Improvement Association	Dennis	Chew
Los Feliz Improvement Association	Marian	Dodge
Mt. Olympus Property Owners	Joe	Custer
Nichols Canyon NA	Julie	Kremkus
Outpost Estates Homeowners	Tom	Davila
Pacific Palisades Residents Assn.	Barbara	Kohn
Save Coldwater Canyon!	Suellen	Wagner
Save Our Canyon	Mark	Levin

Sherman Oaks Homeowners Association	Jay	Weitzler
Studio City Residents Association	Joann R.	Deutch
The Oaks Homeowners	Linda	Othenin-Girard
Upper Nichols Canyon NA	Joan	Cashel

Guests

CA Senate District 25	Anthony	Portantino
Chair Emeritus	Patricia	Bell Hearst
County Supervisor Sheila Kuehl's Office	Erin	Seinfeld
County Supervisor Sheila Kuehl's Office	Zac	Gaidzik
Green Dream Campaign	Kathrina	Abrot
Green Dream Campaign	Molly	Basler
Mountaingate	Kay	George
Sen. Portantino's Office	Vickere	Murphy