

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

FOUNDED IN 1952

President
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Crests Neighborhood Association
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Forest Hills Homeowners
Franklin Ave/Hwd.Blvd.West
Franklin Hills Residents
Glassell Park Improvement
Glenridge Homeowners
Highlands 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
Mount Washington Association
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 Homeowners
Tarzana Property Owners
Torreyson-Flynn Association
Upper Mandeville Canyon
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PRESIDENT'S MESSAGE:

DEVELOPER WINS LAWSUIT AGAINST CITY ENFORCEMENT OF DESIGN MITIGATIONS

This encouraging news emphasizes more than ever the importance of our reaching into our pockets to contribute to the Densification Ordinance lawsuit filed by Chatten-Brown & Carstens which will be going to court soon. This winning lawsuit is the first of three filed against the City disputing their interpretation of the State Density Bonus Law SB1818.

On December 8, 2008, Attorney Ben Reznik successfully challenged the City's attempt to unlawfully impose conditions of approval that are entitled under SB 1818. Under the State Density Bonus Law local governments are empowered to provide a range of incentives and concessions for projects that will provide more affordable housing.

However when the City Planning Commission refused to approve a height request beyond the limits imposed by the Zoning Code without adding a condition that required a "tapered" design, this decision reduced the rentable space and the developer claimed the project was unfeasible. The owner refused the Commission's condition, sued the City and won.

Continued on page 2...



*Important
Information
Enclosed*

NEXT MEETING

Wednesday, January 7, 2009

Social Hour at 7 PM/Meeting at 7:30 PM
Meeting to start promptly at 7:30 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: November

President's Report:

- A. Developer wins challenge over City's Densification Ordinance denying design articulation mitigations**
- B. Founding Member of Hollywoodland Specific Plan Ordinance requests reaffirmation of house to lot ratio as standard for size of structure**
- C. City removes Parking Meters in Studio City and installs Parking Pay Stations**
- D. Coldwater south of Mulholland to get resurfacing starting January 10th**

Old Business: Billboard Blight

- A. Special Guest Speaker: Dennis Hathaway/City unanimously votes for moratorium on Billboard Conversions**

New Business: March 3rd Primary

- A. City Attorney Forum Coalition- 1/10/09**
- B. CD 5 - Pan Pacific Sr. Ctr 1/18 @ 10:30**

Adjournment:

Continued from page 1

Reznik successfully argued that the City has no discretionary authority to impose design mitigations on a project's aesthetic impacts and, therefore, held that the Commission's decision was arbitrary, capricious and an abuse of discretion.

The court found that the City had not provided evidence that an aesthetic impact amounted to a "specific adverse impact upon health, safety or the physical environment" which is the legal standard in SB 1818, and that articulating the design actually reduced the size which "nullified the effect of a Density Bonus" and was counterproductive to permitting more affordable housing.

What's good news for the EAHCLA lawsuit is that this recent decision shows more than ever why we need to successfully challenge the Densification Ordinance which currently does not require a CEQA review, unlike SB 1818. If CEQA review had been conducted, the City might have come up with valid reasons to deny the Bonus request for additional height and been able to make the required findings the Court found the City did not make.

However if no CEQA review is conducted because the City's Densification Ordinance does not require it and claims projects are exempt, then no proof about "specific adverse impacts upon health, safety or physical environment" can or will be gathered which is why the Court concluded that the City overstepped its authority because the City didn't provide any evidence that imposing design standards would mitigate the projects aesthetic impacts..

If the EAHCLA lawsuit can successfully overturn parts of the Densification Ordinance and require CEQA review, the City will have the ability to prove "adverse impacts upon health, safety and physical environment" and curb un-feathered development. At the moment this precedent setting ruling will just allow developers to circumvent the process and give them a license to build bigger, taller and less aesthetically pleasing designs with more market rate units instead of more affordable housing.

The Federation thanks you for your assistance in understanding the seriousness of this court decision and asks you to support the EAHCLA lawsuit as much as your organization can afford.

JOAN LUCHS
President
Hillside Federation

**DENNIS HATHAWAY, BILLBOARD
BLIGHT FOE, TO BE GUEST
SPEAKER AT JANUARY MEETING**

Dennis Hathaway has been president of the Coalition to Ban Billboard Blight for the past year. Prior to becoming active in issues involving billboards and visual blight, he was a board member of the Venice Neighborhood Council and a member of groups working on local issues involving zoning and land use, affordable housing and youth development. A retired construction manager, he has written articles on subjects including billboards, zoning and ethics for the Los Angeles Times, City Watch and several online publications.

In a Nov. 30th L.A. Times column, Steve Lopez said Hathaway was an Iowa newspaper reporter in his 20s and an old hand at digging for information. A fiction writer in his free time and winner of the 1982 Flannery O'Connor Award for short stories, he switched from writing to research. That led him to the Coalition to Ban Billboard Blight, a non-profit band of fed-up Angelenos, and he now heads the group and runs the website:

www.banbillboardblight.org

And that's a twelve hours a day job, one effect of which has, at last, awakened the Los Angeles City Council to the extent that they have declared a moratorium on billboards for three months with the option of extending it another three months while a new sign ordinance is prepared.

We are fortunate to have so knowledgeable and energetic a man as Hathaway to lead the way for protecting public spaces from gross devaluation.

HOLIDAY PARTY: A GALA EVENT

In lieu of Minutes, we submit the following informal report of the Hillside Federation's 2008 Holiday Party held at the Mulholland Tennis Club on Wednesday, December 3, 2008.

Guest of honor Councilman Bill Rosendahl was greeted by the sixty plus guests attending. Other notables included Bldg. & Safety General Manager Andrew Adelman, retired Daily News Editor Ron Kaye, Planning Director for Santa Monica Mountains Conservancy Paul Edelman, Zev Yaroslavsky's Planning Deputy Ben Saltzman, Councilperson Greuel's Chief Planning Deputy Dale Thrush, Councilman Jack Weiss' Chief Field Deputy Joan Pelico and Councilman Dennis Zine's Planning Deputy Jonathan Brand.

President Joan Luchs presented two stunning engraved Lucite statuettes outlined in a mountain silhouette to Marilyn Stone (Forrest Hills) and Irma Dobbyn (Tarzana) for their many years of outstanding service to their own homeowner organizations as well as to the Hillside Federation for their role as model representatives and mentors.

Guest of Honor **Councilman Bill Rosendahl** discussed his work. "I ain't that great, but I've got twenty-two people working for me. We are the biggest democracy on earth, but our people are so ill informed. We should know a lot more and be empowered." Stating he had been to fifty states and fifty-two countries, he had a lot to compare. He is concerned about public safety and supports a strong Neighborhood Watch. He is also working against the proliferation of billboards.

Andrew Adelman began his remarks explaining that the Planning Department sets policy while Building & Safety's LADBS task is to issue permits and enforce Zoning Codes. For processing of permits he has adequate staff but he has lost 26 positions for code enforcement due to budget cuts, and regrets the lack of capacity to do an adequate job. He also stated his hopes to see Zoning Code Regulations updated and that he shares our concerns about Billboard enforcement and discussed some imminent actions. "Be patient. I think you will see some results." He also disclosed that the only billboards in New York City are in Times Square.

Louise Frankel from Mountaingate Community Association, former president of Los Angeles County Civil Service Commission and lifelong community activist spoke about the spread of illegal signs and billboards and informed us how Bill Rosendahl was the only Councilman who voted against a proposed billboard application at the Convention Center, organized a group who took a complete Billboard and Sign survey for his district and spearheaded a recent unanimous vote in City Council approving a moratorium on all billboards.

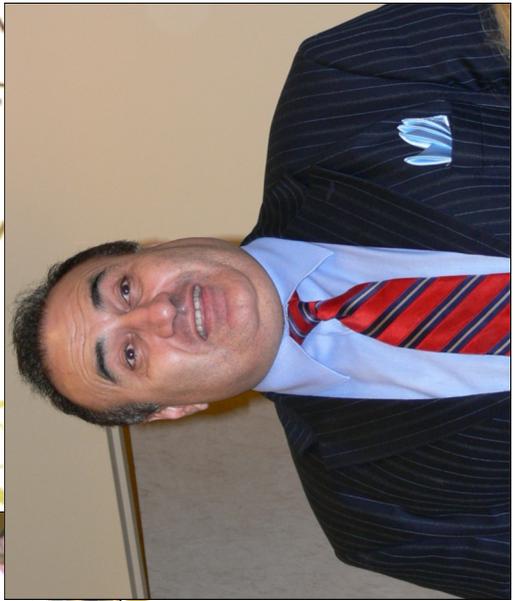
Charley Mims, vice-president of the Federation of Hillside and Canyon Associations and president of Greater Griffith Park Neighborhood Council stated that they too prepared and submitted an inventory of all Billboards in their district to Building & Safety but LADBS was instructed by the City Attorney's office that they were forbidden from even checking out their list to determine if any Billboards had permits. After presenting this information to La Bonge's office who in turn worked with other city council members, City Council reversed their position. Soon thereafter Building & Safety contacted us indicating that they would be happy to work with the community to identify which billboards were legal and which ones were not...

President Joan Luchs closed the evening by thanking our speakers for their inspiration and cooperation.

Respectfully submitted,
Ann Walnum,
Recording Secretary

FEDERATION OFFICERS PRESENT

| | |
|----------------|---------------------------------|
| Chairman | Lynette Robe, Briarcliff Improv |
| President | Joan Luchs, Cahuenga Pass |
| Vice-President | Charley Mims, Franklin Hills |
| Treasurer | Dan Palmer, Beverly Glen |
| Recording Sec. | Ann Walnum, Mt. Washington |



GUESTS IN ATTENDANCE

FEDERATION DIRECTORS
PRESENT

| | |
|-------------------|-----------------------------|
| Linda Taheripour | Bel-Air Skycrest Property |
| Barbara Dohrmann | Bel –Air Skycrest Property |
| Nickie Miner | Benedict Canyon Assoc. |
| Lynette Berg Robe | Briarcliff Improvement |
| Michael George | Cahuenga Pass Residents |
| Joan Luchs | Cahuenga Pass Residnets |
| Ron Galperin | Crests Neighborhood Assoc. |
| Marilyn Stone | Forrest Hills Homeowners |
| Charley Mims | Franklin Hills Residents |
| Laura Gutierrez | Glassell Park Improvement |
| Lannette Pabon | Hollywood Heights Assoc. |
| Linda Greco | La Tuna Canyon Community |
| Marian Dodge | Los Feliz Improvement |
| Don Seligman | Los Feliz Improvement |
| Ann Walnum | Mount Washington Assoc. |
| Dan Wright | Mt. Wash. Homeowners |
| Mark Kenyon | Mt. Wash. Homeowners |
| Dr. Arnold Newman | Oak Forest Canyon |
| Barbara Kohn | Pacific Palisades Residents |
| Dan Palmer | Residents of Beverly Glen |
| Tensie Palmer | Residents of Beverly Glen |
| Dan March | Roscomare Valley Assoc. |
| Dr. Niles Chapman | Sherman Oaks Homeowners |
| David Garfinkle | Tarzana Property Owners |
| Irma Dobbyn | Tarzana Property Owners |
| Richard Klug | Torreyson-Flynn |

| | |
|-------------------|-----------------------------|
| Bill Rossendahl | Councilman District 12 |
| Andrew Adelman | General Manager, LADBS |
| Ron Kaye | Former Editor, Daily News |
| Paul Edelman | Planning Director, SMMC |
| Ben Saltzman | Plan Dep, Zev Yaroslavsky |
| Dale Thrush | Plan Dep, CD 2 Greuel |
| Joan Pelico | Field Deputy, CD 5 Weiss |
| Jonathan Brand | Plan Deputy, CD 11 Zine |
| Jessyca Avalos | Field Deputy CD 12 |
| Guest | Hollywood Heights Assoc. |
| Alan Dymond | Studio City Residents Assoc |
| Beth Dymond | Studio City Residents Assoc |
| Louise Frankel | Mountaingate Community |
| Alan Fine | Benedict Canyon Assoc. |
| Robert Dorhman | Bel-Air Skycrest Property |
| Mike Taheripour | Bel-Air Skycrest Property |
| Lois Stratton | Bel-Air Skycrest Property |
| Mark Stratton | Bel-Air Skycrest Property |
| Bahar Rezvani | Bel-Air Skycrest Property |
| Mort Rezvani | Bel-Air Skycrest Property |
| Carol Kent | Bel-Air Skycrest Property |
| Jim Greco | La Tuna Canyon Community |
| Peggy Soto | Mount Washington Assoc. |
| Heinrich Keifer | Mount Washington Assoc. |
| Dr. Stanley Moore | Mount Washington Assoc. |
| Olga Hall | Mount Washington Assoc. |
| Arlene Newman | Oak Forest Canyon Assoc. |
| Kathi Flood | Oak Forest Canyon Assoc. |
| Tom Flood | Oak Forest Canyon Assoc. |
| Patricia Chapman | Sherman Oaks Homeowners |
| CD 12 Staff | Councilman Rosendahl |

**REMINDERS:
ISSUES & MOTIONS**



Federation meetings are scheduled to start at 7:30 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.

**HILLSIDE HOMES ARE
GROWING OUT OF
PROPORTION:**

When the Hollywoodland Specific Plan Ordinance was approved in 1992 a variety of benchmarks were established. These standards were created through a questionnaire survey of all existing homes, all lots and photos of homes. The survey was professionally tabulated and included setbacks, windows, roofline styles and many of the components identified in the specific plan.

The house to lot square footage ratio was not addressed. By implementing this criteria, compatible control of the size of homes could have been achieved.

All compositions in life have an order, a rhythm, a balance and PROPORTION. Good compositions prevail over time: a Keats poem, a Bach classic, pyramids of the pharaohs, Roman aqueducts and structures like the Griffith Observatory.

In architecture, *visual* planes permit a setting for PROPORTION, creating a primary element for a positive, lasting composition. When a house to lot ratio relationship is viewed on a flat plane rather than a dimensional plane (such as a hillside with varied topography) the visual proportion differs.

Over the past decade we have observed construction of hillside homes that have been out of scale, out of rhythm and out of PROPORTION relative to the varied topographical hillside planes.

Frank Lloyd Wright's concept is a house should be of the hill, not on the hill. That theory has been ignored and replaced with larger unarticulated boxy homes in exchange of higher permit fees, higher construction costs and higher architectural design charges causing a general disregard for PROPORTION.

Each hillside neighborhood needs to establish the "plane relationship to the house composition" or another way of saying a "ratio of house square footage to lot square footage". By creating PROPORTIONAL relationships we will begin to encourage a visual legacy of compatible architectural compositions that will enhance our precious hillsides.

Christine O'Brien
HOLLYWOODLAND

**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**

**LAS LOMAS PROJECT:
KILLED AT LAST**

A judge has thrown out a lawsuit by developers who would have forced the City to re-open review of the massive 5500 home mini-city proposed in the hilly terrain north of Sylmar.

“I am delighted that after six years of fighting this ill-conceived project, it appears to be finally dead,” said Councilman Greig Smith, who led a broad coalition of community groups, Neighborhood Councils, elected officials and environmental advocates who opposed the development.

Federation members in particular will recall supporting opposition to the 2 million square foot commercial space, a 300-room hotel and 5500 homes in the north San Fernando Valley where the 5 and 14 Freeways converge. The site is an environmentally sensitive area that already is a huge traffic bottleneck for the region.

A 10-to-5 majority of the City Council sided with Councilman Smith’s position and voted to reject the Las Lomas project which would have devastated the community, public safety, environment and traffic.

After the defeat in City Council, the Las Lomas developers sued the City for \$100 million and tried to force the project be reopened for review. The Judge in the case rejected every aspect of the lawsuit on Friday, Dec. 12, effectively ending this last-ditch effort by the developers.

Contact: Matt Myerhoff, Communications Director for Councilman Greig Smith 818 613-2248



The following letter was sent to Councilman Greig Smith on December 15, 2008

RE: Las Lomas Victory

Congratulations on the Las Lomas victory in court. You and your office worked very hard for many years and the court obviously agreed that the Las Lomas project was way out-of-scale and incompatible to the area.

Besides thanking you for your leadership in City Council and the community, the Hillside Federation also wants to specifically thank Mitch Englander and Phyllis Winger as well for informing the residents of our City about the numerous unmitigatable impacts that would have devastated Los Angeles and brought our freeways to a standstill.

Many thanks again....

JOAN LUCHS
President
Hillside Federation



**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.**

NEXT MEETING

Wednesday, January 7, 2009

Social Hour at 7 PM - Meeting at 7:30 PM

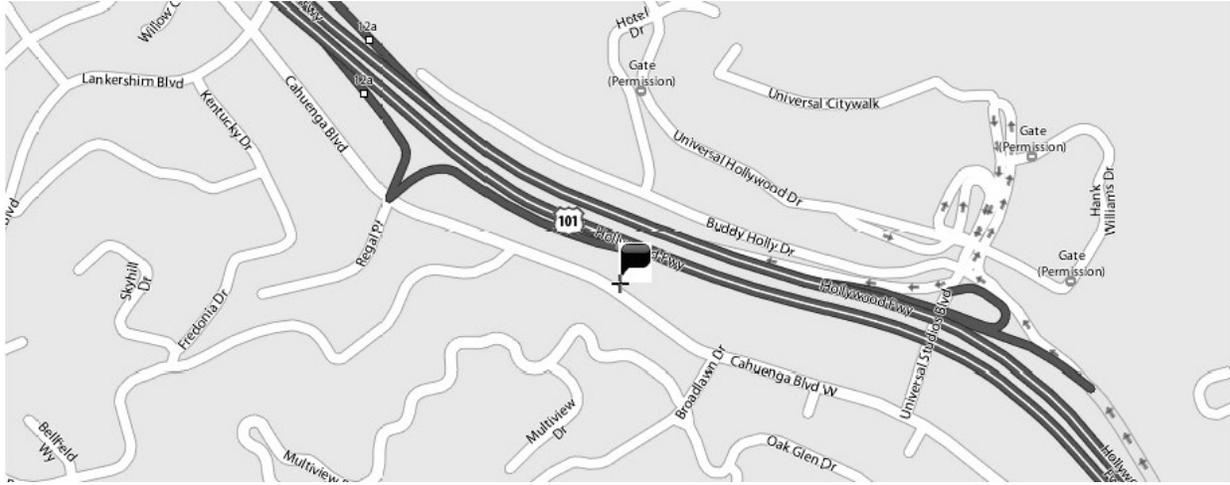
UNIVERSAL CITY NISSAN

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***

