



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

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

FOUNDED IN 1962

**PRESIDENT**

Joan Luchs  
**CHAIRMAN**  
Lynette Berg Robe  
**VICE PRESIDENTS**

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David Garfinkle

**MEMBER ASSOCIATIONS**

BelAir Knolls  
Bel-Air Skycrest  
Benedict Canyon  
Briarcliff Improvement  
Cahuenga Pass Neighborhood  
Encino Property Owners  
Forest Hills Homeowners  
Franklin Ave/Hwd. Blvd. West  
Franklin Hills Residents  
Glassell Park  
Glenridge  
Highland Homeowners  
Hollywood Deli Civic  
Hollywood Heights  
Hollywoodland  
Hollywood Hills Homeowners  
Homeowners of Encino  
Kagel Canyon Civic  
La Tuna Canyon Community  
Laurel Canyon  
Lookout Mountain Alliance  
Los Feliz Improvement  
Montecito Heights  
Mt. Olympus  
Mount Washington Association  
Mt. Washington Homeowners  
Nichols Canyon Association  
No. Beverly Dr./Franklin  
Outpost Estates Homeowners  
Pacific Palisades Residents  
Residents of Beverly Glen  
Roscomare Valley  
Shadow Hills Property  
Sherman Oaks Homeowners  
Studio City Residents  
Tarzana Property Owners  
Upper Mandeville Canyon  
Whitley Heights Civic

**CHAIRMEN EMERITUS**

Jerome C. Daniel  
Patricia Bell Hearst  
Gordon Murley

**CHAIRMAN IN MEMORIAM**

Brian Moore

**PRESIDENT'S MESSAGE:**

Every once in a while there are individuals who deserve special thanks for their time and devotion of many, many years to the Federation of Hillside and Canyon Associations. We are fortunate to have such a person in Polly Ward, who has worked tirelessly and is deserving of the nomination as Chairman Emeritus.

Not only has Polly been vice-president and president of Studio City Residents Association for many years, she has been vice president and now, more recently, president of the Hillside Federation from 2001 to 2007. I can tell you all first hand that the job of being president is extremely time consuming and requires a lot of patience and effort.

There are many accolades that we could bestow on Polly for decades of community service including being my mentor this past decade. We are very proud to nominate Polly as Chairman Emeritus and ask that all of you attend this very special meeting on September 5, 2007 to make it official.

With grateful appreciation.

**JOAN LUCHS**

President  
The Federation of Hillside and  
Canyon Associations.

**NEXT MEETING**  
Wednesday, September 5, 2007  
Social Hour at 7 PM – Meeting starts at 7:30

**UNIVERSAL CITY NISSAN**  
3550 Cahuenga Blvd. West  
between Lankershim and Univesal Bridge  
off-ramps; park in underground garage;  
take elevator to "S" Street Level; follow  
signs through showroom to second floor  
conference room

**AGENDA**

- Introductions: Members/Guests
- July Minutes: Approval
- President's Reports: Appointments:
  - A. Chairman Emeritus – Polly Ward - Motion/Vote
  - B. Hillside Mansionization Ordinance
  - C. 405/Sepulveda Pass/101 Project
- Guest Speaker: Walt Young MRCA Head Ranger:
  - A. Automated Stop Sign Program
  - B. Fire Prevention
- Old Business:
  - A. Newsletter Distribution: mail, email, both and website-motion/vote
  - B. 405 Sepulveda Pass Projects: Update from 8/22 CalTrans hearing
- New Business:
  - A. Roy Rogers Estate Project in Hollywood Dell: Patti Negri, President
  - B. Request that each member association identify in writing current president and their representative
- Executive Committee Reports:
  - A. Conrad Schoeffler – Crime House: Possible motion & vote
  - B. Cassandra Barrere – Meeting w/LADBS Andrew Adelman – ICO - Possible Motion/vote
- Adjournment

The mission of the Hillside Federation shall be: To protect the property and the quality of residents of the Santa Monica Mountains and other hillside areas of Los Angeles and its environs, and to encourage and promote those policies and programs which will best preserve the natural topography and wildlife of the mountains and hillside for the benefit of all the people of Los Angeles



**AUTOMATED ENFORCEMENT STOP  
SIGN IN MRCA WILL MAKE  
CANYONS SAFER**

**Two month-old program at Top of Topanga Overlook, Franklin Canyon and Temescal Gateway Parks has proven successful at making drivers more aware of their surroundings.**

In an effort to prevent accidents and make park roads safer for the hikers, bicyclists, strollers and motorists who visit its parks, the Mountains Recreation and Conservation Authority (MRCA) began a new stop sign photo enforcement program in July at three of its most heavily-used parks. Cameras and violation sensors are monitoring stop signs at Franklin Canyon Park off of Mulholland Drive, Temescal Gateway Park in Pacific Palisades and Top of Topanga Overlook in Topanga. When fully implemented, the program will also be put into service at Hollywood Bowl Overlook and Marvin Braude Mulholland Gateway Park in Tarzana.

The program is seen by the MRCA as an important step to improve the safety of park roads shared by hikers, bicyclists and motorists, as well as wildlife. "Our Park Rangers are California Peace Officers and will always have traffic enforcement as part of their duty," said Dash Stolarz, Director of Public Affairs of the MRCA. However, Park Rangers are also wildland fire fighters and naturalist interpreters. Many are also trained in swiftwater rescue, advanced emergency medical care and search and rescue. We see automated enforcement as a way of keeping parks safer, while rangers provide much-needed services to the community."

Traffic issues have significantly increased in recent years at MRCA parks. At 680-acre Franklin Canyon Park, commuters use the park access roads to bypass heavy rush hour traffic on nearby Coldwater Canyon between Mulholland Drive and the City of Beverly Hills. The posted speed limit is 15 miles per hour on a road with blind curves and deep canyons. Hikers and school groups commonly walk the road to take in stunning views of oak woodlands and chaparral and access hiking trails, expansive picnic grounds, a three-acre lake and an ADA-accessible duck pond. Nonetheless, many

motorists fail to stop at stop signs along the windy and sometimes narrow road.

Temescal Gateway Park in Pacific Palisades is one of the most popular parks in the Santa Monica Mountains. The park encompasses 141 acres of oak and sycamore canyons and provides access to miles of trails in Topanga State Park, Will Rogers State Historic Park and beyond. A single road leads through the park and is shared by hikers, two preschools, the Los Angeles Unified School District Science Camp and the YMCA summer camp and pool. In order to by pass turn restrictions on busy Sunset Boulevard at the park entrance, commuters speed down the road, make a u-turn and often run through a stop sign. This dangerous maneuver occurs adjacent to the same area where YMCA camp children gather.

At the Top of Topanga Overlook in Topanga, vehicles commonly run a stop sign onto busy Topanga Canyon Boulevard (SR-27). Many of these same vehicles also make an illegal left turn in front of opposing traffic coming around a blind curve.

**NEXT MEETING  
WEDNESDAY, SEPTEMBER 5, 2007  
UNIVERSAL CITY NISSAN  
3550 Cahuenga  
Blvd. West**

**Between Lankershim and Barham off-ramps**

**Park underground lot; take elevator to "S" Street; follow signs through SHOWROOM up stairs to second floor Conference Room**

**WE'RE BACK TO THE FIRST WEDNESDAY  
SEPTEMBER 5, 2007  
SOCIAL HOUR AT 7:00 PM  
with Pizza and Sodas**

**MEETING STARTS PROMPTLY AT 7:30 PM**

**All Hillside Federation affiliated representatives and past officers of the Federation are welcome**



In the short time the new safety program has been in place, the program has proven successful at changing drivers' behavior, preventing accidents and making our parks safer. At the three parks where the automated enforcement cameras have been installed there has already been an average 71% decrease in incidents.

The MRCA wants drivers to slow down on its park access roadways and follow rules in the parks. Thousands of recreational users enjoy the trails and natural beauty of MRCA parklands every day. We want to ensure that they can do so safely.

For More Information Contact: Dash Stolarz, Public Affairs Director of the MRCA at (323) 221-9944, ext. 198.

### CONTROVERSIAL CALTRANS PROJECT

Caltrans proposed "I-405 Sepulveda Pass HOV Widening Project" has aroused interest and anxiety throughout much of western Los Angeles County. Public hearings as well as numerous meetings of community groups have been and will continue to be held as work toward a desirable and acceptable solution to alleviate the congestion is reached.

Following are articles from two homeowner groups that provide some perspective on aspects of current proposals. The Federation invites other affected communities, whether affiliated with the Federation or not, to submit their viewpoints for publication in this newsletter in order to give this topic the widest airing possible. Let us hear from you by fax or email as follows: [president@hillsidefederation.org](mailto:president@hillsidefederation.org)  
Fax 323 851-9160  
Joan Luchs, President

### SHERMAN OAKS HOMEOWNERS ASSOCIATION ("SOHA") POSITION ON SEPULVEDA PASS WIDENING PROJECT

**Project Objectives:** The proposed project is called the I-405 Sepulveda Pass HOV Widening Project and is located on the 405 between the I-10 interchange in West Los Angeles and the I-101 interchange in Sherman Oaks. **The project has two main objectives:** 1) the addition of one (1) HOV northbound lane to the existing I-405, and 2) the widening of northbound I-405 or widening of both north and southbound I-405. These changes would improve traffic safety; by creating a continuous HOV lane on the northbound 405, bring the 405 up to federal standards which are 12' medians, 12' HOV lanes, 4' HOV buffer, 12' mixed-flow lanes and 10' shoulder.

**Project Alternatives:** Caltrans' Draft Environmental Impact Report / Environmental Impact Statement (EIR/EIS) dated May 22, 2007 proposes three alternatives. Alternative 1 is to do nothing. Alternative 2 is to add one (1) HOV northbound lane and widen the northbound I-405. Alternative 3 is to add one (1) HOV northbound lane and widen both the northbound and southbound I-405. The cost of Alternative 2 is estimated at \$649M and the cost of Alternative 3 at \$911M, both in 2006 dollars.

According to the EIR/EIS, widening of the I-405 can be accomplished with Alternative 2: by the taking of seven (7) homes in Sherman Oaks west of the I-405 between Dickens Street and Sepulveda Blvd. and Alternative 3: by taking of thirty (30) homes in West Los Angeles and the seven (7) homes in Sherman Oaks.

**Alternative 3 Modified:** On July 20, 2007, a modified EIR/EIS proposed design changes that would reduce the number of homes taken in West Los Angeles. This change would result in an HOV buffer and/or median width below federal standards... requiring a waiver from the Federal Highway Administration.

### FEDERATION'S WEBSITE IS UP AND RUNNING

The Federation's website is  
[www.hillsidefederation.org](http://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.



Alternative 3 Modified also proposes to add a sixth southbound lane in West Los Angeles between Skirball Center Drive and Waterford Street. Under Alternative 3 Modified, both the northbound and southbound lanes will be identical within the project area consisting of one (1) HOV lane and five (5) mixed-flow lanes, except northbound beginning at Mulholland Drive there will be one (1) HOV lane and six (6) mixed-flow lanes.

**SOHA Objectives:** SOHA supports both objectives to improve capacity and safety, and eliminate adverse impacts in residential neighborhoods in West Los Angeles and Sherman Oaks.

**SOHA Supports Alternative 3 Modified as follows:**  
 1) The addition of a northbound HOV lane to improve 405 capacity; 2) the addition of a sixth southbound lane in West Los Angeles between Skirball Center Drive and Waterford Street to improve I-405 capacity; 3) the widening of both north and southbound I-405 to improve highway safety; 4) the building of a new I-405 sound wall along the residential community on the west known as Royal Woods; 5) design modifications in West Los Angeles to avoid taking of all homes; 6) design modifications in Sherman Oaks to avoid the taking of all homes; and 7) not to move the I-405 sound wall closer to the residential community on the west, generally between Sepulveda Boulevard and Dickens Street.

**BRENTWOOD GLEN EXPLAINS  
 OPPOSITION TO ALTERNATIVE 3  
 MODIFIED**

Brentwood Glen supports the addition of an HOV lane to the northbound 405 and other measures to relieve congestion, but not at the destruction of a neighborhood.

The enormous personal cost to residents of Brentwood Glen and financial cost to Caltrans of hundreds of millions of dollars far outweigh any theoretical safety benefit of providing marginally wider lanes or any theoretical congestion relief by adding an additional 12-foot lane between Sunset Boulevard and Waterford on the 405 southbound.

Brentwood Glen will be devastated by the destruction of 21 homes and 16 multifamily buildings housing 91 families, many of whom have lived in the Glen for decades.

**MULHOLLAND SCENIC PARKWAY  
 DESIGN REVIEW BOARD**

Meets the first and third Thursday of  
 the month at 6:30 PM

located at  
**MARVIN BRAUDE CONSTITUENTS  
 SERVICE CENTER**  
 6262 Van Nuys Blvd., Van Nuys, CA  
 First Floor Conference Room

Fee parking under the building:  
 Entrance just east of Van Nuys Blvd.  
 On Sylvan Street

Residents will suffer a substantial negative impact on their quality of life due to severely increased noise and toxic air emissions.

The Church in the Glen, home to a Lutheran congregation for more than six decades and a Jewish congregation will be removed, displacing members of their respective congregations. Non-church activities such as 12-Step programs would be removed, negatively impacting the community's character and cohesion and depriving the community of its only facility available for residents to meet.

Already heavy afternoon traffic on Sunset Boulevard, in both directions, will be far worse as a result of proposed closing of the 405 southbound onramp at Church Lane. For additional information contact Jason Kogan: 310-201-2100 or David Heldman: 310 486-4733.



## JULY MINUTES

**DRAFT MINUTES:** 7/11/07 Federation meeting

The meeting was called to order by President Joan Luchs at 7:30 PM in the conference room of Universal City Nissan, 3550 Cahuenga Blvd., West, Universal City, California

**Introduction of members and guests**, included newly elected presidents Robin Greenwood of Roscomare Valley and Lannette Pabon of Hollywood Heights. Also introduced: Andy Ulloa, CEO of Magic Castle/Yamashiro's, Wayne Williams, Sherman Oaks Homeowners Assoc.

**MINUTES:** Corrections to June's Minutes made as follows: 1) Ann Walnum was present as were several others whose names were not available at this writing, correction of spelling for Whitley Heights and spelling of Skip Nevell's, Barbara Dohrmann's and Cassandra Barrère's names. Minutes approved as corrected.

**Appointments:** Charley Mims appointed as Sergeant-at-Arms and Barbara Dohrmann appointed as Parliamentarian.

**MOTION:** (Dohrmann/Garfinkle) that the appointments be approved. Motion carried. An alternate Parliamentarian will be appointed when identified.

**President's Remarks: Report on MTA/NBC Universal Vision Plan proposed in two phases.**

MTA's is located on the west side of Lankershim and both phases will total approximately 4 million sq. ft.. The first phase consists of a 24 story office/ media building 382 feet tall totaling 1 million sq. ft. with 1,390 parking stalls attached to a second 8 stories building 95 feet tall consisting of 1780 spaces The second phase is a 390 foot tall 18 story office building totaling 2.5 million that MAY also include a mixed use condominium/ hotel that will create a building 34 stories tall.

NBC/Universal City, located on the east side of Lankershim, is proposing over 5.7 million square feet (not including parking) of studio, office, entertainment/retail, Amphitheater, Hotel and 2937 residential. Combining these projects will total 11 million sq. ft.

There was no opportunity for the public to ask questions so everyone attending could hear. Some concerns include inadequate parking; the theory being reliance on increased use of Metro Rail will reduce the need for more parking spaces; plus the height (390 ft) of these buildings, the potential for relocation of the Campo de Cahuenga (an historic site), traffic plans which may connect Forest Lawn to Barham Blvd, widen Barham plus no effective design for a direct south bound connection from Universal to the Hollywood freeway.

**Motions made by Jack Weiss in City Council:**

1) Recommendation of an EIR, not by developer but by the City, 2) in recognition that construction in hillside area has increased, recommendation that Fire Dept. and Bldg. & Safety prepare a report, 3) amend Los Angeles Municipal Code to allow Neighborhood Councils to appeal and place issues on the Council agenda 4) the hiring of consultants. Motions were sent to the Planning Department to be worked on.

The following homeowner organizations voted to renew or join the Federation: Mt. Washington Homeowners, Hollywoodland, Glassell Park, Torreyson Flynn, Tarzana Property Owners and Studio City Residents.

**8017 Mulholland:** Studio City: developer requests front yard set back of eight feet instead of the required 40 feet and a height of 18 to 20 feet instead of the 15 feet allowed. The request was denied and will be appealed before the So. Valley APC July 19.

**Presentation by Andy Ulloa, CEO of Yamashiro Restaurant, Magic Castle and the 10.5 surrounding acres.** He said the L. A. Times had reported that most of the family had been pressuring sale of the property on the condition that the buildings - Yamashiro and Magic Castle - be preserved under some sort of extended lease.



## JULY MINUTES

That is not true. A condition of sale is that the developer be sensitive to the community and the Hollywood Heights Assn., in particular, as well as to view shed and noise. Broker is Cushman & Wakefield. The discussion was opened to questions. In particular the possibility of obtaining historic designation for Yamashiro. Ulloa is open to email questions at [andy@ulloa.com](mailto:andy@ulloa.com).

Wayne Williams, representing Sherman Oaks West/Encino East Homeowners, described CalTrans plans for expansion of the 405 and presented the conditions the community is willing to support as follows: 1) 405 Freeway alternatives 2 or 3 only from Mulholland to Moraga, 2) keeping all current sound walls in place, 3) NO homes or property to be touched, 4) requirement that a mile-long sound wall be built on the west side of the 405 adjacent to Royal Woods now. Patricia Bell Hearst has spent considerable time examining CalTrans proposals. The President asked her if she would act as the Federation's representative in continuing to monitor their proposals. She will give the matter consideration.

Discussion of adopting a Standing Rule to cover issues and motions led by Charley Mims.

**MOTION (Remba/Mims)** Resolved that any Director wishing to place an issue or motion on the agenda for either informational purposes or for Board action shall fax (323 851-9160) or email: [president@hillsidefederation.org](mailto:president@hillsidefederation.org) an outline of what is being requested at least 72 hours in advance of the Hillside Federation Board of Director's meeting, including the following contact information: petitioner's direct phone number, email address and fax number if available.

Such issue or motion must be within the mission or purview of the Federation. The President may consult with the Executive Committee to determine the relevance and timeliness of the issue/motion and endeavor to place it on the next available Board agenda.

If a motion is to be made, the proponent shall bring sufficient written copies for distribution to all Board members in attendance and have five minutes to present the issue. 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. Motion passed.*

**Newsletter Distribution:** Copy will be placed on the website at the time of publication and sent by email to directors or U.S. mail, as requested. Preference may also be indicated on 'sign-in' sheet.

**Marian Dodge reported on meeting re: status of Recreation & Parks proposal for commercial uses at Griffith Park Observatory.** It appeared that decisions had been made by the Commission before the meeting and rubber stamped. Ann Walnum offered the comment that the Commission's response to a request for waiver of the \$25,000 fee for a group that attends the music center was to table it to the August meeting. LFIA will appeal.

**Community impact of development in the hills:** Mel Remba led discussion of Glassell Park development and a proposed ordinance to limit the effect of piece-meal projects specific to the hillside. At issue is whether the developers can be trusted and whether there will be compliance with oversight. Ordinance was presented at PLUM, approved and now goes to City Council. It requires the developer to hire a licensed individual to inspect haul routes and safety measures. Bldg. & Safety are aware of our concern in the hillsides and have taken small steps by careful watching. Mel recommended Federation write letter of appreciation to Councilman Huizar for his work on this issue.

**Mansionization:** David Garfinkle outlined the problem of increase in oversized home construction invading neighborhoods and its effect



on the look, feel and privacy. The proposed ordinance does not give much protection to larger properties. It has been passed by the Planning Commission and is now on its way to PLUM. The bonus allocation for houses under 5000 sq.ft., R1 lots is also objectionable as it was increased to 30% of the living space.

Comments: It was noted that the ability of the Zoning Administrator to make adjustments had been taken away. It was suggested the ordinance be supported if amended and a notation made of the points to be included in the amendment.

*MOTION: (Garfinkle/Mims) Resolved that the Hillside Federation support the proposed Mansionization Ordinance passed by the Planning Commission on June 28, 2007 IF the Planning and Land Use Committee of the Los Angeles City Council makes the following changes: 1) deletes the 30% bonus for articulating houses on R1 lots under 5000 square feet and reverts back to the original June 28, Planning Staff Report recommendation that offered a 20% bonus for articulated homes on all lots in all zones, and 2) includes the first 400 square foot garage in the base calculation at 50%. Motion carried.*

Motion for adjournment at 10:50 p.m.  
Respectfully submitted

Liz Tigar, Sec'y, protom

**IN ATTENDANCE:**

**FEDERATION OFFICERS**

President	Joan Luchs
Vice Pres.	Mel Remba
Treasurer	David Garfinkle
Exec. Sec'y.	Liz Tigar

**FEDERATION DIRECTORS**

Barbara Dohrmann	Marian Dodge
Skip Nevell	Ann Walnum
Marilyn Stefano	Madeline O'Donnell
Phil Feldman	Robert Levy
Charley Mims	Robin Greenberg
Lannette Pabon	Niles Chapman
Carol Sidlow	Lookout Mountain

**NON-VOTING MEMBERS AND GUESTS**

Hilda Hoesli, Cahuenga Pass  
Crosby Doe, Hollywoodland  
Polly Ward, Studio City  
Henry Mars, Hollywood Heights  
Wayne Williams, Sherman Oaks Homeowners  
Joyce Dyrektor, Hollywood Heights  
Patricia Bell Hearst, Chairman Emeritus  
Andy Ulloa, Yamashiro/Magic Castle

**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.