

**Hillside Federation  
Newsletter  
March, 2013**



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

## What Is Your Vision of Hollywood?



*Rendering of the two towers on either side of the Capitol Records building adjacent to the Hollywood freeway. The Hollywood Sign is in the upper left. Griffith Observatory is upper right.*

The proposed Millennium Hollywood project would dramatically change the look of Hollywood and the view of the Santa Monica Mountains. The developer will present the project at the Hillside Federation meeting on March 13. You will have the opportunity to ask questions about the project and the express your vision.

The developer's description of the project on 4.47 acres of land is below.

Millennium Hollywood would develop approximately 1 million square feet of new uses, including a combination of residential dwelling

**Agenda  
March 13, 2013  
7:00 pm**

- I. Call to Order  
Guest Speaker -  
Millennium Hollywood Project
- II. Approval of Feb. 6, 2013 minutes
- III. Officers' Reports
  - A. President's Report
  - B. Treasurer's Report
- IV. New Business
  - A. Millennium Hollywood towers - Terri Gerger
- V. Old Business
  - A. Sign Ordinance update
  - B. NBCUniversal update
  - C. Helicopter Noise Relief update
- VI. Adjournment

Next meeting - Wed., April 3, 2013

**Pinz Bowling Center, next to Jerry's Deli**  
12655 Ventura Blvd., Studio City 91604  
CA 101 between Coldwater Canyon exit  
and Laurel Canyon exit

***Hillside Federation mission: To protect the property and the quality of life of the 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.***

units, hotel rooms, office and associated uses, restaurant space, a health and fitness club, retail establishments and 2,000 new parking spaces. Implementation of the project would enable flexibility regarding the proposed arrangement and density of specific land uses, siting, and massing characteristics within parameters established by the project approvals and the environmental review. A development scenario permitted by this development flexibility includes:

- 492 residential units
- 200 luxury hotel rooms
- 215,000 square feet of Class A office space that includes the existing Capitol Records Building and the Gogerty Building
- 34,000 square feet of restaurant space
- 35,100 square feet of sports club use
- 15,000 square feet of commercial retail space
- Approximately 2,000 parking spaces in eight levels of above-grade parking within the podium structures and up to three levels of below-grade parking will replace the existing surface parking spaces

The project's central design objectives will be to complement and highlight the Capitol Records Building, incorporate extensive and inviting open spaces and enhance the walkability of the area while creating a development that will serve local residents and the region.

The [Draft Environmental Impact Report](#) for the project is available online from the Los Angeles City Planning Department's website.

Two new buildings designed by Handel Architects will rise on the site and frame views of the Capitol Records Building and the Gogerty Building, which will be preserved under the oversight of architect Bill Roschen\* of Roschen Van Cleve Architects, a Los Angeles firm with widely recognized success in the marriage of historic structures with new development. Roschen and Handel Architects are collaborating with James Corner Field Operations, landscape architects of New York's internationally acclaimed High Line, on the design of extensive open space, street-level plazas with community-serving retail, and enhanced pedestrian connectivity throughout the site. Innovations in the incorporation of technology into site planning will create a compelling experience integrating the musical history of Capitol Records into the pedestrian, shopping, and dining experience.

\* Bill Roschen is President of the City Planning Commission.

**Mulholland Scenic Parkway  
Design Review Board**  
Meets 1st & 3rd Thursday of the month,  
6:30 pm  
Marvin Braude Constituents Service  
Center 6262 Van Nuys Blvd. Van Nuys  
1st floor conference room

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| <p>P.O. Box 27404<br/>Los Angeles, CA 90027<br/><a href="mailto:president@hillsidefederation.org">president@hillsidefederation.org</a><br/><a href="http://www.hillsidefederation.org">www.hillsidefederation.org</a></p> <p><b>PRESIDENT</b><br/>Marian Dodge</p> <p><b>CHAIRMAN</b><br/>Charley Mims</p> <p><b>VICE PRESIDENTS</b><br/>Mark Stratton<br/>Wendy-Sue Rosen</p> <p><b>SECRETARIES</b><br/>Carol Sidlow<br/>Donna Messinger</p> <p><b>TREASURER</b><br/>Don Andres</p> | <p><b>ORGANIZATIONS:</b></p> <p>Beachwood Canyon<br/>Bel Air Knolls Property Owners<br/>Bel Air Ridge Association<br/>Bel Air Skycrest POA<br/>Benedict Canyon Association<br/>Brentwood Hills Homeowners<br/>Brentwood Residents Coalition<br/>Cahuenga Pass Property Owner<br/>Canyon Back Alliance<br/>Crests Neighborhood Assn.<br/>Franklin Ave./Hollywood Bl. W.<br/>Franklin Hills Residents Assn.<br/>Highlands Owners Assn.<br/>Hollywood Dell Civic Assn.<br/>Hollywood Heights Assn.<br/>Hollywoodland Homeowners<br/>Holmby Hills HOA<br/>Kagel Canyon Civic Assn.</p> | <p>Lake Hollywood HOA<br/>Laurel Canyon Assn.<br/>Lookout Mountain Assn.<br/>Los Feliz Improvement Assn.<br/>Mt. Olympus Property Owners<br/>Mt. Washington Homeowners<br/>Nichols Canyon Assn.<br/>N. Beverly Dr/Franklin Canyon<br/>Oak Forest Canyon Assn.<br/>Oaks Homeowners Assn.<br/>Outpost Estates Homeowners<br/>Pacific Palisades Residents<br/>Residents of Beverly Glen<br/>Roscomare Valley Assn.<br/>Shadow Hills Property Owners<br/>Sherman Oaks HOA<br/>Studio City Residents Assn.<br/>Sunset Hills HOA</p> | <p>Tarzana Property Owners Assn.<br/>Torreyson Flynn Assn.<br/>Upper Mandeville Canyon<br/>Whitley Heights Civic Assn.</p> <p><b>CHAIRPERSONS</b><br/><b>EMERITUS</b><br/>Shirley Cohen<br/>Jerome C. Daniel<br/>Patricia Bell Hearst<br/>Alan Kishbaugh<br/>Gordon Murley<br/>Steve Twining<br/>Polly Ward</p> <p><b>CHAIRMAN IN MEMORIUM</b><br/>Brian Moore</p> |
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**LA CITY ATTORNEY SECURES  
FULL RESTITUTION FOR  
BULLDOZING OF PUBLIC  
PROPERTY**  
from the MRCA

A Mulholland Drive resident, who illegally bulldozed more than three acres of property, including public land in the Santa Monica Mountains, must make full restitution. Farshad Farivar, 50, was sentenced to 36 months probation, 30 days of community service and ordered to pay in full for the damaged he caused to public land when he illegally graded without a permit. The cost of restitution is under review, but initial estimates suggest that it is in excess of \$250,000.

“You can’t grade property without the appropriate environmental and safety permits and you certainly can’t bulldoze land held in the public trust,” said City Attorney Carmen Trutanich. “We must protect and preserve our parklands and open spaces, and will prosecute those who demonstrate a callous disregard for our natural resources.”

Farivar, who failed to obtain any permits, illegally graded nearly two and a half acres of his own property, and then knowingly plowed public property, bulldozing more than 250 feet beyond his property line. Farivar contracted work crews that tore up 100-year-old vegetation, uprooted 71 protected trees and decimated nearly another half acre of public land held in trust by Mountains Recreation and Conservation Authority (MRCA).

“The message is perfectly clear when it comes to protecting public parkland,” said MRCA Executive Officer Joseph T. Edmiston. “The public does win in the end.”

The court ordered Farivar to pay full restitution to the MRCA and obtain a grading permit for his property by June 6, 2013.

In August 2011, park rangers with the MRCA, an agency that manages 69,000 acres of parkland and recreational facilities located in Los Angeles and Ventura counties, discovered that Farivar was

grading in the Santa Monica Mountains, just off Mulholland Drive. Farivar had removed dirt and trees at various parkland locations as part of a project to create space for another house without appropriate permits from the City or permission from MRCA.

On Sept. 6, 2011, MRCA instructed Farivar to halt any further work on park property. On Sept. 8, 2011, MRCA park rangers again observed grading on MRCA parkland. On Sept. 13, 2011, the City of Los Angeles Department of Building and Safety Inspection Bureau determined that there was ongoing and extensive unpermitted excavating, placement of fill, grading and removal or destruction of vegetative groundcover.

Deputy City Attorney Don Cocek successfully prosecuted the case.

### Web Site

The Hillside Federation has a new web site, [www.hillsidefederation.org](http://www.hillsidefederation.org).

One of the things we want to do is have live links to the web sites of all our member organizations. Please send us the link to your association's web site. In return, we ask that you post a link to the Hillside Federation web site on your web site.

You may also visit the web site for letters on positions taken by the Federation and past newsletters and minutes.

# Victories for the Stanley Hills Drive Wildlife Corridor



Photo by Lucas Belkind

*City Attorney Trutanich addresses Laurel Canyon Association. Cass Barrère and Paul Edelman.*

The Hillside Federation has been working with our colleagues on Stanley Hills Drive for three years to protect a valuable wildlife corridor. Thanks to the tenacity of the neighbors, Stanley Hills has secured a permanent wildlife conservation easement. See the Daily News article.

The second victory came at Laurel Canyon Association's Candidate Forum on February 22 after Paul Edelman of the Santa Monica Mountains Conservancy spoke on the wildlife corridor. City Attorney and candidate Carmen Trutanich recognized the importance of wildlife corridors and that the permits for the third house to be built on the property have expired. He promised to fight to keep the third house from being built. Excerpts from Trutanich's comments follow the Daily News article.

Congratulations, Stanley Hills!

For more on Laurel Canyon Association's Candidate Forum go to:

[laurelcanyon.org](http://laurelcanyon.org)

or

[cd5hoas.blogspot.com](http://cd5hoas.blogspot.com)

## Laurel Canyon development fight highlights city's shortcomings, residents say

*By Maricar Mendoza, Staff Writer LA Daily News  
Posted: 3/6/2013*

A lawsuit over potential damage to a local wildlife corridor by a home construction project has been settled, but residents involved hope the case sheds light on what they believe is a larger problem with Los Angeles City Hall.

The lawsuit was filed by Laurel Canyon area residents who were concerned that developer Yossi Atia's plan to build three homes off Stanley Hills Drive would block a critical pathway for wildlife.

Residents say the suit, which was settled in January, should serve as an example and a warning to other neighborhoods dealing with City Hall over development issues.

"Our case set a precedent and we now hear from neighbors from other hillside communities asking us how to fight the city and developers," said Alison Simard, president of Concerned Residents of Stanley Hills Drive and member of the Laurel Canyon Association.

"There's a huge hole in the way the city works in regards to protecting other wildlife corridors and people are starting to take notice."

The resident group's attorney Rob Glushon, a former Los Angeles planning commissioner who has more than 30 years of experience in land use law, calls the case the most egregious example at City Hall of a "systematic disconnect" between city departments.

"It shows how dysfunctional the city is when it comes to land use, zoning and development issues in its neighborhoods," Glushon said. "It's not a unique mistake just in this neighborhood."

The suit filed on Aug. 7, 2012, claimed the city let Atia get away with violations including blocking a wildlife corridor, allowing him to build despite ignoring conditions established by the city's Central Area Planning Commission.

The dispute dates back as far as 2004 but came to a head last year when residents witnessed protected oak trees being cut down and partial obstruction of the area's wildlife corridor. They argued the city was breaking its own rules established by the Central Area Planning Commission for the project.

The Santa Monica Mountain Conservancy, which drew up the commission-approved



documents that originally identified the wildlife corridor, backed the residents and scolded the city for what it called a "rotten" deal.

Atia's attorney Wayne Avrashow said the zoning dispute and lawsuit felt so complex and drawn out that it was as if his client was trying to build a football stadium downtown instead of three 3,500-square-foot homes.

"I think this development shows the best and the worst of the process," Avrashow said. "The best is when people work together, and the settlement shows that. But the worst is when people fight for the sake of fighting... This small development had everything."

The lawsuit pitting Concerned Residents for Stanley Hills Drive against Atia and the city's Planning and Building & Safety departments was settled Jan. 14.

As part of the settlement, Atia agreed to redesign his plans to ensure the last home of the project is built no closer than 15 feet away from the northern property line to make way for the wildlife corridor; he also agreed to pay \$30,000 in attorney fees for the Concerned Residents of Stanley Hills Drive.

"It's a victory not only for this historic, rural neighborhood but for the wildlife that have lived here for many many years," Simard said.

Glushon said he's seen plenty of instances where city commissions create conditions developers must comply with, but when it comes to enforcing those conditions the city doesn't follow through.

During development of the Grove, for example, he said, the city allowed the project to be built without the installation of synchronized traffic lights that had been part of the development agreement. That resulted in a lawsuit filed through Glushon's law firm that was settled in 2005.

"It happens a lot and luckily for the wealthier communities, the residents can afford to fight the city and developer, but that's not always the case," Glushon said. "It doesn't matter whether it's The Grove or Stanley Hills or anywhere else, the city ought to follow their own rules, the rules they expect their residents to follow."

At a recent town hall event organized by the Laurel Canyon Association attended by candidates making their last push before the March 5 election, City Attorney Carmen A. Trutanich admitted the settlement was a "Waterloo" for his office. Trutanich, who was elected in 2009, is vying for re-election.

"What you have right now in Stanley Hills is a perfect example of what should not have happened," Trutanich told residents on Feb. 22.

Concerned Residents of Stanley Hills Drive now hopes it and other neighborhood groups can work with the city to "make sure scofflaw developers be held accountable."

"We're hoping that the city is turning the corner and will start finding solutions to enforcing its own rules to protect these critical wildlife corridors," Simard said, "but we know they still have a long way to go."

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## **Trutanich comments at Laurel Canyon Assn. Candidate Forum**



The Stanley Hills project that you guys talk about, it's been sort of a Waterloo for this office. The permits by the way, the permits have expired. And we are going to fight to keep them expired. So you

know that.

We are going to do everything in our power to uphold your interests in that. I am going to commit to try to stop that 3rd house from being developed and keep that wildlife corridor open.

Now we did a good job, but listen, we're not done though, we have to be vigilant, because you know that the developers are going to pull every trick in the book as they have done along the way.

...

The planning commission approved this project in 2008 and thank you guys for bringing the lawsuit, because by bringing the lawsuit, we've delayed the project, the permits have expired. And now we've got to go through the process, but the process is going to be one of 'defending' now, against trying to revitalize those permits, defending against those permits. We cannot make them come back to life.

That corridor is very important to these hills, and I'll tell you honestly what you saw on those maps is very, very important to the city of Los Angeles. This is a treasure and we need to protect it. And we need to make habitat pathways, our wildlife pathways part of our planning experience. It has to go through that, it has to become a part of the CEQA process of review. And without that, we are going to go through Stanley Hills over and over and over again.

...

The hard part has been, on my job, is changing the culture, and we have done that in this office. Jane Usher, who is the head of our land-use division, used to be in planning. Those of you know her, and she has been hard-nosed on this project. I met with her today on this project specifically, I said, "Where do we go in the future?" And the future is, that 3rd home should not be developed.

Save these dates for Hillside  
Federation meetings

April 3

May 1

June 5

July 10

August - no meeting

## Hillside Federation February 6, 2013 Draft Minutes

### I. Call to Order

President Marian Dodge called the meeting to order at 7:10 pm. Members and guests introduced themselves.

Guest Speaker – Mayer Brown attorney Andrew Kugler with “Take Them Down”, representing Summit Media, the company who brought the lawsuit against the City of Los Angeles regarding billboards, gave an update on the billboard issue and asked the Hillside Federation for support by sending a letter to the Planning and Land Use Management Committee to respect and enforce the Court order regarding the removal of the illegal digital billboards. Wendy-Sue Rosen mentioned that the Hillside Federation has written several letters to the City supporting the Sign Ordinance and endorsing the position of the Coalition to Ban Billboard Blight, including that the Court order be enforced.

MOTION: Wendy-Sue Rosen moved that the Hillside Federation urge the City of Los Angeles to fully implement the Court ruling to invalidate all digital conversion permits issued by the City and oppose any efforts by the City of Los Angeles to initiate any changes to the zoning laws relative to digital billboards without a full and open public process inclusive of robust public input. The motion passed.

### II. Approval of Minutes

The January 9 minutes were approved as written.

### III. Officers' Reports

#### A. President's Report

Marian Dodge thanked Carol Sidlow for stepping in and taking the minutes in place of Secretary Donna Messinger.

Federation Recording Secretary Donna Messinger had a baby boy, and all are doing well.

Members agreed to move the July meeting originally scheduled for July 3 to the following Wednesday, July 10 due to the 4<sup>th</sup> of July holiday.

There will be a Los Angeles County review of the NBC/Universal project on February 27, 2013.

The official deadline for comment on the Rim of the Valley proposal discussed by Congressman Adam Schiff at the last Federation meeting has passed, but Federation member groups are

encouraged to write letters as comments are still being considered. Options C and D were supported by the Hillside Federation, Santa Monica Mountains Conservancy, Las Virgenes Homeowners Federation, and others.

Approval of Nominating Committee: The Executive Committee recommended the following members: Barbara Dohrmann, Lucy Gonzalez and Don Keller. Motion to approve the Nominating Committee passed.

B. Treasurer's Report: Don Andres

The Federation has 40 member groups. We are ahead of last year on membership. If you haven't paid your dues yet, please send your check to Don.

There will be a room change for the next Federation meeting. The meeting will be across the hall in the lounge commencing on the March 6<sup>th</sup> meeting date. (Date changed to March 13.)

Update regarding Holiday Party: The Mulholland Tennis Club would like to accommodate the Hillside Federation party on Thursday night instead of a Wednesday night in the first two weeks of December. We will have the main dining room all to ourselves. All concurred.

**IV. New Business**

A. 1500 Gilcrest Dr. – Juliana Maio – Crests Neighborhood Association

Juliana Maio spoke about the issues regarding the development at 1500 Gilcrest Dr. in the Crests Neighborhood Association area. The previous ZA determination with conditions was issued by the City to the original property owner. The property owner sold the property to a new owner who applied for additional building permits which changed the proposed development to a much larger residence. The Department of Building and Safety looked into the matter and issued a Stop Work Order and a letter of intent to revoke the permits issued. A new ZA hearing will be held on February 21<sup>st</sup> regarding the modifications.

MOTION: The Federation recommends that the Department of City Planning deny the pending request for Plan Approval related to Case No. ZA 2007-5365(ZAD)(ZAA), and that the Department of Building and Safety revoke the related building permits. The motion passed with 1 no vote.

B. Zoning Code Revisions – Mark Stratton, Wendy-Sue Rosen

The first outreach meeting sponsored by the Pacific Palisades Community Council was held on Saturday, Jan. 26. There was a good turnout

for the first outreach. Approximately 70 people attended with Alan Bell and Erick Lopez from the Department of City Planning moderating the discussion. Many members of the Hillside Federation attended. This project will be a 5-year revision of the entire Zoning Code and an effort, per the Department of City Planning, to streamline the Zoning Code. A 17-member panel of stakeholders will be formed to participate in a working group. Members discussed their concerns regarding this revision to the Zoning Code. The Hillside Federation urged all member groups to pay close attention and attend as many of the outreach meetings as possible.

**V. Old Business:**

A. NBCUniversal Expansion & Sign District update:

City Council passed this item by consent. The Sign District is on the grandfathered list. The existing billboard at Barham Blvd. and Buddy Holly Dr. will have to be moved back to accommodate road widening but will be kept the same size and not converted to digital. Councilman LaBonge required that there be no digital billboards and that the amount of signage be reduced on the City part of the property. There were mitigations required such as a bike path along the LA River, transportation improvements, and money to local homeowner associations which were unanimously supported.

NBCUniversal is also partly located in Los Angeles County where signage is not allowed by right; therefore NBCUniversal has requested a Specific Plan and applied for digital billboards. This project will be heard at the February 27, 2013 Los Angeles County Planning Commission hearing.

**Bringing an Issue to the Federation**

If your organization has an issue to bring to the Federation, please complete the Request for Action form (available on the website [www.hillsidefederation.org](http://www.hillsidefederation.org)) with documentation and send it to [president@hillsidefederation.org](mailto:president@hillsidefederation.org) no later than 7 days prior to the meeting. This will help you organize your presentation so that our meetings can flow efficiently.

B. Curtis School – Mark Stratton & Tom Freeman

The Hillside Federation has written a number of letters of support of the community positions regarding the issues dealing with the Curtis School since 2009. Tom Freeman spoke about the variance from the Baseline Hillside Ordinance being requested by the applicant, Curtis School. The Baseline Hillside Ordinance includes limitations on grading in the hillsides. This variance request is troubling as the Baseline Hillside Ordinance was drafted so that variances wouldn't be needed and a variance for this project undermines the integrity of the Baseline Hillside Ordinance. The grading for this project may be as much as 130,000 cubic yards. Wendy-Sue Rosen spoke about the institutional corridor along Mulholland Dr. and that the development at Curtis School would set precedents for the hillsides and encourage others to ask for the same to achieve parity thereby undermining the Baseline Hillside Ordinance.

MOTION: Mark Stratton moved that the Hillside Federation oppose the Curtis School Master Plan through the administrative process and, if necessary, through litigation by retaining Bird Marella on a *pro bono* basis. The motion passed.

C. Hollywood Community Plan Lawsuit – George Abrahams

George Abrahams spoke about the various lawsuits filed regarding the Hollywood Community Plan and handed out a motion. The intent of the motion and the Hillside Federation position previously taken to support the were discussed. George asked that no vote be taken. He will provide additional material at a future meeting.

Announcement:

Steve Twining brought up the issue of notification by the City regarding any motions or policy changes which impact stakeholders in the City such as the recent Street Bond issue and the Economic Development Council being formed to replace the Community Redevelopment Agency.

**VI: Adjournment**

The meeting adjourned at 8:50 pm.

Recording Secretary,  
Carol Sidlow

**Members Present:**

|                         |                    |
|-------------------------|--------------------|
| Beachwood Canyon        | George Abrahams    |
| Bel Air Skycrest        | Mark Stratton      |
|                         | Barbara Dohrmann   |
| Benedict Canyon         | Nickie Miner       |
| Brentwood Hills HA      | Eric Edmunds       |
|                         | John Given         |
| Brentwood Residents     | Lois Becker        |
| Cahuenga Pass POA       | Patricia Weber     |
| Canyon Back Alliance    | Wendy-Sue Rosen    |
| Franklin Av/Hlwd Bl     | Don Andres         |
|                         | Yvonne Hessler     |
| Franklin Hills Resid.   | Charley Mims       |
| Hollywoodland HOA       | Lucy Gonzalez      |
| Kagel Canyon            | Kit Paull          |
| Laurel Canyon Assn.     | Tony Tucci         |
| Lookout Mt. Alliance    | Carol Sidlow       |
| Los Feliz Impvmt.       | Marian Dodge       |
| Mt. Washington All.     | Dan Wright         |
| Nichols Canyon          | Madeline O'Donnell |
| N. Beverly/Franklin Can | Robert Levy        |
| Oaks Homeowners         | Bob Young          |
| Pacific Palisades Res.  | Bob Locker         |
| Roscomare Valley        | Steve Twining      |
| Sherman Oaks HOA        | Elke Heitmeyer     |
|                         | Niles Chapman      |
| Upper Mandeville        | James Provenzano   |

**Guests Present:**

|                     |                  |
|---------------------|------------------|
| Bel Air Skycrest    | Barbara Borsch   |
| Crests Homeowners   | Juliana Maio     |
|                     | Michael Phillips |
| N. Beverly/Franklin | Connie Levy      |
| Bird Marella        | Tom Freeman      |
| Mayer Brown         | Andrew Kugler    |
| Mid City West CC    | Cary Brazeman    |
| unknown             | Rich Rodgers     |