

FOUNDED IN 1952

PRESIDENT'S MESSAGE

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**CHAIRMAN IN
MEMORIUM**

Brian Moore

I hope you all had a merry Christmas and will have a happy New Year. Wishing all of us success in our endeavors in the coming year - and it promises to be a busy one.

We owe **Mel Remba of Mt Olympus** Association a huge thank you for providing a wonderful venue for our Christmas party and meeting. The setting was lovely, the food excellent as was the wine, and Mel was a very gracious host. All together - **THANK YOU, MEL.**

For starters - Universal Studios' proposal for a mega project on the Universal City lot, north of Ventura Blvd and east of Lankershim and bordered on the north by the LA River: "This is the beginning.... the place where a model gets created," said Gail Goldberg, LA Planning Director.

The project contains:

- a. a 3000-seat enclosed entertainment venue
- b. a 500-room hotel
- c. a residential neighborhood (Universal Village) with 2900 homes, made up of apartments, stacked lofts, townhomes and condos (the tallest of which buildings would be on the lowest grade of the hillside)
- d. 335,000 sq ft of new office space and 390,000 sq ft of production facilities
- e. a shuttle system from Universal Village to the MTA station; a "great street" connecting Forest Lawn to Coral Drives; and freeway access improvements.

According to Universal Studios, the new studio and office complex will be built on MTA property across Lankershim Blvd on current MTA parking lots. New parking structures would create yet more parking than is currently there. The project would generate

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, JANUARY 3, 2007 -

8:00pm

OSULA

**Corner 3921 Laurel Canyon
& Maxwellton
Studio City**

AGENDA

- * Introduction of Members and Guests
- * Minutes of December Meeting
- * Discussion of Buckley School EIR as presented to December meeting
- * Discussion of Universal Studios Proposed Project
- * Discussion of small rehab centers
- * Reports - President
Chairman
Vice Presidents
Treasurer
Others

over 17,000 construction jobs and approx 11,000 new full and part time jobs; generate approximately \$21 million in new tax revenues annually to LA City and County; generate over \$4 billion per year in total economic activity in LA County through studio, retail, theme park, and residential uses.

So what could possibly be the problem with such glowing forecasts?

Land use experts say the sheer size means that such projects will test whether smart growth can work in LA. Will people who move in be willing to alter their lifestyles and work, eat, shop, and be entertained in their home areas? Who will live in the villages? Who will be able to afford the area? (Unanswered question: What will be costs? Answered question: How much affordable housing? Answer: 290 units. Unanswered questions: at what cost? and how financed? i.e., who

pays?)

Businesses and politicians are generally in favor of the concepts - but residents are unconvinced. The area just west of Universal and surrounding the 101 Freeway has been severely impacted in recent years by apartment to condo conversions, and new condo construction. They complain about being overwhelmed by traffic internally to the neighborhoods and inability to access freeways. They complain about "loss of their views" and air and noise pollution. And they know that mega developments often influence the kind of growth that follows in surrounding areas.

So what next? Universal Studios has promised a tour to neighboring homeowner associations, with more information forthcoming. The Studio City Residents Assn and the Studio City Neighborhood Council have taken a wait and see stance pending further input from Universal.

We will discuss this at our next meeting on Jan 3 at OSULA (corner of Laurel Canyon and Maxwelton in Studio City at 8:00 pm.

REHAB CENTERS IRK HOMEOWNERS

The concern is that having a rehab facility in hillside neighborhoods could affect traffic and evacuation routes during wildfires. In some places there are no sidewalks, no streetlights. The hillsides can be very rural. On the other hand, in some areas, they are already so congested that cars parked on the streets pose a huge problem in case of a single home fire, much less a forest fire.

By state law, licensed residential facilities with six beds or fewer must be treated as single family homes. As of March 31, there were 868 such licensed facilities statewide and as of June 30, 200 of them were in

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.



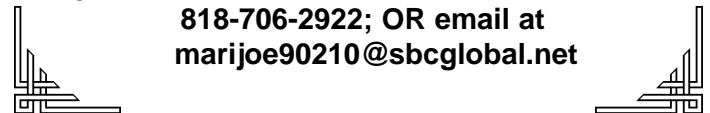
NEWSLETTER

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. Articles might be subject to some editing for grammar or syntax, if needed - NOT for content.

For FEBRUARY send by JAN. 25th
Fax a hard copy 2 weeks before the next meeting to

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



LA County. What is the problem? Well, they attract more cars, and streets are not designed to accommodate the parking for staff and delivery services, and visitors.

These two issues, mega projects and rehab centers, are illustrative of the sort of issues we can expect to have to deal with in the next year. It's best that we start addressing the issues now.

POLLY WARD, President

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