

Hillside Federation  
Minutes  
July 10, 2013

## **I. Call to Order**

President Marian Dodge called the meeting to order at 7:15 pm. Members and guests introduced themselves.

### **Guest Speaker: Tim Pershing, Field Representative for Assemblymember Richard Bloom (AD 50)**

Tim Pershing introduced himself. He previously worked as a Field Deputy to Los Angeles County Supervisor Zev Yaroslavsky representing the Topanga Canyon area. His policy areas for Assemblymember Bloom include Animal Welfare, Arts & Entertainment, Energy, Environmental Safety & Toxic Materials, Judiciary, Utilities, Natural Resources, Telecommunications, and Water. As a Field Representative, Tim represents Assemblymember Bloom at assigned meetings and community events throughout the district and also assists constituents and community groups with projects that have a community benefit or impact. He reported on Assemblymember Bloom's legislation since he has been in office, including a Family Law bill and a Bobcat Trapping bill, which will establish protected zones against trapping outside parkland areas which are currently covered. Hillside Federation members let Tim know of their concerns regarding pending CEQA legislation that removes aesthetics and changes the thresholds for projects that would eliminate review of important aspects of projects in our communities; fracking that may eventually impact the Santa Monica Mountains and the water table due to new technologies for slant drilling; Owen's Lake dust mitigation needed by DWP; legislation for billboard exemptions along freeways and off-ramps and exemptions for advertising outside of large stadiums, which would override local zoning regulations put in place to regulate signage; the need to outlaw rodenticides that continue to kill wildlife from rats to mountain lions. Tim asked that the Hillside Federation send him an e-mail highlighting these important issues and said he would keep an eye on them and stay in touch. He can be reached at: [tim.pershing@asm.ca.gov](mailto:tim.pershing@asm.ca.gov).

**II. Approval of the Minutes** - The June 5, 2013 minutes were approved as written.

## **III. Officers' Reports**

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

The LA Area Helicopter Noise Coalition has set up a website for those concerned about helicopter noise with information about the recent hearing and other information regarding this issue: [www.LAhelicopternoise.org](http://www.LAhelicopternoise.org). George Abrahams mentioned that there is an opportunity for each member organization to link its own organization through this web site.

There have been staff changes in the City: Jeanne Min has moved from Councilmember LaBonge's office (CD 4) to a new position with Councilmember Mitch O'Farrell (CD 13). David Giron has moved from Councilmember Koretz's office (CD 5) to a new position with Councilmember Mitch O'Farrell's office as Policy Director. Sheila Irani has left Councilmember LaBonge's office (CD 4) to work in the private sector. Jane Usher has left the City Attorney's Office. She sent a nice letter to the community to say goodbye.

Hillside Federation members are invited to the inauguration of City Attorney Mike Feuer. President Dodge will email the information. If anyone is interested in attending, contact Nicole Carcel, the City Attorney's Deputy for Community Engagement and Outreach.

Secretary Carol Sidlow announced that she attended the June 25, 2013 Terrorism Symposium. She said there was a great turnout of community and thanked Captain Beatrice Girmala and the Hollywood Division for the outstanding outreach and presentation by panelists. Very informative information was provided "If you see something: Say something" is the motto.

**Cell Tower Ordinance** - The City Attorney's Office recently released a new draft Above Ground Facilities Ordinance (AGF Ordinance) for the regulation of cell towers and other above ground facilities. The new draft ordinance will be considered by the newly-constituted Planning and Land Use Management Committee of the City Council (Huizar (Chair), Englander and Cedillo).

The Pacific Palisades Community Council has explained in a position paper that the new draft contains important restrictions on wireless facilities, but fails to include several critical conditions that are needed, including the following:

- (1) the draft would provide notice only to owners and residents within 250 feet of the proposed cell tower site, but notice should extend at least 500 feet;
- (2) the proposed exemption for “small” antennae improperly fails to define small in a manner sufficient to avoid ambiguity;
- (3) the ordinance should contain a provision requiring the City to give notice and take input from affected communities regarding the design of pole structures and requiring the City to apply a “least intrusive design” standard in considering proposed pole designs;
- (4) the ordinance should make explicit that structures being proposed for protected zones (like Scenic Corridors and Coastal Areas) cannot be installed without a permit establishing compliance with the protected zones regulations; and
- (5) the draft should be amended to require that, for towers purportedly needed to remedy a “significant coverage gap,” specific evidence must be provided to demonstrate such a gap and the Bureau of Engineering should explicitly be granted authority to hire an expert engineer to review and evaluate any asserted “significant coverage gap” and related technical issues.

Motion: Moved, seconded, passed. Wendy-Sue Rosen moved that the Federation support the proposed AGF Ordinance subject to the revisions requested by the Pacific Palisades Community Council and an additional condition requiring that for any approved above ground facility, if less intrusive technology is later developed after permitting and installation, the installed facility must be replaced with the less intrusive technology.

**Los Angeles International Airport (LAX) Sign District** -Vice President Wendy-Sue Rosen announced an open house/public hearing regarding the proposed LAX Sign District. Los Angeles World Airports (LAWA) is proposing 371,000 square feet of signage, including digital billboards. This amount of signage is equal to 550 full sized billboards, although some of the signage will be smaller wraps on columns, regular and digital signs. The concern is how this Sign District may set precedent for future Sign Districts in the City. The hearing will take place Tuesday, July 16, 2013 at the Flight Path Learning Center, 6661 W. Imperial Highway. The Open House will begin at 5:30 PM and the Public Hearing will begin at 6:00 PM.

#### B. Treasurer’s Report - Don Andres

Marian Dodge gave the Treasurer’s report in Treasurer Andres’ absence. All membership dues are paid and there are no outstanding bills.

### **IV. New Business**

#### A. Harvard-Westlake School Expansion

Sarah Boyd and Jennifer Rothman, representing Save Coldwater Canyon, made a presentation in opposition to the Harvard-Westlake Project. John Amato, Vice President, Harvard-Westlake and Edgar Khalatian, Attorney, Paul Hastings representing Harvard-Westlake, spoke in support of the Project.

The Project involves the construction of a new 3-story, 750-space parking structure, with an illuminated and fenced athletic field on top, within a residential (RE-40, RE-15) zone at 3701 N. Coldwater Canyon Avenue, within an area designated as “Desirable Open Space.” The parking structure/athletic field would be an accessory use to the existing Harvard-Westlake School Campus located across the street in the RE-15 and R-1 Zones at 3700 Coldwater Canyon Avenue in Studio City. A pedestrian skybridge would cross over Coldwater Canyon Avenue, connecting the parking/athletic field structure to the main campus on the east. The Project would also include roadway improvements on Coldwater Canyon Avenue that would allegedly improve the flow of traffic and pedestrian and vehicle safety.

Proponents of the Project stated that it is needed to alleviate traffic congestion on Coldwater and the School’s parking shortage. Opponents counter that the Project will have an adverse impact on both open space and wildlife. Proponents also asserted that they do not need a variance for the Project because the school use within the residential area is “grandfathered” and the school use is subject to a Conditional Use Permit. Opponents contend that the Project constitutes a significant intensification of the grandfathered use because the proposed three-story, 750-car parking structure with an illuminated and fenced-in athletic field on what is currently designated “Desirable Open Space” is grossly out of character with the natural

hillside environment. And the proposed bridge spanning Coldwater Canyon Avenue would impair the character of the hillside environment and set adverse precedent for all canyon roads within the Santa Monica Mountains. Opponents contend that any grandfathered rights would not extend to the proposed intensification of use. Opponents further contend that a variance is required by City Charter and cannot be circumvented through the conditional use permitting process.

Federation Board members expressed concern about many aspects of the Project, especially the plan to develop property to the west of Coldwater Canyon Avenue.

MOTION: Moved, seconded, passed. Wendy-Sue Rosen moved to request that the Department of City Planning, in preparing the project's Draft EIR, consider only alternatives that would confine any development to the east side of Coldwater Canyon, leaving intact the designated Open Space and low-density residentially-zoned property to the west of Coldwater.

B. 360 N. Stone Canyon - Steve Twining

The applicant requested a variance to allow a 50-foot high single family dwelling, which would be 14 feet higher than allowed by code. The Zoning Administrator and the West LA Area Planning Commission (APC) both determined that the mandated findings for the variance could not be made. Councilmember Koretz successfully moved the City Council to veto the APC decision and send the matter back to the APC for further review. The board asked Marian to invite a representative of the opponents and staff representing Councilmember Koretz's office to address the matter at the next Hillside Federation meeting.

C. Mural Ordinance – Wendy-Sue Rosen

The proposed Mural Ordinance has been referred back to PLUM. The Board is concerned that the current draft of the proposed Ordinance fails to provide sufficient protection against the commercial use of murals, particularly in hillside areas where such commercialization would degrade the natural character of the hillsides.

MOTION: Moved, seconded, passed. Wendy-Sue Rosen moved that the Federation request that the City revise the proposed definition of “commercial message” to assure that murals permitted under the proposed ordinance do not function as or otherwise contain commercial advertising.

**V. Old Business**

A. Millennium Hollywood Project - George Abrahams

The Millennium Project will go back to PLUM on July 24. The groups and individuals opposing the Project have asked for stakeholders to show up at the hearing and express their strong opposition to the Project. Dan Wright, as counsel for opponents of the Millennium Project, stated that they have uncovered evidence that the applicant's geologist may have falsified documents to conceal that the project may be within an active earthquake fault. They have asked for an investigation into potential wrongdoing and the State may investigate. Marian Dodge will send the original Hillside Federation letter with a cover letter asking Councilmember O'Farrell to meet with representatives of the opponents.

B. Curtis School update - Mark Stratton

The City Planning Commission hearing has been postponed until the end of September while the Applicant recirculates a more thorough MND as required by City Staff.

C. Amicus Brief - Dan Wright gave an update on the Brown Act/Rec and Parks case and will give another update to the Hillside Federation in September.

**VI. Adjournment**

The meeting was adjourned at 9:30 pm. There will be no meeting in August. The next meeting will be on September 4, 2013.

Carol Sidlow,  
Recording Secretary

**Members Present:**

Beachwood Canyon	George Abrahams
Bel Air Skycrest	Mark Stratton

Benedict Canyon	Mindy Mann
Brentwood Hills HA	John Given
Brentwood Res. Coal.	Lois Becker
Cahuenga Pass POA	Patricia Weber
Canyon Back Allian.	Wendy-Sue Rosen
Laurel Canyon Assn.	Tony Tucci
Lookout Mountain	Steven Poster
	Carol Sidlow
Los Feliz Impvmt.	Marian Dodge
Mt. Washington HO All	Dan Wright
Resid. of Beverly Glen	Stephen Benson
Roscomare Valley	Steve Twining
Sherman Oaks HOA	Niles Chapman
Studio City	Claudia Freedle
Upper Mandeville	Elodie Lorenz

**Guests Present:**

Assembly Dist. 50	Timothy Pershing
Harvard-Westlake	John Amato
School	Renee Schillaci
	(Greer Dailey)
	Edgar Khalatian
	(Paul Hastings)
Save Coldwater	Jennifer Rothman
Canyon	Sarah Boyd
	Alex Izbicki
	Jim Johnson
Resid. of Beverly Glen	Kira Palmer
Resident	Pat Seal