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February 2022

HILLSIDE NEWS

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AGENDA AND MEETING MINUTES

Meeting Agenda - February 15, 2022 at 7:00 pm

via Video Conference

1. Call to Order
 1. Guest Series: Getting to Know Candidates
 1. West Hollywood Councilmember Lindsey Horvath – Candidate, LA County Supervisor
 2. CD 5 Update - Daniel Skolnick/Ali Simard
 3. CD 4 Update - Mehmet Berker
2. Approval of minutes – Robin Greenberg
3. Officers' Reports
 1. President's Report - Charley Mims
 2. Treasurer's Report - Don Andres
4. Old Business
 1. Mount St. Mary's University Project - Wendy-Sue Rosen

2. Mirman School Project - Mark Stratton
3. Mulholland Design Review Board Memorandum update - Don Andres
4. SB 9 & 10 update - Jamie Hall
5. New Business
 1. LA Zoo Vision Plan - Marian Dodge
 2. Tree questions for Mayoral candidates
6. Adjournment - In memory of Richard Close

Next meeting March 15, 2022

January 18, 2021 - Draft Minutes

NEWS

Senate Bill 9 Implementation Memorandum



From Los Angeles City Planning
February 10, 2022

Senate Bill (SB) 9 took effect on January 1, 2022. The bill establishes a ministerial process for approving two-unit developments and lot split parcel maps for qualifying projects located on lots zoned for single-family. City Planning has prepared (alongside the Building and Safety and

Housing Departments) [a memorandum](#) to summarize the eligibility criteria and standards, in addition to outlining the application process for interested applicants.

Key Provisions

Note: Included below is a partial list of provisions. Please consult the memorandum for detailed instructions.

Eligible projects are limited to sites zoned A1, A2, RA, RE, RS, R1, RU, RZ, and RW.

Sensitive sites (i.e. wetlands, floodways, conservation areas, habitat areas, and certain historic designations) are prohibited from utilizing SB 9.

SB 9 projects are prohibited from demolishing or altering the following housing types:

Housing subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income

Housing that is subject to the Rent Stabilization Ordinance (RSO); and

Housing that has been occupied by a tenant in the last three years.

SB 9 units must be permitted a minimum of 800 square feet but may be larger in size if the unit is below the maximum allowable Residential Floor Area for the zone.

Units resulting from SB 9 projects cannot engage in short-term rentals.

While most two-unit projects proposed under SB 9 can proceed directly to [Plan Check](#), applicants are encouraged to meet with City Planning prior to filing if the project is located in a [plan overlay](#). (Consult the [Zoning Information and Map Access System, ZIMAS](#), to verify.) The following [Fact Sheet](#) was drafted to provide more details to commonly asked questions.

For questions, contact the Metro/Downtown or Valley [Development Services Centers \(DSCs\)](#).

Metro/Downtown DSC

201 N. Figueroa St., 4th Floor

Los Angeles, CA 90012

Phone: (213) 482-7077

planning.figcounter@lacity.org

Van Nuys DSC

6262 Van Nuys Blvd., Suite 251

Van Nuys, CA 91401

Phone: (818) 374-5050

planning.mbc2@lacity.org

Ridgeline Protection Ordinance Update



From Los Angeles City Planning
February 3, 2022

The preservation and protection of Los Angeles’s ridgeline areas is an important effort that would advance the City’s broader goals of resilience and fighting climate change. Upon further consideration, and in light of the feedback we’ve received, City Planning has determined that, in lieu of an independent [Ridgeline Ordinance](#), the best way to holistically analyze and successfully address Los Angeles’s ridgelines would be through the [Wildlife Pilot Study](#) program—a parallel but related work program.

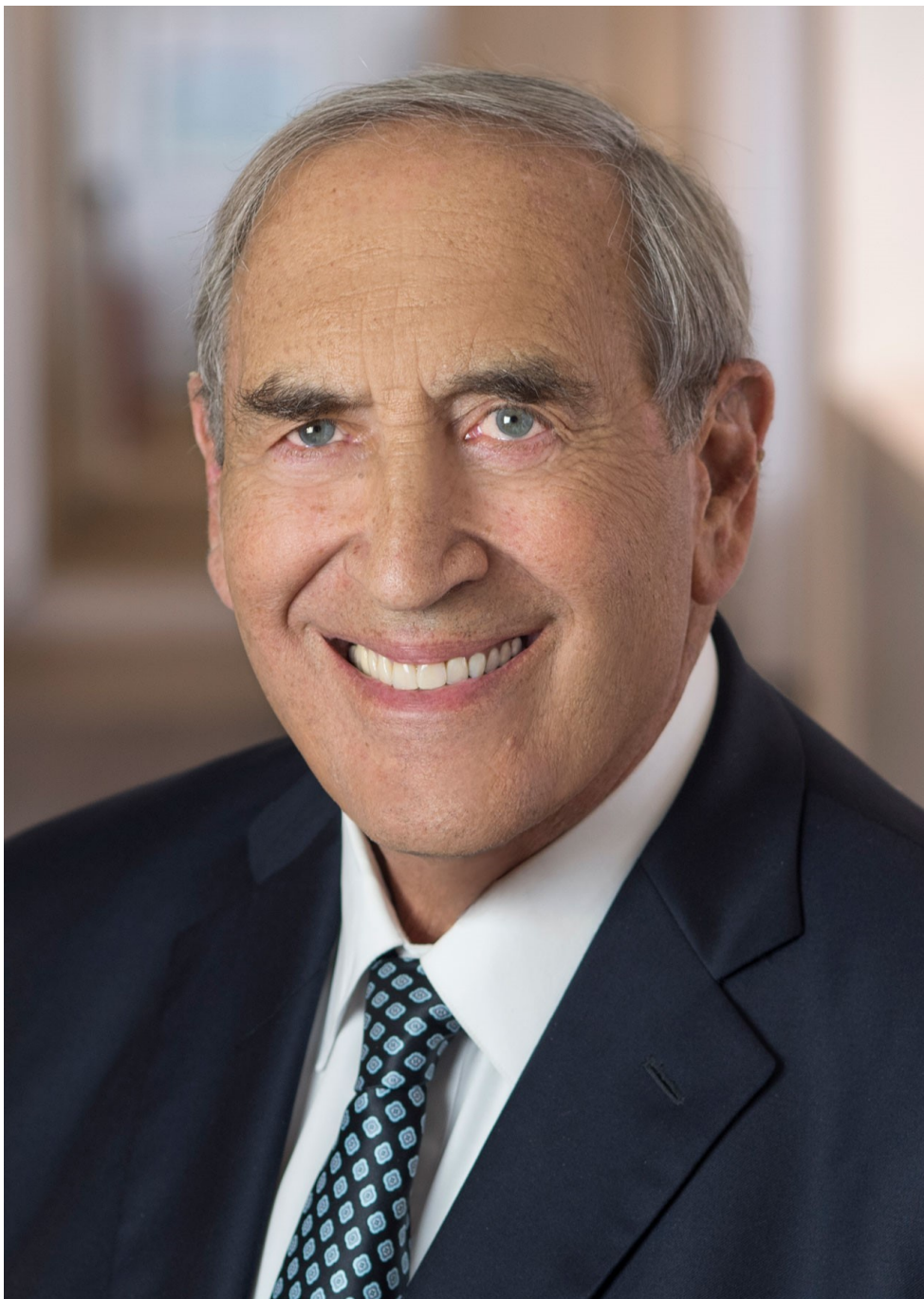
The Wildlife Pilot Study is a proposed ordinance that introduces development regulations aimed at protecting and preserving Los Angeles’s natural resources, habitats, and ecosystems. Ridgelines, as potential corridors for wildlife mobility, have been considered a critical resource under the proposed Wildlife Pilot Study. The draft ordinance for the Wildlife Pilot Study aims to incorporate ridgeline protections, in keeping with the City’s overall goals on sustainability.

By consolidating ridgeline protection efforts into the Wildlife Pilot Study, City Planning will be incorporating the ecological, biological, and environmental resources currently analyzed under both ordinances and apply them uniformly across Los Angeles’s ridgelines and Wildlife Pilot Study area. As opposed to having two separate ordinances, the revised ridgeline protections will be folded into the Wildlife Pilot Study and advanced by a single ordinance. This unified approach

will allow for continued progress while ensuring a more effective set of regulations within hillside communities across the Study Area.

The revised Wildlife Pilot Study Ordinance is slated to be released in the spring of 2022. It will address the public comments we've received and incorporate many of the original considerations from the preliminary Ridgeline Ordinance. Visit the [Wildlife Pilot Study webpage](#) to stay updated and to sign up to join the interested parties list for future project milestones.

SOHA Mourns Passing of its President, Richard Close



From Sherman Oaks Homeowners Association
Tuesday, February 2, 2022

Our community and Los Angeles lost a tremendous leader, Richard H. Close, President of the Sherman Oaks Homeowners Association (SOHA), who passed away on Monday. SOHA's Board of Directors mourns Richard's death and recognizes that we and the community we serve were fortunate to have someone so skilled and dedicated at our helm.

Richard brilliantly held the volunteer position of SOHA President since 1977 – more than 40 years. His leadership and guidance steered SOHA to become one of the most powerful non-profit community organizations in California. The New York Times referred to Richard as the “King of the

Valley.” Former Councilmember Tom LaBonge once said “If you look at the history of Los Angeles in 50 to 100 years, you will find the name of Richard Close. He has been and is an impactful community leader, not just in his neighborhood of Sherman Oaks, but for all of Los Angeles.” It was Richard’s dedication that built SOHA into the strong, vibrant community force that it is today.

Richard Close worked tirelessly for Sherman Oaks and the Sherman Oaks Homeowners Association. In his role as a community leader and SOHA President, Richard worked on the passage of Proposition 13, a ballot initiative which immediately reduced California property taxes by more than 50 percent. He worked on Proposition U which impacted development citywide. Another contribution was getting a carpool lane on the 405 freeway through the Sepulveda Pass.

Richard’s community work was accomplished alongside his distinguished career as an attorney. His law practice focused on land use entitlements, administrative and regulatory law, project development and financing, manufactured-housing communities, governmental relations, and advocacy. Richard was nationally recognized for his expertise on legal issues related to his housing and real estate specialties. The legal, political, and business communities each recognized Richard’s skills in creating community opportunity and valued his ever-astute judgment. His work will continue to have a lasting and beneficial impact on the residents of Los Angeles County.

Although he excelled in every area of his life, he always made it clear that it was his family that came first. Richard is survived by his wife Sally, his children Matthew and Abby, and his four grandsons. In lieu of flowers please direct donations to the [UCLA Health Extensivist Program](#).

Richard will truly be missed.

Woodside freezes SB 9 projects, citing an exemption for mountain lion habitats



From Jamie Hall

Tuesday, February 2, 2022

Mountain lions and housing policy aren't often uttered in the same sentence, but that was the case last week in Woodside.

On Jan. 25, the town [put an indefinite hold](#) on all housing projects under Senate Bill 9, [California's new split-lot law](#), in Woodside, according to Town Manager Kevin Bryant. The state legislation took effect last month and allows homeowners to split single-family lots and construct up to four residential units.

Town officials found a clause in the law that prohibits development in areas identified as habitats for protected species. Mountain lions are a protected species because they are a candidate for the California Endangered Species Act and Woodside, in "its entirety" is a mountain lion habitat, according to a [Jan. 27 memo](#) from Town Planning Director Jackie Young. The Fish and Game Commission planned to release a decision on the animals' status in November, but the agency has yet to make that determination.

[Read more](#)

CLAW featured in LA Times' column "The Wild"



From Citizens for Los Angeles Wildlife
January 20, 2022

Excerpt from Mary Forgione's Lifestyle column "The Wild."

Candid cameras in the wild can tell us so much about our habitat. L.A. is no exception. [CLAW](#), or Citizens for Los Angeles Wildlife, released a [2021 highlight reel](#) of footage from webcams posted in natural spaces in the eastern Santa Monica Mountains, roughly between the 405 Freeway and Griffith Park. The season-by-season wildlife sightings are amazing, many showing bobcats and coyotes with the skyline of downtown L.A. in the background. But the area is fragmented in terms of creating a functioning corridor for wildlife to roam, something the organization has been working on. "CLAW sponsored the original L.A. City Wildlife Corridor Motion in 2014 ... which has taken eight years to become a draft wildlife ordinance," co-founder and CEO Tony Tucci wrote in an email. "Our organization fulfills our mission with a focus on three tenets: conservation, education and advocacy. Our Nature Cam Program fulfills all three." You can view more L.A. wildlife videos and learn about wildlife corridors at the [CLAW website](#).

To read the entire LA Times Lifestyle column "The Wild," [click here](#).

Save the Stahl House



From dspna.org

The historic Stahl House, which is on the National Register of Historic Places and is one of the most famous architectural homes in the world and a Los Angeles Historic-Cultural Monument, **IS POTENTIALLY AT RISK!**

For over 60 years, our iconic and beloved home has perched atop a dramatic cliff overlooking all of Los Angeles.

The hill upon which the Stahl house rests is fragile and set in a designated landslide area and earthquake zone by both the City of Los Angeles and the State of California. Numerous catastrophic slides have already damaged or destroyed other nearby homes.

So far we have been lucky, and the house has survived and has been available for the enjoyment of all Angelenos and architecture-lovers from around the world.

Shockingly, the City of Los Angeles has recently approved development of the lot directly below our house that would remove over 200 dump trucks of dirt from right below our historic dwelling and build enormous walls that are many multiples of what the building code allows. **We believe that this presents a serious risk to the Stahl House.**

WE HAVE APPEALED THE CITY'S ILL-CONCEIVED DECISION AND NEED YOUR ASSISTANCE TO HELP STOP THIS DEVELOPMENT.

Please urge the City Planning Commission to grant the Doheny Sunset Plaza Neighborhood Association's and our appeal of this decision. Please also urge our Councilmember, Nithya Raman, to support this appeal, as that will greatly increase our odds of success.

You can do so easily by filling out the forms [here](#). The whole process will only take a couple of minutes of your time. Please also share if you can.

Thank you so much for helping us save this unique and irreplaceable cultural resource for generations to come.

Bruce & Shari Stahl

ABOUT THE HILLSIDE FEDERATION

The Hillside Federation is a public benefit non-profit 501(c)(3) organization *founded in 1952*. Our mission is 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.

Organizations

Argyle Civic Association
Beachwood Canyon NA
Bel Air Association
Bel Air Hills Association
Bel Air Knolls Property Owners
Bel Air Skycrest POA
Benedict Canyon Association
Brentwood Hills HOA
Brentwood Residents Coalition
Bundy Canyon Association
Cahuenga Pass POA
Canyon Back Alliance
Crests Neighborhood

Lake Hollywood Homeowners
Laurel Canyon Association
LFIA (Los Feliz Improvement Association)
Mountaingate
Mt. Olympus Property Owners
Mt. Washington Homeowners Alliance
Nichols Canyon NA
Oak Forest Canyon Homeowners
Oaks Homeowners
Outpost Estates Homeowners
Pacific Palisades Residents Assn
Residents of Beverly Glen
Save Coldwater Canyon!
Save Our Canyon

Dixie Canyon Association
Doheny/Sunset Plaza NA
Franklin Hills Residents Association
Franklin/Hollywood West Residents Assn
Highlands Owners Assn
Hollywood Dell Civic Association
Hollywood Heights Association
Hollywoodland Homeowners
Holmby Hills HOA
Kagel Canyon Civic

Shadow Hills Property Owners
Sherman Oaks Homeowners Association
Silver Lake Heritage Trust
Studio City Residents Association
Sunset Hills Homeowners
Tarzana Property Owners
Upper Mandeville Canyon Association
Upper Nichols Canyon NA
Whitley Heights Civic Association

Bring an Issue to the Federation

If your organization would like to bring an issue to the attention of the Federation, please complete a [Request for Action form](#) and send it to RFA@hillsidefederation.org along with supporting documents no later than 10 days prior to the meeting. This will help you organize your presentation while providing the necessary information to allow the Federation to consider your organization's request.

SUPPORT US

We're fighting to protect the Santa Monica Mountains, hillside areas of Los Angeles and its environs and we can't do it without you. In order to do the important work we do, we rely entirely on support from people like you!



Jerry Daniel Memorial Fund

In honor of his great achievements, the Hillside Federation has established the Jerry Daniel Memorial Fund to provide resources to help maintain and improve the Jerry Daniel Overlook on Mulholland Drive above the Hollywood Bowl, as well as resources for other environmentally sensitive efforts in his memory.

Please support the Hillside Federation's mission and DONATE today!

DONATE

Our mailing address is:

Hillside Federation
P.O. Box 27404
Los Angeles, CA 90027

HillsideFederation.org

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