

FOUNDED IN 1952

**PRESIDENT'S LETTER**

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Franklin/Hwd.Blvd.West

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Hollywoodland

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MEMORIAM**

Brian Moore

Because of the immense amount of information we will present in this newsletter, I will make my comments brief.

**BOARD CEREMONY**

Gordon Murley, Chairman Emeritus, will be present at our May meeting to induct our new officers to the Federation Board. Following the "ceremony", he will give us a brief history of the Federation and its accomplishments, and will tell us what that presages for the future.

Our last meeting at TreePeople for at least 6 months will take place on May 3. Thereafter our meetings will take place at OSULA (Osaka Sangyo University in Los Angeles) in Studio City. A map will be provided in the June newsletter - but the site is just south of Ventura Blvd, on Laurel Canyon Blvd. (parking on Maxwellton, which runs parallel with Ventura).

There is a freeway exit on the 101/134 at Laurel Canyon and Riverside. Hope we will see you all at our new meeting place in JUNE. Meantime, see you in MAY at TreePeople.  
POLLY WARD, President

**WE MET THE NEW PLANNING  
DIRECTOR!!!**

Gail Goldberg, LA's new Planning Director, had refused 80 prior invitations to speak publicly about her highly-visible and critical role on how to revision the city and refashion the department, but did not turn down Councilmember LaBonge's invitation to speak at the CD4 Community Congress on planning and zoning held at the LA Zoo's Witherbee Auditorium.

"My job is to create a plan for planning in Los Angeles," she said. "But what we're really talking about is creating neighborhoods" she told the 170 or so in attendance at the congress. After 17 years in San Diego's planning department, most recently as its head, she developed a "city of villages" concept that emphasized

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, MAY 3, 2006 - 8:00pm**

**TREE PEOPLE**

**Corner Mulholland Drive &  
Coldwater Canyon  
Studio City**

**AGENDA**

- \* Introduction of Members and Guests
- \* Minutes of March & April Meeting to be Approved
- \* Report - Westwood Federal Bldg.
- \* Report - Laurel Canyon Slides - Rick Seireei
- \* Report - Hoag Canyon
- \* Report - Whitley Heights Development
- \* Reports: President  
Chairman  
Vice Presidents  
Treasurer

pedestrian-oriented commercial areas where public transit, housing and retail work in unison. She spoke of having to fly over the City of Angels in a helicopter to get a true picture of the complexity and scope of her task formulating smart growth in a city nearing four million people and a varied topography that's singularly unique in the country, if not the world. Goldberg said her reorganization would take one to four years.

The job of providing an overview of LA's myriad planning challenges had fallen to Mark Winogron, who acted as interim director for six months. He gave a power-point presentation discussing the city's general plan and its specific plans, zoning and other activities. Winogron spoke about the "fiscalization of land use" in the post Prop 13 landscape where development fuels revenue for local municipalities and contributes to sprawl and poor resource management. The new wave, he said, is sustainable "new urbanism" development that is more sensitive to water use, adaptive re-use, density development, etc.

(Taken from Councilman LaBonge's weekly e-mail.)

## STEVE TWINING REPORT

This morning I attended a hearing regarding a property at 1224 Linda Flora Drive, which is located above approximately Anzio Drive and Roscomare Rd. The new owner wishes to construct a bridge up to 61' high (similar to a Freeway on-ramp) 12' wide, immediately adjacent to 1212 Linda Flora Drive. If you wish to object to such a precedent-setting proposal, please send your objections to the current City Zoning Administrator on the case: Mr. Michael S.Y. Young. His address is 200 N. Spring St, Room 763, LA, CA, 90012. His phone number is (213) 978-1387, his fax is (213) 978-1334 and his e-mail is myoung@planning.lacity.org.

Twining has heard that the new owner paid approximately \$50,000 for the property - which tells us a lot about the property. Twining has suggested that the neighbors try to buy the lot to preserve it for the future.

## CANYONBACK TRAIL

On April 7, 2006, the LA Planning Commission finally issued its written ruling on Castle & Cooke's Mountaingate Development project.

The developer and/or future residents of the GATED Canyonback Ridge Enclave will be allowed to install a FULLY-SECURED GATE at the south end of Canyonback Road - ON THE CANYONBACK TRAIL. The Commission expressly rejected the Advisory Agency's recommendation to leave the trail ungated. Nothing will prevent future residents from forcing trail users to use a callbox to a remotely located security guard who may or may not respond.

The Planning Commission rejected the recommendation to keep Canyon Trail separate and apart from the private street running between the proposed houses, and also terminated the Mt. St. Mary's Trail, allowing the severance of the trail from the Big Wild Trail systems.

## 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 - though I doubt it will happen!

For JUNE send by MAY 27th

Fax a hard copy 2 weeks before the next meeting to

**310-275-8765 ; OR email at  
[marijoe90210@sbcglobal.net](mailto:marijoe90210@sbcglobal.net)**

The Canyon Back Alliance says it is 1/2 way to meeting its funding goal to fight this ruling. All legal services are being provided without charge, but there are other costs. Please donate to Canyon Back Alliance, a California non-profit public benefit corporation (501 IRS determination now pending). Make checks payable to "Canyon Back Alliance" and send to Canyon Back Alliance, c/o Tom Freeman, 1875 Century Park East, 23rd Floor, Los Angeles, CA 90067-2561.

## VOLUNTEER ADVOCATES OR REGISTERED LOBBYISTS

As reported in the LA Times, the City Ethics Commission recently agendized on March 14, 2006 a discussion about extending the current lobbyist registration requirements to include "anyone who is paid \$4,000 or more in a quarter to lobby, or who spends 20% of their time making direct contacts with City Officials, or who makes at least 15 direct contacts with City Officials in a quarter." If these requirements are extended to require Homeowner and Resident Assn. representatives who frequently try to influence City Hall to register as lobbyists, it would inhibit our right to voice our opinion on matters that impact the quality of life in our community and would be inconsistent with the basic principles of a participatory democracy.

All associations and individual members need to contact your own council office, the Mayor's office, as well as the City Ethics Commission at (213) 978-1960, fax (213) 978-1988, or e-mail mark.low@lacity.org and voice your opposition to this proposal.

**JOAN LUCHS, Vice-President**

## RIDGELINE PROTECTION

On April 25, Councilwoman Wendy Greuel is to make the following motion:

That the Department of City Planning prepare a report discussing the feasibility of drafting a citywide ridgeline protection ordinance to be presented to the Planning and Land Use Management Committee in sixty days that includes the following:

1. Cataloging the existing, unprotected ridgelines in the City of Los Angeles.
2. Analyzing existing ridgeline protection measures in current LA City law.
3. Evaluating the potential applicability of the County Ridgeline Ordinance to the City of LA
4. Recommending any other measures that could aid in the protections of our City's dwindling ridges.

## FEDERAL V.A. LAND IN WESTWOOD

Councilman Jack Weiss has introduced a resolution in City Council describing the proposed new Federal Bureau of Investigation (FBI) Headquarters building to be located 11000 Wilshire Blvd, the current site of the Federal Building in Westwood, as to be located at one of the most congested intersections in the nation,. He said that almost every LA homeowners' association opposes the construction at this site, and all of the elected officials representing this area have expressed concerns. He concludes:

"NOW THEREFORE BE IT RESOLVED that the City Council opposes the GSA proposal for a new headquarters on the Westwood Federal Building site or on any of the federal VA land in Westwood.

BE IT FURTHER RESOLVED that the City Council requests a Federal Land Use Master Plan for all Federal properties in the area, including the Veteran's Administration, Federal Building site and National Armory.

BE IT FURTHER RESOLVED that the GSA is encouraged to implement and complete a meaningful search for alter-

native sites for the proposed new FBI Headquarters."

We applaud Councilmember Weiss's action, and would further urge that the alternative sites be evaluated as to the nearness of reasonably priced housing in the same locality. Why not consider jobs/housing balance when locating these new large projects?

## HOAG CANYON

The following is taken from a letter to the Bel Air -Beverly Crest Neighborhood Association:

"Hoag Canyon will be sold this year, almost certainly to a developer who will try to maximize his gain. Conservation organizations such as the Santa Monica Mountains Conservancy are unable to intervene. The extreme value of the project will make it reasonable for the developer to spend gigantic sums to further his interests. I would like you to consider a plan I have to mitigate development since there appears to be no way to prevent it altogether. I have an agreement with a developer who will limit and concentrate pockets of developed area while maximizing open space, which will be sold at an affordable price to the Conservancy. How much open space is partly a function of how we, as concerned and affected neighborhood organizations, work with this developer to produce sensible designs and support them with the city. Our cooperation, resulting in his time-savings and certainty, is his inducement to preserve space."

The letter goes on to say that the number of houses that could be built on the 265 acres is debatable. The asking price is \$35,000,000, far more than any conservation agency has to spend. Future state bond issues, etc. cannot be expected to be passed, funded, etc and become available for at least two and a half years - long after the canyon will have been purchased.

The writer says he has an alternative. He wants to broker a deal with a developer who has agreed to do limited development in cooperation with the communities. The goal would be to preserve 200 of the 265 acres as open space, park or other common use. The developer is willing to cut a deal that will shorten his time frame by having a positive relationship with the community in exchange for not developing most of the canyon.

The letter is more detailed than this summary, mentioning such things as home value increases, fire and safety issues, emergency egress, traffic flows, and preservation of wild life.

Written by: Daniel March Ph.D

The Hillside Federation will ask Mr. March to discuss this proposal at our May meeting.

## NOTES FROM APRIL 8 PLANNING MEETING OF BEL AIR/BEVERLY CREST NC

Below are notes from our Saturday meeting, sent by Pam Cooke

### **ISSUES BROUGHT FORWARD/PRIORITIES FOR HILLSIDE PLANNING AND LAND USE**

The following is a summary of the issues that were brought forward and discussed by the participants of the 4/8/06 planning and land use meeting as priorities for hillside communities.

The issues are set forth in the broad/important major categories and are set forth in an overall listing for those that seem to have less of a priority/impact.

The group of attendees were asked to think about the content and draft language for an issues statement (mission statement) for the group.

1. GRADING: The most important requirement is to obtain a commitment that there must be a tie between grading with the actual building application process.

Request for written confirmation from building and safety (grading division) that no grading permit will be issued unless a building permit is filed at the same time and that environmental requirements will be followed.

Require sequencing between applications processes: grading, haul route, environmental review and building permit.

Require current soils report - no more than one year old.

Completion bond so that grading does not start without project completion.

Grading permit early notification system to neighborhood councils and posting of permits on building and safety website

2. HILLSIDE ORDINANCE - update ordinance, (comparable to Pasadena's or other cities'.

Review history in order to verify compliance and intent; AB 283 review. Make sure that application of ordinance is not being distorted.

Slope-density: Make interim control ordinance permanent.

3. HILLSIDE COMMUNITY PLAN UPDATES - Update

hillside community plans to put teeth into the provisions, including ridgeline issues, and to be incorporated into planning and land use process

4. ENFORCEMENT - Violations for grading and building without permits or exceeding permits are out of control. Weekend and holiday violations go unchecked, or enforcement is too late/too uninformed/weak. Demand that City of LA immediately hire staff for holidays and weekends for emergency violator notifications to shut down development that exceeds scope of permit or for which there is no permit. Impose fine/bond on such properties, with significant penalty and attorneys fees.

Determine money source for enforcement. Enforcement of building permit: not to exceed permit

5. EXCAVATION: Analysis of 1000 cu yd exception to hillside ordinance. Notifications to neighbors: mandatory notification to neighbors for excavations of 500 cu. yds. or greater

6. HAUL ROUTE: Expand topics included in process and for which public may provide input: expand public notice - review haul route trigger - cumulative impact soils condition - comment on grading/tie-in grading issues - outreach to DOT re input and input process and timing - environmental review: city and CEQA - substandard street impact.

7. ENVIRONMENTAL REVIEWS: Analysis of triggers and process followed for environmental review or exemption City environmental requirements: Framework analysis re implementation.

Full application to excavation and grading over 500/1000 cu yds. Mandatory requirement re process verified in writing.

8. RIDGELINE ORDINANCE: Review of ridgeline analysis report due out end of April.

Use community plan and report to generate ordinance re protection of ridgelines.

9. PUBLIC NOTICES: Update and modify public notice requirement. Expand notice to 1000 feet from all perimeter points of property. Postings for public notice to be closest point to public point/street. Modify to make posting sign larger: 11x 14 and prominent color/laminated; if destroyed to be re-posted within 24 hours

OTHER ISSUES - substandard street improvement review and impact on limits to building

-Media contacts-compile list of contacts and possible contact of high profile celebs to help cause - paper

streets: prepare template to remove paper streets; review permissive use of paper street as driveway, without improvement - meet with new Planning Director Gail Goldberg to introduce issues - meet with other council offices/deputies re issues - meet with city employees. Show support for city employees who "do the work" .

## LAUREL CANYON SLIDE

Laurel Canyon continues to be a mess to behold following recent slides that followed the destruction of a home during the previous year's rains. We have asked a representative from the Laurel Canyon Association to report to us on what is going on, and what their options are.

## CAHUENGA PEAK FACT SHEET

As most of you know from either reading this newsletter, speaking to our Councilman, Tom LaBonge or seeing the recent article in the Los Angeles Times - Cahuenga Peak is under attack from some unscrupulous Chicago developers.

But what you may not know are the facts surrounding this issue and what you can do to make sure this precious piece of land is not lost forever.

**LOCATION:** 138 acres West of Griffith Park, North of the Hollywood Reservoir, Southwest of Forest Lawn Memorial Park, and East of the Cahuenga Pass in the Santa Monica Mountains. Just to the left (as you view it) of the "H" in the "Hollywood" sign.

**FUNDING SECURED:** \$4.5 million from a combination of MRCA Open Space Assessment, Forest Lawn, a Griffith Park Trust Fund from a settlement with the City of Glendale, Prop 40 and Prop K funds.

**CAHUENGA PEAK PROPERTY ASSESSMENT:** \$4.7 to \$6 million.

### **WHAT IS AT STAKE:**

- 1 - The permanent preservation of 138 acres of pristine hillside land for future generations
- 2 - The expansion of Griffith park with new trails for public use and opportunities for study of flora and fauna
- 3 - The preservation of an important Santa Monica Mountains wildlife corridor
- 4 - The prevention of development of 5 oversized McMansions thereby scarring our hillside forever
- 5 - The protection of a world famous landmark - the "Hollywood" sign. This development would begin just next to the "H".
- 6 - The purchase of this land is vital not only to Council District 4 (where it is located) or the Central Region - but to the entire city of Los Angeles.

**FUTURE POSSIBLE FUNDING:** According to Alina

Bodke, the Cahuenga Peak Project Manager for the Trust for Public Land - they are looking to apply for State money that is specific to wildlife corridors.

**WHAT YOU CAN DO:** You and/or your organization may donate specifically towards the purchase of Cahuenga Peak by contacting the Trust for Public Land at 213-380-4233.

Our city with the help of the Trust for Public Land is trying to purchase this property by late summer, early fall of this year. But they must have sufficient funds to meet a fairly appraised asking price. Right now - it's looking like they might be short. Property values here in Los Angeles certainly aren't falling. And to complicate things - there is a timeframe in which some of this money must be expended or it is lost. In short - this is an emergency situation. If we let this property go now, we may not get a second chance.

## **CARA RULE**

### 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 **OUT-LINE 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