

Hillside Federation
May 4, 2016
Minutes

I. Call to Order

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

Guest Speakers

Vince Bertoni, Director of Planning, City of Los Angeles

Director Bertoni spoke about his new job and the various challenges that face the City. The City is changing and the challenge is how to manage the change with the unique neighborhoods. He has spent a lot of his career protecting hillside areas and has worked with many members of the Hillside Federation over many years. The hillsides make Los Angeles special and he has spent a lot of his career and concerns of the hillside areas. The Department of City Planning is working on a number of City-wide issues like revisiting the BMO/BHO amendments with the revisions, public comments to get this to a better place; dealing with such a large and diverse city with 35 Community plans. He is determined to guide the DCP moving forward. He thanked the Hillside Federation members for our service.

Installation of Officers

Following his remarks, Planning Director Bertoni installed the new Executive Committee:

Charley Mims – President
Marian Dodge – Chairman
Mark Stratton & John Given – Vice Presidents
Don Andres – Treasurer
Carol Sidlow – Recording Secretary
John Given – Executive Secretary

Lila Kalaf, Rep for State Senator Ben Allen

Lila gave an update on some of the legislative issues Senator Allen is working on which include environmental issues such as the Aliso Canyon inquiry; SB 888 regarding checking into the other gas facilities in the State; SB1161—the California Climate Science Truth and Accounting Act, which would extend the statute of limitations on holding oil companies accountable for falsifying documents regarding the truth of climate change; and phasing out of gill nets. She invited everyone to attend a Community event on May 27th “Woman of the Year” honoring film producer Amy Ziering from 5:00–7:00pm at the historic Santa Monica Bay Woman’s Club, 1210 Fourth Street, Santa Monica.

Matthew Glesne, Department of City Planning

Matthew gave an in depth presentation about the proposed “House Sharing/short term rental” Ordinance based on a motion put forward by Councilman Mike Bonin. He

shared what other cities are doing about this issue, including West Hollywood, Manhattan Beach, and Ojai, which ban these type of rentals, and some cities which have taken a hybrid approach, such as Santa Monica, Chicago, San Francisco, Portland, and New York City.

The Ordinance for the City of Los Angeles would address:

- 1) Authorization of short term rental of primary residence,
- 2) Capturing Transient Occupancy Tax, and
- 3) Stopping the loss of rental housing stock.

Apartments that were built pre-1978 or are covered by Rent Subsidy Ordinance are exempt and cannot be rented for short-term use. Currently, R-1 rentals are illegal. One of the concerns of the City is the loss of rental units being taken off the market. Additionally, the Zoning Code does not have a mechanism to permit short term rentals other than through obtaining a (Conditional Use Permit).

There are many questions, including enforcement and co-operation of platform companies, tracking of registration of units minimum number of days, onsite parking, inspections, use of ACE Ordinance as the mechanism for enforcement, range of funding penalties and the request to technology companies to help the City with enforcement. Matthew provided a hand-out with useful information.

There will be a series of three listening sessions taking place around the City including in West Los Angeles, North Hollywood, and Downtown with a public hearing currently set for May 21, 2016. The ordinance is tentatively scheduled to be heard by the City Planning Commission on June 23, 2016.

II. Approval of Minutes

The April minutes were approved as written.

III. Officers Reports

A. Presidents Report – Chairman Marian Dodge

Marian announced the following public meetings and hearing dates:

“Discover the Anza Trail” at Griffith Park, May 14, 10:00am–2:00pm, at the Crystal Springs Picnic Area, 4730 Crystal Springs Drive.

Hollywood Community Plan meeting at the Hollywood Presbyterian Church, May 17, 2016 from 7:00–9:00pm.

Moraga Drive issue will be heard at the West Los Angeles Area Planning Commission on May 16.

National Park Service Centennial honoring retired Congressman Anthony Beilenson will be held May 22 from 5:30–8:30pm at the King Gillette Ranch, benefiting SAMO – Santa Monica Mountains Fund.

8150 Sunset Blvd project FEIR meeting will be held May 24, 2016.

Marian attended the Board of Supervisors meeting as the County is considering another Parks measure on the ballot.

President Charley Mims welcomed Julia Duncan, Planning Deputy for Councilman David Ryu to the Hillside Federation meeting and expressed our thanks for her attendance.

B. Treasurer's report – Don Andres

Treasurer Don Andres updated members.

III. Old Business

A. BHO/BMO – Carol Sidlow

Carol gave an up-date on the status of the new round of public meetings regarding the second 'draft' of the proposed Amendments and some of the changes from the original draft which was supported by a number of groups in both the hillsides and the flatlands. Julia Duncan, Planning Deputy for Councilman David Ryu, read a joint letter from Councilmembers Paul Koretz and David Ryu about the second draft of these Amendments with their recommendations that addressed the mission of the original motion and to advise the Planning Department to get back to what they were entrusted to accomplish: to close the loopholes in the original BHO and BMO Ordinances.

Carol Sidlow moved that the Hillside Federation support Councilmembers Paul Koretz and David Ryu's letter regarding the BMO/BHO amendments. The motion passed.

B. LA-RICS – John Given

John gave an update regarding the lengthy Los Angeles Interoperable Communications System (LA-RICS). The LA-RICS project calls for communications towers and other facilities to be installed throughout the County, including in some sensitive Santa Monica Mountain parkland locations west of the I-405 freeway. The lengthy Environmental Impact Report was certified, but various entities, including the Hillside Federation, have entered into a "tolling agreement" with LA-RICS to allow the parties to discuss the remaining locations of concern without the short deadline for litigation to pass. A "tolling agreement" essentially stops the clock, which extends litigation deadlines until a later time. Additional meetings and exchange of information among the interested parties will occur during the next two months in hopes of resolving remaining concerns.

B. Re:code LA Update – Carol Sidlow

Carol spoke about the April 27, 2016 meeting, which addressed the recent series of public forums presented by *re:code LA* throughout the City and the response from the stakeholders. The virtual forum for Recode LA was very successful and she encouraged everyone to please attend the meetings which are held monthly and to check on the website at www.recodela.org for updates and ways to participate.

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III. New Business

A. Second Dwelling Unit Ordinance repeal – Carlyle Hall

Carlyle Hall spoke about the proposed repeal of the City’s Second Dwelling Unit Ordinance and the history behind the adopted local standards versus the default standards set by the state legislature. The City of Los Angeles adopted local standards in 1985 that, among other requirements, did not allow for second dwelling units in the hillsides. In 2010, then-Zoning Administrator Michael LoGrande wrote ZA Memo 120 to stop following the “local standards” and to follow the more lenient state standards. A Los Angeles Superior Court recently ruled that the City erred in following that memo without first determining whether the City ordinance could be saved, and should have either followed the City standards or taken action to change them if it desired. Now, the City is proposing to repeal its ordinance, claiming that it do so urgently because of the recent court ruling, but the court did not invalidate the City of Los Angeles’ ordinance.

John Given spoke about the importance of this issue to the Hillside Federation as second dwelling units are not allowed in hillside areas in the City’s existing ordinance, but under the state standards that would be adopted there are no such restrictions. Carlyle handed out some materials and more materials will be circulated.

Don Andres moved that the Hillside Federation support the existing adopted City Ordinance and oppose the repeal of the Ordinance and study the issue. The motion passed.

VI. Adjournment

The meeting was adjourned at 9:11pm.

Respectfully submitted,
Carol Sidlow, Recording Secretary

Members Present:

Bel Air Assn	Bruce Kuyper
Bel Air Skycrest POA	Mark Stratton
Benedict Canyon Assn	Nickie Miner
Brentwood Hills Assn	Eric Edmunds
Brentwood Hills Assn	John Given
Cahuenga Pass POA	Krista Michaels
	Steven Kates
Canyon Back Alliance	Lois Becker
CASM-SFV	Dan Feinberg
	Marti Marshall
Franklin Ave/Hollywood Blvd	Don Andres
Franklin Residents Assn	Charley Mims
Hollywood Dell Civic	Mary Ledding
Kagel Canyon Civic Assn	Kit Paull

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Lookout Mountain Alliance	Carol Sidlow
	Steven Poster
Los Feliz Improvement Assn	Marian Dodge
Oaks HOA	Wayne Schlock
Residents of Beverly Glen	Kira Palmer
	Stephen Benson
Roscomare Valley Assn	Steve Twinning
	Robin Greenberg
Save Coldwater Canyon	Sarah Boyd
Sherman Oaks HOA	Elke Heitmeyer
Studio City Residents Assn	Claudia Freedle
Tarzana POA	David Garfinkle
Upper Nichols Canyon	Stacy Sillins

Guests:

Carlyle Hall	
Tom Grant	
Skip Haynes	Concerned Citizens of Kirkwood Bowl
Lila Kalaf	Senator Ben Allen
Julia Duncan	Council District 4
Vince Bertoni	Director of Planning, City of Los Angeles
Matt Glesne	Planner, City of Los Angeles