

FOUNDED IN 1952

**PRESIDENT'S LETTER**

**EXECUTIVE COMMITTEE OF THE FEDERATION**

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Polly Ward

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BelAir Knolls

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

Our June meeting was a little rocky, partly due to a new venue. If someone would like to help me set up and tear down (most importantly, remember how we found the room), I would consider moving some of the furniture. I can be reached at e-mail: polward@aol.com.

We had a number of motions made at the June meeting, and we have tried to honor all of our commitments. If someone feels that we did not take care of their issue, or did not handle it adequately, again please contact me at e-mail: polward@aol.com. Most of the outgoing appeals, communications, etc are reprinted in this newsletter.

**LACK OF AFFORDABLE HOUSING ISSUE BEING PREEMPTED BY APARTMENT TO CONDO ISSUE**

We perceive a huge upswelling of emotion and anger regarding the disappearance of apartment stock, not just for the affordable housing segment, but for the middle class in Los Angeles. From my reading in the Wall Street Journal, this same phenomenon is occurring throughout the country. A new wrinkle is that much of the tear-down of apartments and the building of condos is being financed by out of the country builders and banks.

The recent slowdown of housing and condo sales appears to be slowing the conversions - it remains to be seen just how long this drop in the housing market will last. Hopefully, it will last long enough to pass some protective legislation - it is my perception that the City Council members are concerned about the issues, and are starting to address the issues - even to considering an ICO to cool off the conversions while thoughtfully addressing the underlying economic issues (such as rent control) and permit issues (such as allowing variances and up-zoning to the detriment of the adjoining communities.

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, JULY 5, 2006 - 8:00pm**

**OSULA**

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

**AGENDA**

- \* Introduction of Members and Guests
- \* Minutes of May & June Meeting to be Approved
- \* Report - Hoag Canyon
- \* Lookout Mountain Haul Routes
- \* Mountingate Project
- \* Hollywood Community Plan - Conrad Schoeffter
- \* Reports - President  
Chairman  
Vice Presidents  
Treasurer
- \* Old and New Business

**NEW VENUE FOR OUR MEETINGS**

We will be meeting on the first Wednesday of each month until December (when we will return to TreePeople) at OSULA, located at Laurel Canyon and Maxwellton (one street south of Ventura Blvd). Turn right off of Laurel Canyon on Maxwellton, then right again into the first entry off Maxwellton. The meeting is the rear of the first building on your right. We will have signs to point the way.

**EXECUTIVE SECRETARY MARILYN STEFANO**

Our Executive Secretary, Marilyn Stefano, has moved to Agoura Hills but will continue to attend our meetings and produce our newsletter. (Thank you, Marilyn.) Hopefully, we will include minutes from the last meeting in this issue. If not, we will provide them at the meeting.

Hope to see you there, as we deal with all the myriad issues involving this city and our

communities.

**POLLY WARD, President**

**LETTERS SENT BY THE PRESIDENT  
THIS PAST MONTH**

June 10, 2006

Mr. Andrew Adelman

Building & Safety Department

Re: Haul Route for Exportation of 5500 cubic yards of earth from 8538, 8540 and 8550 West Lookout Mountain Ave.

The Hillside Federation, in conjunction with the Lookout Mountain Alliance and the Laurel Canyon Association, moves to support the stakeholders and residents of Lookout Mountain in Laurel Canyon in appealing the decision rendered by the Building and Safety Commission on Tuesday, June 6, that approved a haul route to excavate 5500 cubic yards from 8538, 8540 and 8550 Lookout Mountain.

The Hillside Federation further moves to have this project examined thoroughly by all appropriate City agencies.

This motion was considered and passed at the Federation meeting, June 7, 2006.

Your consideration of this request is deeply appreciated.

Cc: Councilmembers LaBonge, Cardenas, Padilla, Parks, Zine, Greuel, Perry, Wesson, Rosendahl, Smith, Garcetti, Hahn, Mayor Villaraigosa.

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June 10, 2006

David Gay

Metro/East/South Division Community Planning

**FEDERATION'S WEBSITE UP  
AND RUNNING**

The Federation's new website is  
[www.hillsidecanyon.org](http://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 AUGUST send by JULY 24th

Fax a hard copy 2 weeks before the next meeting to

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

Los Angeles 90012

The Hillside Federation on June 7 passed the following motion unanimously:

That the Hillside Federation request that any upzoning on Franklin Avenue from La Brea to Cahuenga Blvd., and Highland Avenue from Hollywood to the Hollywood Freeway, be denied.

The Hillside Federation believes that the resultant traffic from such upzoning will result in the virtual imprisonment of hillside residents in their own communities.

We thank you for your consideration of this motion.

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June 10, 2006

Planning & Land Use Management Committee

On June 7, 2006, the Hillside Federation voted unanimously to oppose the City of Los Angeles Planning Commission's approval of the Mountaingate development project, as approval would substantially degrade public recreational enjoyment of the historic Canyonback Trail.

The Federation opposes any plan that would realign Canyonback Trail off its historic ridgeline path and onto a private street or sidewalk within the planned private residential ridge that features remarkable views of protected open space hillside terrain that has been

acquired through the expenditure of public funds. Further, routing the trail through the private enclave will inhibit trail use and inevitably create hostilities between the future residents of the proposed private enclave and trail users, as occurs whenever trails pass through such enclaves, especially in the Mountaingate area.

To avoid this impact, Condition 93 should provide:

A minimum 10-foot wide easement dedicated for public recreational purposes adjacent to and parallel with the Canyonback Road extension, in addition to the private street and any sidewalks;

Canyonback Trail shall remain ungated to allow 24-hour public access;

Canyonback Trail shall retain its historic ridgeline alignment which requires it be parallel to the ridge and west of Lots 23-28.

These conditions are necessary to avert a significant adverse impact on the environment in violation of the Brentwood-Pacific Palisades Community Plan.

Thank you for your consideration of these issues.

## HOAG CANYON UPDATE

It continues to appear extremely likely that Hoag Canyon will be sold within a matter of months. There is no chance of a public entity such as the Santa Monica Mountains Conservancy buying the canyon.\* It will be sold to a developer. Period.

As further evidence of this, we have word from someone who may be the ultimate insider: the engineering firm to whom Hoag's current owners send prospective buyers for analysis. Not only is there a steady stream of seriously interested parties studying the canyon as never before, but an alarmingly high proportion are from outside the area. 'These are the guys who walk in with a huge wad of cash and expect to roll right over everyone.'\*

Non-local developers are likely to be the worst of the worst. Not only do they not know or care about us, they just want their profits and out - back home to New York, or Miami, or Philadelphia. In fighting these people, you're simply fighting money. Roots, reputation, etc. mean nothing.

Outsiders are also the guys you won't see coming. Any morning now we could wake up, if not to bulldozers, at least to a sale, and filings for permits. With an outsider, business model secrecy and surprise (as opposed to query and engagement) is best.

Should we wait for something like this to happen and then fight? Let's look at that fight. As Polly has noted, "This is private land." There are limits to what government can make someone do, or not do with it. That is the mean-

ing of private ownership. This is America, after all.

Aside from that, let's look at the opposing forces. The very least a developer could expect from the full development of a project like Hoag Canyon would be 50 estates, each on several acres throughout the canyon. I think we all agree that no large individual property behind gates in Bel Air would end up being less valuable than \$10,000,000. The average could easily be more than twice that: \$20,000,000. Doing the math, we get a project value of no less than \$500,000,000, and probably at least \$1,000,000,000 - half a billion to one billion dollars.

The question is would it be worth that developer's money to spend 5% or even 10% on getting his way? I think so. Again, doing the math, we get a war chest of no less than \$25,000,000, and easily as much as \$100,000,000. How many battles could *pro bono* attorneys win before losing this war? How many volunteers does it take to counteract a fleet of lobbyists and multiple PR firms? If we get anything, it is likely to resemble what it really is: the spoils of war.

For those of us who favor open space, parks, etc. and want the canyon preserved, there are two choices: Deal now or fight soon (and fighting something this big doesn't look good). Deal now means being pro-active. It means not sitting around waiting for the inevitable sale. It means talking with developers who would consider doing limited development in a limited area, and turning over a large part to the Santa Monica Mountains Conservancy, parks or whatever we agree on.

Our best chance of exercising any control at all in this situation is to get out in front of it. Is there any harm in checking out our options? To do that, we need to demonstrate that we would seriously entertain a relationship with a limited developer. Talk is not cheap in this situation. In order to get down to real brass tacks here, a developer will have to spend real money to actually find out what various options cost. If we want development to take place in limited areas, we may need to find out what it takes to modify rules such as slope density - which, in this situation, would become our enemy (forcing development to spread out over the whole canyon). This is work, and time. But it is productive. It would bring us toward our goals.

We are working against the clock. If we want to maximize our control, if we want to consider a relationship with a limited developer, we would need to convince him that "we" - not just the Hillside Federation - but most if not all of the adjacent and nearby communities favored this approach. The litmus test is getting Jack Weiss on board.

We must start by agreeing to explore, but be willing, if

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we like what we see, to go all the way. And we have to convince "our" developer of that, and have him tie up the property before another developer comes in to simply maximize everything.

**Daniel March, Ph.D., RVA member**

\*Quotes etc. from Jerry Daniel and Paul Edelman of the Conservancy, Paige Rausser of the Trust for Public Land, and Jeff Stump of the American Land Conservancy available on request.

I will be happy to explain at the July meeting what the math tells us, why *pro bono* attorneys would win the war before losing these battles, how many volunteers it takes to counteract a fleet of lobbyists. We need to raise the issue with our city representatives ASAP.

**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.

**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.

**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