

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

FOUNDED IN 1952

PRESIDENT

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VICE PRESIDENT

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BelAir Skycrest Property
Benedict Canyon Association
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Crests Neighborhood Association
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Forest Hills Homeowners
Franklin Ave/Hwd.Blvd.West
Franklin Hills Residents
Highland Owners Association
Hollywood Dell Civic
Hollywood Heights Association
Hollywoodland Homeowners
Holmby Hills Homeowners
La Tuna Canyon Community
Laurel Canyon Association
Los Feliz Improvement
Mt. Olympus Property Owners
Mt. Wash. Homeowners Alliance
Nichols Canyon Association
No.Beverly Dr./Franklin Canyon
Oak Forest Canyon Association
Outpost Estates Homeowners
Pacific Palisades Residents
Residents of Beverly Glen
Roscomare Valley Association
Shadow Hills Property Owners
Sherman Oaks Home Owners
Studio City Residents Association
Tarzana Property Owners
Torreyson-Flynn Association
Upper Mandeville Canyon
Whitley Heights Civic

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Jerome C. Daniel
Patricia Bell Hearst
Gordon Murley
Polly Ward

CHAIRMAN IN MEMORIUM

Brian Moore

PRESIDENT'S MESSAGE:

**HILLSIDE
MANSIONIZATION:**

**Excerpts from Bill Eick's letter to
the City Planning Department:**

The following comments are in response to the numerous Power Point presentations at several workshops throughout the City without seeing the new language of the updated ordinance just now released.

The Draft Hillside Mansionization Ordinance can be modified on a community by community basis if there are 100 contiguous acres but this requirement is difficult to fulfill because there are non-hillside acres interspersed within the abutting areas. More communities will qualify if the criteria is replaced with 100 acres within a council district even if not contiguous.

This ordinance should be very specific as to which ordinance it supercedes or alternatively which ordinance it is subordinate to in the event of a conflict.

There is a state law which allows 'Granny Flats'. Granny Flats should be included in FAR Floor Area Ratios and should not exceed the total FAR permitted for the entire site.

Continued on page 2....



*Important
Information
Enclosed*

NEXT MEETING

April 7, 2010

ALERT

NEW STARTING TIME

Meeting starts promptly at 7 pm

UNIVERSAL CITY NISSAN

3550 Cahuenga Blvd. West
between Lankershim-Universal Drive bridge
off ramps; park underground garage/street;
take elevator to 2nd floor conference room

AGENDA

Introductions: Members/Guests

Minutes: February, 2010

Treasurer's Report: Membership Renewal

President's Report:

A. SVAPC: disapproves Studio City Car Wash Mural Variance/appealable to PLUM

B. Election: Executive Committee Nominees

Old Business:

Proliferation of Cell Sites: Presentation and Motion: Barbara Kahn/Pacific Palisades Residents

Hillside Mansionization Ordinance:

Bill Eick/Federation Committee meets with Planning Department

Adjournment:

Continued from page 1...

The Hillside Federation, Neighborhood Councils relating to the area and property owners within a 500 foot radius should receive notice of applications which seeks a 20% Residential Floor Area Bonus or a Zoning Administrative Adjustment.

An enforcement mechanism should be created flagging each property which is subject to the Mansionization Ordinance so that future applications have already identified what other buildings would be permitted on that site.

Each lot is allowed a minimum FAR depending on its zone and square footage. The proposed Hillside Mansionization Ordinance should specify if the 20% Residential Floor Area Bonus is allowed on top of the minimum FAR or on top of what is allowed without the guaranteed minimum.

Additions need to be included in the Hillside Ordinance formula so that the total square footage is not in excess of the FAR unless it is eligible for a Bonus or a Zoning Administrator's Exemption.

The term 'Covered Parking Area' should be defined to include a carport, a roof or anything which covers or shields a car from the elements.

All square footages over the first 400 square feet of garages and/or carports with a roof should be included in the baseline formula criteria.

Articulation which is used to obtain a Bonus should not allow garage structures as part of the criteria which don't count for FAR in the first place.

Basement definition should be revised so that more of the structure has to be below grade level before it qualifies as a basement. There should also be limits on the daylight height and the height of windows.

The Floor Area Ratio calculations including the one foot contour maps must be part of the file prior to the application being considered complete. In addition the applicant's surveyor must be licensed in California.

William E. Eick
Shadow Hills Property Owner

**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

HILLSIDE FEDERATION

**EXECUTIVE COMMITTEE
NOMINATIONS:
2010-2011**

President: Marian Dodge
Los Feliz Improvement Association
Chairman: Joan Luchs
Cahuenga Pass Neighborhood Assoc.
Vice President: 1. Charley Mims
Franklin Ave/Hollywood Blvd. West
Treasurer: Dan Palmer
Residents of Beverly Glen
Executive Secretary:
Recording Secretary:



**PROLIFERATION OF CELL SITES
NEEDS REFORM AND
ENFORCEMENT OF CITY
REGULATIONS**

How would you feel about opening your front door in the morning, only to see a huge cell tower in the park-way within a few feet of your home, apparently installed overnight with no prior notice? Numerous residents throughout Los Angeles – including many with good cell phone coverage -- have had this or similar experiences within the past year, as cell towers are rapidly being erected in public rights of way and on private property in residential areas, including apartment buildings, near schools and within a few feet of homes.

Wireless providers claim that increasing high demand for new “smart phones” and other emerging technologies require thousands more antennas to be erected in residential areas. Time Magazine recently stated: “The industry cannot keep up with wireless demand.” Yet at the same time, new federal court rulings give local governments greater authority to regulate the placement and construction of cell towers, permitting consideration of aesthetics and more protection for residential neighborhoods than had previously been allowed.

Unfortunately, current Los Angeles regulations – drafted long before the new technologies and new rulings – have no specific protections for residential areas and contain loopholes that allow providers to install wireless facilities with little or no notice (as has already occurred or been attempted in the Marina, Mar Vista, Pacific Palisades, San Pedro, Cheviot Hills, Hollywood, Hancock Park, Tarzana, Sunland-Tujunga and North Hills).

Responding to the growing concern, 35 Neighborhood Councils and homeowner associations city-wide have called for reform of the city's regulation of wireless facilities – not to ban all cell towers, but to provide for proper planning, community input and greater protection for residents.

Pacific Palisades Residents Association (PPRA) has been leading the coalition effort to effect regulatory reform. PPRA President Barbara Kohn and Vice-President Christina Spitz will speak on this important topic at the April 7th Hillside Federation meeting.

BARBARA KOHN
Pacific Palisades Residents Association

**REMINDERS:
ISSUES & MOTIONS**



Federation meetings are scheduled to start at 7:00 PM and end by 9:30 PM. In order to end 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 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 given 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.

**FEBRUARY MINUTES
Draft Minutes
HILLSIDE FEDERATION**

**General Membership Meeting
February 3, 2010**

The meeting was called to order at 7:30 p.m. by President Joan Luchs at Universal City Nissan. A quorum was present. January, 2010 minutes were approved as presented.

PRESIDENT’S REPORT:

President Luchs announced that a reduced premium for Liability and Directors/Officers Insurance was located and is being renewed. President Luchs reminded members to send in their renewal dues.

Baseline Hillside Mansionization Ordinance:

An announcement was made that the Planning Department is conducting workshops all over the City regarding the Baseline Hillside Mansionization Ordinance. Attendance by all Hillside Federation associations and their members is very important so the City learns about our concerns and the City’s omissions. Here are the dates and locations:

**Wednesday, February 17 – South Valley
5 PM to 8 PM - Braemar Country Club –
Vista Building, Sierra Room
4001 Reseda Blvd. Tarzana, CA 91356**

**Thursday, February 18 - Westside
5 PM to 8 PM - Mirman School
Ross Family Auditorium
16180 Mulholland Drive, Los Angeles, CA 90049**

**Monday, February 22 – Hollywood
4 to 7 PM - Hollywood United Methodist Church
6817 Franklin Ave. Los Angeles, CA 90028**

**Tuesday, February 23 - North Valley
5 PM to 8 PM - Council District Two Field Office
7747 Foothill Blvd. Tujunga, CA 91042**

**Wednesday, February 24 - Harbor Area
5 PM to 8 PM - Peck Park Gymnasium
560 N. Western Ave. San Pedro, CA 90732**

**Thursday, February 25 - Metro/Eastside
5 PM to 8 PM - Council District 13 Field Office
3750 Verdugo Rd. Los Angeles, CA 90065
To download the Draft Proposal Handouts, please visit the Planning Department website (<http://planning.lacity.org>) and click on "Plans & Ordinances" on the left, then click on "Proposed Ordinances" and then "Baseline Hillside Ordinance", or you can use the following links:**

- Baseline Hillside Ordinance Summary
- Floor Area Ratio Handout
- Residential Floor Area Handout
- Height & Story Handout
- Grading Handout
- Hillside Standards Overlay District Handout

If you have any questions please contact:
Erick Lopez, City Planner
213 978-1243
Erick.lopez@lacity.org

ILLEGAL FENCE BUILT ON HISTORIC WALL

Crosby Doe, resident, realtor and historic preservationist from Hollywoodland Homeowners requested Hillside Federation’s support for enforcement of a 2003 ‘Order to Comply’ removing a seven year old un-permitted fence built on top of an historic wall. The following motion was moved by Crosby Doe, seconded and passed 13 – 0:

- I, Crosby Doe, hereby MOVE that the Hillside Federation:
1. Support enforcement of the 2003 ‘Order to Comply’ regarding the illegal construction of a fence located at 3200 Durand Drive in violation of the Hollywoodland Specific Plan and the Los Angeles Municipal Codes.
 2. That the City require the removal of the existing un-permitted fence associated with Cultural Historic Monument #535, and at the owner’s expense repair the Historic Granite Wall to its original condition.
 3. That the City require the preparation/submittal of an Environmental Impact Report prior to any further processing of permits or discretionary request applications relating to a future fence at this location.

VIEW FEDERATION WEBSITE at www.hillsidefederation.org

Latest Newsletters, News and Update Links are available

If there is something else you’d like to see, or if you want to send an article for the newsletter, let us hear from you. Call Joan Luchs at (213) 368-6120 with your suggestions.

ASSEMBLYMAN MIKE FEUER:

Mike Feuer spoke about his work in the State Assembly by saying “There is no crisis as acute as the budget situation in California”. Two years of devastating budget cuts have frightening impacts on many people’s lives. He is now heading a committee on budget reform. There needs to be assurances that bills which have passed receive proper oversight and achieve the desired outcome. Large number of bills are passed but fewer bills would be more effective.

Assemblyman Feuer stressed his record of constituent accessibility. When asked about possible repeal of Proposition 13, he said that he is not in favor of repealing it for individual SFR homeowners; that its passage was needed to relieve senior citizens on fixed incomes. However, commercial properties are generally not reassessed but should have their property taxes adjusted.

Feuer is extremely concerned about the role of corporations in campaign finance, especially in light of the Supreme Court decision allowing unlimited contributions. He is in favor of public financing of campaigns so that laws enacted and candidates elected can be approved on their merits. “People who run for governor are basically wealthy people.”

Relating to Community Colleges and usage of bond funds, Assemblyman Feuer replied that the Community College Board should have an Inspector General who is guaranteed to be independent. He believes that term limits have the effect of a disincentive to “work across the aisle;” that lack of bipartisan cooperation has been detrimental.

NOMINATING COMMITTEE:

Charley Mims has been named Chair of the Nominating Committee and Robert Levy and Cassandra Barrère are committee members. They were asked to come up with a report identifying a slate of Executive Officers in time for March’s newsletter; the election at April’s meeting and the installation of the new officers at May’s meeting.

Meeting adjourned at 9:20 PM

Respectfully submitted,
Ann Walnum
Recording Secretary

FEDERATION OFFICERS PRESENT

Chairman	Lynette Berg Robe
President	Joan Luchs, Cahuenga Pass
Treasurer	Dan Palmer, Resid of Bev Glen
Record. Secret.	Ann Walnum, Mt. Washington

FEDERATION DIRECTORS PRESENT

Mark Stratton	Belair Skycrest Property
Lois Becker	Belair Skycrest Property
Don Andrès	Franklin Ave/Holly/West
Patti Negri	Hollywood Dell Civic
Crosby Doe	Hollywoodland
Cassandra Barrère	Laurel Canyon Association
Daniel Wright	Mt. Washington Home. All.
Madeline O’Donnell	Nichols Canyon Assoc.
Robert Levy	No.Beverly/Franklin Cyn.
Laura Gutierrez	Sherman Oaks Homeowners

GUESTS PRESENT

Assemblyman Mike Feuer	Forty-second District
Ellen Isaacs	Field Deputy
Jody Kass Dowden	Hollywood Dell Civic

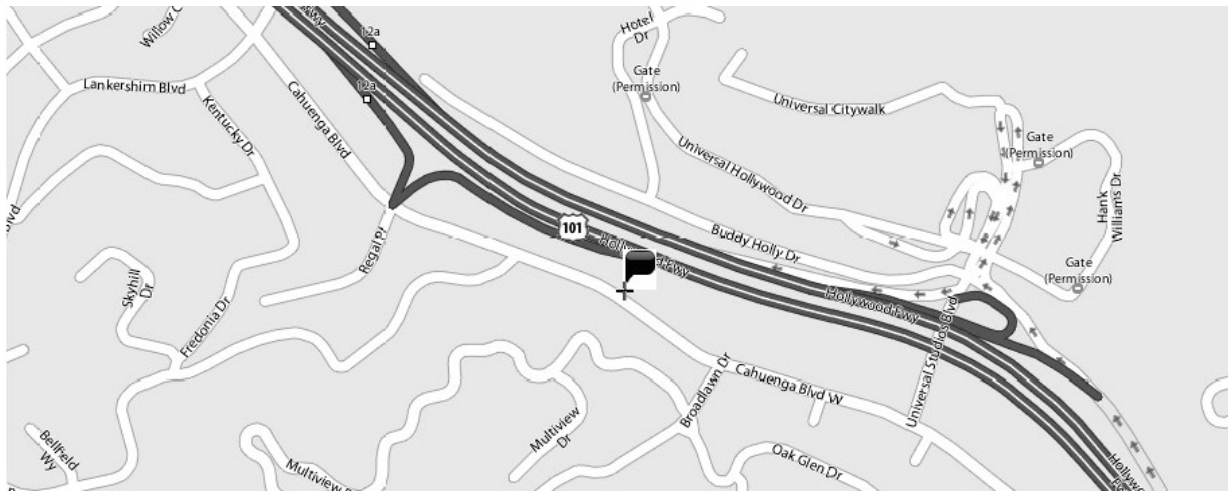


**NEXT MEETING APRIL 7, 2010
ALERT NEW STARTING TIME
PROMPTLY AT 7 PM**

UNIVERSAL CITY NISSAN

3550 Cahuenga Blvd. West
Los Angeles, CA 90068

Between Lankershim and Universal Drive bridge off ramps:
Park on street or in underground garage; take elevator to "S" street level or enter
through showroom, turn left, follow signs to 2nd floor conference room



THE FEDERATION

OF HILLSIDE AND CANYON ASSOCIATIONS, INC.

PO BOX 1673
HOLLYWOOD HILLS, CA 90078
213-368-6120



**Important Information
Enclosed**

