

email: [president@hillsidefederation.org](mailto:president@hillsidefederation.org)  
website: [www.hillsidefederation.org](http://www.hillsidefederation.org)

FOUNDED IN 1952

**President**  
Joan Luchs  
**CHAIRMAN**  
Lynette Berg Robe  
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Charley Mims  
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Liz Tigar  
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Ann Walnum  
**TREASURER**  
Dan Palmer

**MEMBER ASSOCIATIONS**  
BelAir Knolls Property  
BelAir Skycrest Property  
Benedict Canyon Association  
Briarcliff Improvement  
Cahuenga Pass Neighborhood  
Crests Neighborhood Association  
Encino Property Owners  
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  
Whitley Heights Civic

**CHAIRMEN EMERITUS**  
Jerome C. Daniel  
Patricia Bell Hearst  
Gordon Murley  
Polly Ward

**CHAIRMAN IN MEMORIUM**  
Brian Moore

## PRESIDENT'S MESSAGE:

### EAHCLA LAWSUIT:

#### City Council deliberates upcoming Mandatory Settlement Conference

**Settlement Status:** Petitioners in both *Environment and Housing Coalition Los Angeles* and *Hubbard* presented their settlement offer before the City's Plan Land Use Committee PLUM and then before the Budget and Finance Committee. The City Council considered the settlement offers in closed session on September 23, 2008 but did not accept the offers.

**Operative Facts:** On February 20, 2008, the Los Angeles City Council enacted Ordinance No. 179681 purportedly to implement the state Density Bonus Law as amended by SB1818 (2005). The state law requires all California cities to grant density bonuses and specified incentives, including waivers of local zoning regulations for residential housing projects that set aside specified percentages of affordable units. The state law also requires all California cities to adopt a local ordinance to implement the state law, which is what Los Angeles tried to do by passing Ordinance No. 179681 but the City's Ordinance went far beyond state law.

Petitioners (EAHCLA and Hubbard) filed their respective lawsuits against the City in April, 2008 and allege that the City failed to comply with the California Environmental Quality Act (CEQA).

Continued on page 2...



*Important  
Information  
Enclosed*

**ALERT NEW DATE  
NEXT MEETING  
Tuesday, October 7, 2008  
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 2<sup>nd</sup> floor conference room

## AGENDA

**Introductions: Members/Guests**  
**Minutes: September**  
**President's Report:**  
**A. Griffith Park Nomination-Cultural Heritage Commission October 30<sup>th</sup>-Marian Dodge**  
**B. Densification Lawsuit contribution request**

**New Business:**  
**A. Northeast Hillside Ordinance/PLUM hearing October 14<sup>th</sup>-Gabriela Juarez/Planning Dept.**  
**B. MRCA-Chief Ranger Walt Young/Fire Safety**  
**C. Film Permits in hills go up in smoke/Motion Nickie Miner-Benedict Canyon Association**

**Old Business:**  
**A. Metro Universal Studio @ Lankershim EIR Comment period ends November 23rd**  
**B. Neighborhood associations challenge further expansion (Wise Temple CUP application) along Mulholland Institutional Corridor**  
**Adjournment:**

Continued from page 1...

Hubbard alleged violations of the City Charter and other state laws in passing Ordinance No. 179681.

On June 5, 2008, the State filed a document seeking dismissal of the Hubbard lawsuit claims against the State. On July 14, 2008, the court granted the State's demurrer and dismissed the lawsuit in its entirety as against the State. One of the bases for the court's ruling was that the state law, SB1818, deals with an area of state-wide concern and thus preempts any conflicting local laws, including the City Charter.

**Legal Contentions:** Petitioners contend that the City violated CEQA by adopting the density bonus implementing ordinance without proper review and asked for an injunction. The City contends it complied with CEQA by finding that substantial evidence supports the general exemption to CEQA.

Hubbard lawsuit contends that the City violated its Charter, due process, Government Code Section 65860, and the California Constitution by adopting the density bonus implementing ordinance, and asked for declaratory relief.

Our attorney believes EAHCLA is in a strong position on the merits of the case as the mandatory settlement conference approaches. Many jurisdictions throughout California have conducted the required environmental review before approving a densification ordinance but Los Angeles has not done so. Briefing of the case is expected to occur over the next several months, with a hearing set for March.

It is still necessary to raise more funds for the upcoming battle, so we hope everyone can contribute their support to this lawsuit as it enters the next phase. Please make checks payable to Chatten-Brown & Carstens; under 'Memo' identify the check to 'EAHCLA Densification Ordinance lawsuit **but** send your check to:

Hillside Federation  
P.O. Box 1673  
Hollywood Hills, CA 90078

Thank you in advance for your contributions.....

**JOAN LUCHS**  
President

*Schedule  
Change*

## ***REMINDER MEETING DATE CHANGE***

***FOR OCTOBER  
MEETING WILL BE HELD***

***On***

***TUESDAY  
OCTOBER 7, 2008***

## **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

## MRCA UPDATE ON FIRE SAFETY

By Dash Stolarz, MRCA  
Director of Public Affairs

In Southern California, fire season lasts virtually all year. The Mountains Recreation and Conservation Authority (MRCA) works diligently every day to prevent fires on parkland it owns and on the lands adjacent to it. The MRCA has 45 fire fighting personnel certified to the same federal training standards as the US Forest Service. Many of these same MRCA personnel are among those who patrol Mulholland Drive seven days a week and every night in both marked and unmarked vehicles. Other efforts include 24 hour red flag patrol, new computer technology, and focused patrol using special prevention criteria. If you want to report suspicious activity on Mulholland, please call MRCA Ranger Services at (310) 456-7049.

Training and preparedness are key to the MRCA's fire prevention effort. Every year the MRCA conducts a Wildland firefighter class for various State and local agencies. This year the MRCA will be offering a second class to the public through Pierce College starting October 7, 2008. Taught by Dave Updike, the MRCA's Fire Management Officer, students—including residents of urban interface areas, people interested in a firefighting career, or those currently employed by a fire agency--will learn about fire behavior, the effects of weather on wildfires, how the human body reacts while fighting fires, and the basics of fighting wildland fires. The class is popular with citizens throughout the hillsides area. For more information, please call Pierce College at 818 719-5425.

Mountains Recreation Chief Operations Officer, Ranger Walt Young, will address the Federation at its October Meeting on this and related topics.



## VIEW FEDERATION WEBSITE

at

[www.hillsidefederation.org](http://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.**



## 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](mailto: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 agendaize an issue **MUST** be approved in writing by the President before the item will be placed on the Agenda.

## LET'S NOT GO UP IN SMOKE

By Nickie Miner  
President, Benedict Canyon Association

Benedict Canyonites are skittish about fires. We've had four of them break out in a year's time. Fortunately, the response of our local fire stations prevented these outbreaks from turning into disaster in this combustible environment.

As hillside and canyon residents, we have somewhat of a "sixth sense" about caution and fire prevention. We are aware of the "no smoking" signs throughout our Canyon; we cut back our brush and we don't smoke outdoors – and that goes for workmen and guests as well as ourselves. A gust of wind can come up; a spark can fly. A spark from an exhaust pipe can start a brush fire, and that is exactly how one of the fires here in Benedict Canyon was started – a workman had parked a truck on the dry brush.

There are just too many ways that fires can erupt, and we don't want to invite more. The brush is too parched; California is flammable. For this reason, we strongly object to the issuance of film permits in the hillsides and canyons. Filming brings in crews of people who are not hillside dwellers, thereby exponentially increasing the chances of mishaps. A cigarette will be lit; a temporary light in a tree can overheat; the unanticipated can happen and a fire is started.

Despite the strong objections of the residents of Benedict Canyon and the Benedict Canyon Association, this summer the City of Los Angeles issued a permit to film here twenty four hours a day, seven days a week for five months, lasting into the volatile Santa Ana wind season. The film location site is in an isolated 37 acre Benedict Canyon property covered with trees and

natural growth and has only one long, narrow, winding road to accommodate both ingress and egress. An emergency vehicle going up to the property and another vehicle coming down this road cannot pass one another. Yet, as a condition of the permit, smoking is allowed in a specified outdoor area but the inclusion of a Fire Marshall, either public or private, on the premises was not a condition of the Permit. Apparently, the various issuing agencies did not confer with our local fire station about the issuance of this permit and, as well, the qualifications for issuing permits in the hills are antiquated and do not take into account present day fire conditions.

The Benedict Canyon Association's mission is to ensure the safety of the residents' lives and property. All of the hillside communities are prone and vulnerable to fire and, at the same time, we are subject to the "California Fair Plan" for our insurance policies. The insurance that the film production company carries for the project here would not begin to cover our losses in the event of fire. As we hold our breath and cross our fingers that everything goes smoothly until this project finishes and leaves our Canyon, we believe it prudent to keep future filming away from all our hillsides until such time they again become verdant and the regulations for permitting film projects in the hills are revised to the satisfaction of our hillside homeowners' organizations.



## NEIGHBORHOOD ASSOCIATIONS CHALLENGE FURTHER EXPANSION ALONG MULHOLLAND INSTITUTIONAL CORRIDOR

By Linda Taheripour, President  
Bel Air Skycrest

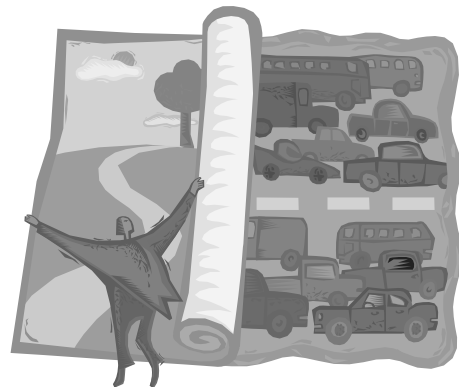
Sept 11, 2008. Representatives of Bel Air Skycrest [BAS], Brentwood Community Council [BCC], Bel Air Knolls [BAK], Bel Air-Beverly Crest Neighborhood Council and Roscomare Valley Association [RVA] met with representatives from the **Stephen S. Wise Temple and Bel Air Presbyterian Church to discuss the Temple's recent request to reinstate a conditional use permit for a preschool at 16100 Mulholland Drive (ZA-2008-1263)**. Norm Kulla from Bill Rosendahl's office moderated; Whitney Blumenfeld (11<sup>th</sup> District) and a representative from Councilman Jack Weiss' office were also in attendance.

The Temple's CUP expired in 2006. Having moved their nursery school to another location, they obtained permission to convert the property to an athletic field in conjunction with their application to increase their combined Middle and High School enrollment from 650 to 890 students. The promised permanent removal of the preschool was an absolute key condition of approval for the enrollment increase, cited repeatedly in the EIR and traffic study for the Middle and High School Project. Removal of the preschool was essential to mitigating many negative impacts of the expansion—i.e., population density, number of car trips, and other significant environmental factors (ENV-2003-4563-EIR). The fate of these two noncontiguous properties, 16100 and 15900, was inextricably tied together through these contracts as one project. Or so we believed.

Then in July of this year homeowners learned that the Temple had decided to renege on the athletic field and was instead applying to reinstate the preschool CUP, disregarding the EIR and the 2006 athletic field CUP. Since the Temple's Middle School Project is already under construction, their request for continuation of an "existing use" preschool. At what was supposed to be their athletic field site is in direct violation of their Middle

School CUP. This is a clear subversion of the city's environmental review process and sets a dangerous precedent for other institutions that may wish to change or ignore aspects of their CUPs which prove inconvenient.

It is the position of Bel Air Skycrest, Bel Air Knolls and other neighborhood associations that the Temple needs to apply for a new CUP which should trigger a new EIR and traffic study. Furthermore, an express condition of the combined Middle and High School Project was the removal of the temporary modular structures at the preschool site. The Church, which is considering buying the property, has revealed their intention to continue using these structures for another 10 years. They also plan to expand use of the facility to include weekend and late night hours which would set an unacceptable precedent. As a result of issues raised at the meeting, the Temple and Church have requested an extension from the Zoning Administrator. The file will remain open until October 31.



## SEPTEMBER MINUTES

### DRAFT MINUTES: HILLSIDE FEDERATION

#### General Membership Meeting: September 23, 2008.

The meeting was called to order at 7:58 p.m. at Universal City Nissan with self introduction of members and guests.

**MINUTES:** Motion to approve September minutes passed.

#### PRESIDENT'S REMARKS:

**The Metro Studios @ Lankershim Draft Environmental Impact Report** was released on August 25, with comments due in November. CD's at the DEIR were distributed to directors. The developers will make their second informational visit at the October meeting.

#### Griffith Park Historic-Cultural Monument Nomination:

Marian Dodge, President of Los Feliz Improvement Association, reported that the Cultural Heritage Commission voted to consider the 350 page nomination application. 176 letters of support had been filed.

#### COUNCILWOMAN WENDY GREUEL PRESENTATION:

Councilwoman Greuel, Chair of the City Council Transportation Committee, reported progress on the Strategic Transportation Plan with MTA and SCAG (Southern California Association of Governments). She is also concerned about Billboard Blight and voted with Councilman Smith against a settlement decision that weakened protection and allowed "modernization" of existing signs - - enlarging, electrifying and digitalizing.

In regard to SB 1818, Greuel said the state should not tell Los Angeles how to develop. She is concerned about such projects as that in the North Hollywood Magnolia/Radford community which would allow a density bonus to 146 from 78 (almost double) and believes the cumulative effect of neighboring projects must be considered. Greuel's remarks were amplified by her Chief Planning Deputy, Dale Thrush.

#### Q & A Topics with Councilwoman Greuel:

1. **Billboard Blight:** Building and Safety doesn't know where billboards are located. We now see "building wraps" and mobile billboards (parked trucks).
2. **Pot-holes:** City has used water-soluble repair material which collapses when rain falls.
3. **Minimum notification makes new projects "invisible."** Councilman Huizar is preparing notification reform. Communities need to unite to defeat massive projects for which there is insufficient infrastructure. "Never underestimate the power of the community."

In closing, Councilwoman Greuel congratulated the Hillside Federation. "You have been a voice for the community and neighborhoods. I read your newsletter every month."

#### Closing comments by Joan Luchs:

The Densification Ordinance by-passes CEQA, decreases affordable housing and is pushing out the poor and the middle class. The Hillside Federation spent \$60,000 to win the ruling on AB 283. "We don't need new rules, we need enforcement of what already exists." ; "The sad part is that in order to get the city to do its job, you have to file a lawsuit."

Dan Wright closed the meeting with a short report on the Southwest Museum/Autry Griffith Park process, stating "they made a deal and they are breaking it."

Meeting adjourned at 9:45 p.m.

Respectfully submitted,  
Ann Walnum, Recording Secretary

**FEDERATION OFFICERS PRESENT**

Chairman Lynette B. Robe, Briarcliff  
 President Joan Luchs, Cahuenga Pass  
 Vice President Charley Mims, Franklin Hills  
 Treasurer: Dan Palmer, Residents of  
 Beverly Glen  
 Recording Secretary Ann Walnum, Mount  
 Washington  
 Executive Secretary Liz Tigar, Tarzana Property  
 Owners

**FEDERATION DIRECTORS PRESENT**

Michael George Cahuenga Pass  
 Laura Gutierrez Glassell Park  
 Linda Greco La Tuna Canyon  
 Marian Dodge Los Feliz Improvement  
 Daniel Wright Mt. Washington Alliance  
 Madeline O'Donnell Nichols Canyon  
 Robert Levy No.Beverly/Franklin Cyn.  
 Ray Schuldenfrei Outpost  
 Dan March Roscomare Valley  
 Niles D. Chapman,M.D. Sherman Oaks

**NON-VOTING DIRECTORS PRESENT**

Hilds Hoesli Cahuenga Pass  
 Donald Seligman Los Feliz Improvement

**GUESTS PRESENT**

Councilwoman Wendy Greuel Dist. #2  
 Chief Planning Deputy Dale Thrush “  
 Lexi Richards “  
 Fredell Goldberg  
 Dale Liebowitz  
 Neglia Leibowitz  
 Dennis Hathaway, Billboard Blight Coordinator  
 Chuck Terrini  
 Jennifer Reed, Valley Village  
 Kay Reul  
 Vicki Karlan  
 Cheryl Nessel Valley Village  
 Leon Franco  
 Stephen Marks  
 Tom Paterson Valley Village

## NEXT MEETING

**\*\*\*\*\* New Meeting Date Tuesday, October 7, 2008 \*\*\*\*\***

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

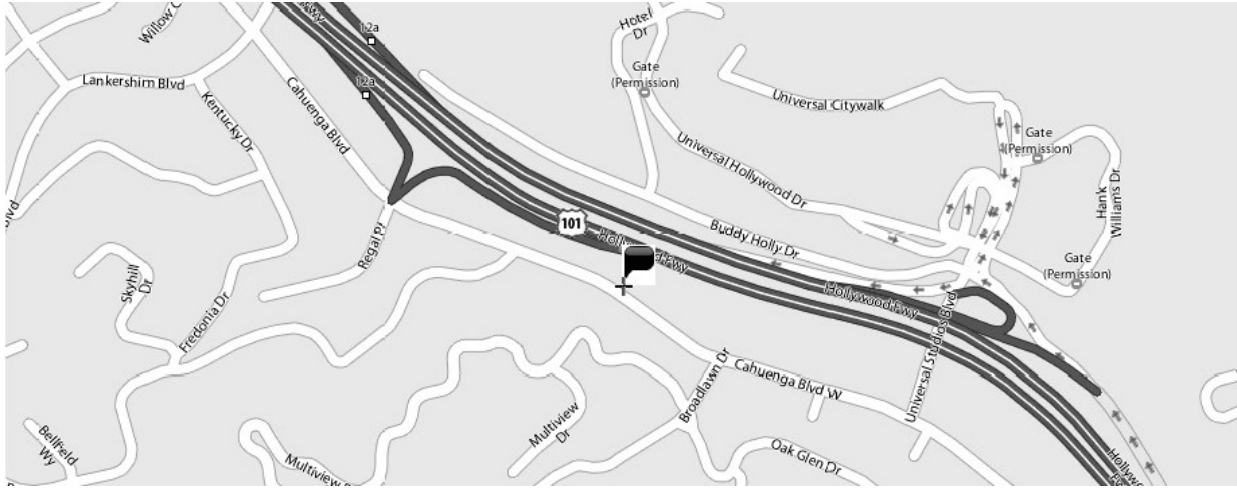
**UNIVERSAL CITY NISSAN**

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*

