

FOUNDED IN 1952

PRESIDENT'S MESSAGE

**EXECUTIVE COMMITTEE
OF THE FEDERATION**

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BelAir Skycrest

Benedict Canyon

Beverly Crest

Beverly Glen Park

Briarcliff

Cahuenga Pass

Neighborhood

CANDER

Encino Property

Forest Hills

Franklin Hills

Franklin/Hwd.Blvd.West

Friends of Caballero

Glassell Park

Glenridge

Highland's Owners

Hollywood Dell

Hollywood Heights

Hollywoodland

Holmby Hills

Homeowners of Encino

La Tuna Canyon

Laurel Canyon

Lookout Mountain Alliance

Los Feliz Improvement

Montecito Heights

Mt. Olympus

Mount Washington

Nichols Canyon

No.Beverly Dr/Franklin

Outpost

Pacific Palisades

Residents of Beverly Glen

Roscomare Valley

Sherman Oaks

Studio City

Tarzana

Torreyson-Flynn

Upper Mandeville

Whitley Heights

CHAIRMEN EMERITUS

Jerome C. Daniel

Patricia Bell Hearst

Gordon Murley

**CHAIRMAN IN
MEMORIUM**

Brian Moore

Hope you all had a loving and pleasant Thanksgiving Day!

Now on with the next holidays -

The Federation is starting things out early with a Christmas dinner on December 6, at 6:30 PM, with a brief meeting to be held at 8:00 PM. All of this at the Mulholland Tennis Club, located at 2555 Crest View Drive. Take Mulholland Drive between Coldwater Canyon and Laurel Canyon Drives. Turn south on Skyline Dr (close to and across the street from Fryman Overlook), then right on Crest View Drive.

Directions can also be found at themtc.org or (323) 654-0550. Free parking in the lot. Wheelchair/handicap accessible.

Dinner will be paid by the Federation for one representative from each member group. You are encouraged to bring more than one person, and spouses are welcome. The fee for additional diners will be \$25.00 and reservations must be made for each person IMMEDIATELY! RSVP: (818) 761-4065.

The Buckley School EIR will be presented by Dr. Larry Dougherty, Head Master, and Ms. Denise Gitchess, Board Member.. The time to respond to the EIR ends in December, so it is important to hear this matter ASAP.

Councilman Tom LaBonge will stop in to join in the festivities some time during the evening.

Please join us for some Christmas cheer and an important issue. We hope to see at least one representative of each member group of the Federation.

POLLY WARD, President

The mission of the Hillside Federation shall be:

To protect the property and the quality of life 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 hillsides for the benefit of all the people of Los Angeles.

NEXT MEETING

Wednesday, DECEMBER 6, 2006 -
6:30 PM

MULHOLLAND TENNIS CLUB
2555 Crest View Drive, L.A.
(323) 654-0550

AGENDA

BUFFET DINNER

- * Introduction of Members and Guests
- * Minutes of November Meeting
- * Report on Buckley School EIR
Presented by Dr. Larry Dougherty
and Denise Gitchess
- * Discussion on Response to EIR
- * Ad Hoc Reports

PLANNING REFORMS

GOLDBERG ANNOUNCES PLANNING REFORMS TO FACE CITY GROWTH

After nearly a year in office, Gail Goldberg, City Planning Director, assessed the Department's achievements and outlined efforts to handle future growth.

A strategic plan will implement four initiatives:

(1) Do real planning. "We have not been doing real planning. It hasn't been adequate to guide development or assure neighborhoods of what's going to happen to them."

(2) Reorganize the Department to "make it more efficient and effective." While the current system isolates groups of city planners, Goldberg says she hopes to create geographic teams to represent different areas of the city.

(3) Generate innovative, creative solutions. "LA is a big, complicated city, too big for broad policy. It's an almost impossible task to come up with a solution that works

in one community without being detrimental to other communities."

(4) Engage the public in the planning process. This would help the Department to figure out what would work in each of LA's varied communities.

Aside from plans, Goldberg said she is working on two new elements of the General Plan (the "constitution of the city"): a housing element and a transportation component to guide what she described as massive pending growth. "We can accommodate one million new residents. We cannot now accommodate the 685,000 cars they would bring." A moratorium on new development would not prevent scores of new city immigrants from arriving each year, but she stressed the need to employ mitigation tactics.

But amidst the housing and transportation issues that dominate planning discussions, green space remains vital to maintain "healthier neighborhoods. This is going to be a dense city. We absolutely have to carve out green spaces, or this will not be a livable, walkable city."

SLOPE DENSITY ORDINANCE

We're happy to report some movement on the Slope Density Ordinance.

Dale Thrush organized a meeting at Councilwoman Wendy Greuel's office to discuss reactions to a draft of changes to the Slope Density Ordinance prepared by Emily Gabel-Luddy. In attendance were Bill Eick, President of the Shadow Hills Property Owners, Joan Luchs, President of the Cahuenga Pass Neighborhood Assn, Polly Ward, Ms Gabel-Luddy and Mr. Thrush.

Changes - The draft would:

FEDERATION'S WEBSITE UP AND RUNNING

The Federation's new website is
www.hillsidecanyon.org

Please take a look at it, and if there's something else you'd like to see on it, or if you want to send in an article to the Newsletter, we'd love to hear from you. Call Steve Twining at (310) 472-6091 to give your suggestions.

NEWSLETTER

Editor/Publisher **MARILYN STEFANO**

HEY! Is anyone reading this beside Claire Carafello & Alan Fine? What's happening? 'Sup? What's going on in your neighborhoods? I feel like the mother whose children don't call anymore - isn't anyone interested in spreading the word about great (or awful) news in their neighborhoods? We want a Newsletter that keeps us informed about what's happening (let's have some fun stuff, too). Please PLEASE send us stuff - we appreciate being in the know - or now - or no? Articles might be subject to some editing for grammar or syntax, if needed - NOT for content.

For JANUARY send by DEC. 22nd

Fax a hard copy 2 weeks before the next meeting to

**818-706-2922; OR email at
marijoe90210@sbcglobal.net**

(1) limit base maps to the City Engineer's map or an actual survey map of greater detail or, in the case of a parcel map, an original map of 5 ft contours.

(2) eliminate the grid calculation system for the calculation of density.

(3) require California-licensed professionals.

(4) require a confirmation of overall slope by the Bureau of Engineering Survey Division prior to any hearing for a subdivision.

(5) require that the maps and calculations upon which the figures are derived are part of the city file and are available to the public and subject to verification

This simplification of the ordinance will achieve the overall objectives of the 1987 ordinance, yield reasonable density based upon the steepness of slopes, help to minimize natural land alteration, grading and drainage. These clarifications will not result in a taking of land inasmuch as at least a density yield of one dwelling unit per property will always occur.

Said to be most important would be that slopes may be computed only by the entire subdivision or parcel map area

Background:

On Oct 11, 2005, the City Council adopted a motion and directed the Planning Department to prepare an

ordinance amending the city's slope density regulations to reduce or eliminate the wide range of densities that are permitted as a result of current applications.

The City Council action followed a long approval process for an 887-acre development in the Verdugo Mountains known as the Canyon Hills project. During the project approval process, two issues become clear:

(1) The type of base map to which the slope density calculation was applied had a material effect on the final number of allowable lots:

(2) Use of the 500-foot grid system permitted by the ordinance also had a material effect on the final number of allowable lots.

The matter was controversial throughout the approval process, and while the approach to calculating slope density fell within the legal requirements of the ordinance, it became clear that the ordinance required a new evaluation.

MANSIONIZATION

Building oversized homes that are out of character with the nature of the community is an issue throughout the city. In June, Councilman Tom LaBonge introduced a motion in the City Council concerning the issue. The motion was heard in the Planning & Land Use Committee in August and referred to the Planning and Building & Safety Departments. No report has been released yet, nor has the motion yet been scheduled.

MOTION:

Preservation of established single-family neighborhood character has emerged as a city-wide issue, in both the flat and hillside areas of the City. Changes in land value, housing preference and housing inventory are all playing a part in the trend toward larger and larger single-family homes being constructed in the City. These larger homes, however, are often incompatible with the established scale and character of existing single-family neighborhoods.

Current Los Angeles Municipal Code (LAMC) provisions governing building height, yard setbacks and, in hillside areas, building footprint lot coverage are insufficient to address the issues of massing and bulk of single-family homes, both in relationship to the property on which they are built and to the neighboring existing homes. For example, a 7,020 square-foot house can be

constructed by right on a 5,000 square-foot lot; on a 7,500 square-foot lot, an 11,040 square-foot house can be constructed also without any variances or other entitlements.

Existing communities and neighborhoods have been demanding interim control ordinance to control this overbuilding. However, ICO's are temporary measures which are meant to curb activity until permanent legislation is approved. Creation of ICO's and processing of hardship exemptions consume staff resources that would be more efficiently used in pursuing a permanent solution. Therefore, rather than creating a patchwork of ICO's, a comprehensive, city-wide approach is needed.

I THEREFORE MOVE that the Department of City Planning, in conjunction with the City Attorney and the Department of Building and Safety, be directed to prepare an ordinance amending the LAMC to establish the appropriate size of single-family homes in flat and hillside areas. Such ordinance should consider: the size of the structure in relation to the size of the lot (floor area ratio) for both new construction and additions to existing homes, the relationship between percentage of slope and allowable buildable area and amendments to existing Specific Plans and municipal code provisions to ensure consistency.

PRESENTED BY: Tom LaBonge

SECONDED BY: Ed Reyes

BACK DOOR SUBSIDY?

Now that Measure H, the billion dollar housing subsidy proposition has been narrowly defeated, we need to promote fiscally prudent, effective housing policies, argues Valley Vote Financial Committee Chairman Vic Viereck.. But beware, he warns, "We can also expect wasteful policies to be pursued by our elected officials.

In 1986, the Federal Tax Reform Act sharply discouraged housing investment, focusing on eliminating tax shelters rather than helping people who need housing. The Los Angeles Rent Stabilization Ordinance prevents proper maintenance and improvements at older apartment buildings. Rather than reversing their mistakes, our public officials look for more ways to spend taxes to solve the problem.

In November, Mayor Villaraigosa mentioned that three LA labor unions initially will invest \$65 million, increasing eventually to \$150 million for affordable housing. The 2250 units are projected to have a \$ 750

million market value. This amounts to a per unit cost of \$333,333. At 6% interest, the per unit monthly cost is \$1,667. With insurance, utilities, property tax (unless it's a nonprofit) and other operating costs, the monthly cost would substantially exceed \$2,000. Is this affordable housing?

Pension funds project income on pension investments at 8% per year, which means over \$2,200 a month interest per unit. "At this point, I have more questions than answers on such a plan," says Viereck. "More than a 6% return on the invested pension funds makes the housing less affordable. But too low a return makes the pension funds underfunded. Since they are public employee pension funds, taxpayers could be on the hook for any underfunding." Before those pension funds are invested in affordable housing, voters need to know how and if pension needs will be met. "This could be a back door subsidy," says Viereck.

HAUL ROUTES IN THE MOUNTAINS

The developer of 8358-8550 Lookout Mountain has re-applied for a haul route to excavate 5500+ cubic yards of hillside. The hearing regarding this application will be:

9:30 am Tuesday, Dec 5th
Board of Building and Safety Commissioners
Room 1050, 201 N Figueroa St

The Lookout Mountain Alliance says that since they appeared at a hearing in June, several changes have occurred. There are 2 new Commissioners, a new President and a new Vice President.

The application is being re-heard because of Lookout Mountain's successful appeal (in conjunction with the Hillside Federation) of the original haul route request by this developer. And now the developer will try again.

We need to show Community support and let the Commissioners know that we are not going to stand by and watch 600 trucks go up and down Lookout Mountain to make way for 3 McMansions to be BUILT SIMULTANEOUSLY on that hillside - 20 feet from a school. If this project is allowed to go forward, we all will be facing serious peril as to ingress and egress; increase in emergency response times and gridlock that will go on for months.

Please help save our neighborhood and come to the hearing. Stand with us to fight for our Community (and yours).

Your Lookout Mountain Alliance

REMINDERS: ISSUES & PETITIONS

Federation meetings are scheduled to start at 8:00 pm, and end at 10:00pm and, in order to end on time, an OUTLINE OF ISSUES & PETITIONS to be brought before the Board should be mailed to : Pres. POLLY WARD at P.O.Box 1041, Studio City, CA 91614 or faxed to: (818) 761-4065, or e-mailed to: polward@aol.com, **48 hours before** the scheduled meeting.

MOTIONS to be made at the meeting should be thought out beforehand, and put into writing so that they are clear and concise. EACH SPEAKER will be allowed 5 minutes to make his/her presentation, so that meetings can be kept on time.

BEL AIR BEVERLY CREST NC OFFICE

Chairman **STEVE TWINING**, also President of the above Neighborhood Council, advises that If you are interested in attending any Neighborhood Council meetings, please contact STEVE TWINING at the Council office: 310-479-6247, Fax: 310-479-0458, 1525 S. Sepulveda Blvd., #5. The office is open Mon. & Wed., 9am-6pm, and Fri. 9am-1pm.

MULHOLLAND SCENIC PARKWAY DESIGN REVIEW BOARD

MARVIN BRAUDE SAN FERNANDO
CONSTITUENTS SERVICE CENTER
6262 Van Nuys Blvd., Van Nuys

Date: the 1st & 3rd Thursdays of the month
Time: 6:30pm