



Hillside Federation Monthly Meeting

January 19, 2021 7:05 pm

Via video conference

Minutes

I. Call to Order

President Charley Mims called the meeting to order at 7:05 pm.

II. Approval of minutes - Julie Kremkus

The November minutes were approved.

III. Officers' Reports

A. President's Report – Charley Mims

1. The new Councilmember, Nithya Raman, will be attending the February meeting.
2. Anti-Rodenticide bill passed and was signed by Governor Newsom. It went into effect on January 1, 2021
3. 901 Strada Vecchia Road: A judge ordered Mohamed Hadid to tear down the 30,000 square foot mansion. Currently it is on the market for \$8.5M

B. Treasurer's Report – Don Andres

1. Currently we have 46 member for the 2020-2021. The most members in the last ten years.
2. Don presented the 2020 year-end financials with a breakdown of 2019 / 2020 assets. He reviewed the Jerry Daniel Memorial Fund, HF General Use Fund and Stop the Hollywood Center Fund. All the money collected for the HCF has been distributed. He presented the 2021 Budget. The only changed for the operating budget from last year is to update the website. Over the last twenty of the years, the federation has been fiscally responsible.

MOTION: Don moved the board approve the 2020 fiscal year-end report as well last the budget for 2021. The motion passed.

3. Member dues are payable March 1st. Five members have paid out of forty six.

IV. Old Business

A. Sign Ordinance – Marian Dodge

A new version of the Sign Ordinance was released last December that includes a tier 3 which allows for billboards on private property and in commercial zones; relocations are available with very little takedown required and current signs can be converted to digital signs. The Federation supported the B+ version of the Sign Ordinance in 2015 as it was a very well balanced ordinance. The previous head of PLUM was Jose Huizar. It appeared his directions were prepared by the sign industry.

MOTION: Marian moved the Federation reconfirm the approval of the City Planning Commission's version from October 2015 called the B+ version of the ordinance. The

motion passed. Ellen Evans recused herself on all matters related to billboards and other off-site signage.

B. Berggruen Update — Steve Drimmer

Steve represents Mountaingate Open Space Maintenance Association (MOSMA). They represent all the homeowners associations in the Mountaingate community as well as all the individual homeowners. The presentation was on the current state of the Berggruen project. Drimmer gave a detailed history of the Berggruen site from 1990 to present.

The 2020 plan occupies two ridges. Ridge 1 will have 75,753 square foot of development with future expansion of 63,000s square feet that includes the primary institute building, gatehouse, auditorium, courtyard, parking, fitness area, water tank sphere and future expansion. Parallel to Ridge 1 is Ridge 2 that will be built simultaneously. It includes three pavilions (30,000 total square feet), 15 (surface and garage) parking spaces, undisclosed number of guest residences and event spaces.

Berggruen is using the Specific Plan process to obtain a General Plan Amendment, zone change, and avoid compliance with the Baseline Hillside Ordinance. BI (Berggruen Institute) and BIOS (Berggruen Institute Open Space) Zones both require for LA City Council to pass a special ordinance to adopt these zones and an amendment to the Brentwood-Pacific Palisades Community Plan, effectively upzoning the property. It would be precedent-setting, enabling a private developer to carve out his own zone, commercializing a low-density hillside neighborhood in a Very High Fire Hazard Severity Zone. A Specific Plan must provide for "public needs, convenience and general welfare", a tangible public benefit. Yet this is a private, commercial enterprise.

The rationale for the zone change is "The Research Institute uses permitted under the proposed Specific Plan are consistent with the types of educational, institutional, and residential land uses already present in the surrounding area. Moreover, the Research Institute would add a unique and complementary component to the City's Institutional Use Corridor centered around Mulholland Drive." The property is surrounded by hundreds of acres of open space, miles away from institutions on the Mulholland Corridor. The Berggruen Institute would significantly expand the institutional footprint, introducing a large scale 24/7 commercial operation into a low-density residential area.

2020 was the worst year in history for wildfire. The only access point is the 2 mile Serpentine Road. It will be a logistical nightmare to evacuate hundreds of people in a fire or earthquake. This road will also be used for all hauling during construction. Approximately 110,000 cubic yards of dirt will be exported and 30,000 cubic yards imported, an estimated 45,000 truck trips.

The institute is located within a Landslide Hazard Zone, Liquefaction Hazard Zone, Seismic Zone, Methane Gas Field, Closed Landfill and Very High Fire Hazard Severity Zone.

The specific plan must be rejected. Charley mentioned we previously opposed the project. The current proposal is not substantially different. The proposed area is slightly larger than UCLA.

Santa Monica Mountains Conservancy wrote a letter about how they would like to see the project illustrated when the draft EIR comes out. The Brentwood Community Council wrote a letter expressing concerns. Councilmember Mike Bonin was extremely helpful in getting the project rejected as an educational institution.

MOTION: Robin Greenberg moved the Federation oppose the current Berggruen Institute project. The motion passed.

C. Hollywood Community Plan Update — Marian Dodge

The executive committee had a private meeting with city officials at the Planning Department and sent a letter afterwards. They requested a restriction on increasing density in the Very High Fire Hazard Severity Zones (VHFSZ), coordinate with the Housing Element to limit density in the VHFSZ, incorporate the Ridgeline Protection Ordinance, rezone paper streets to create open space and wildlife corridors and add language for Santa Monica Mountains Conservancy (SMMC) to have first right of refusal to acquire property within their zone. Other points addressed were to expand the Wildlife Pilot Study to include all hillside areas in the Hollywood Community Plan, expand the Hillside Construction Regulation area and create a height restriction that will blend with the historic Hollywood height restrictions around the Capitol Records building.

Charley explained the SMMC should have first right of refusal to city owned land and SMMC should be the first to have the opportunity to purchase that land before the city puts it on the open market.

Jamie Hall attended the meeting on behalf of the Laurel Canyon Land Trust. They asked for all vacant city owned parcels be rezoned to open space and offered to provide all the APNs. A dominant comment at the public meeting was all Single Family R1 zones should be eliminated, mainly from Ground Game LA.

Wendy-Sue Rosen attended the meeting and spoke about fire in the hillsides and density. She urged people to still letters about wildlife corridors, open space, rezoning parcels and fire even though the comment period is closed it will be recognized.

IV. New Business

A. Livable California — Steve Twinning

1. SB 9: <https://www.livablecalifornia.org/sb-9-allows-8-units-on-all-single-family-lots-california-would-kill-single-family-zoning/>
2. SB 10 <https://www.livablecalifornia.org/sb-10-would-let-california-city-councils-upend-voter-protected-lands-for-development-sb-10-fact-sheet/>

B. Fire Bills — Wendy Sue Rosen

1. SB 55: It would prohibit all commercial and residential development in Very High Fire Hazards Severity Zones (VHFHSZ) and State Responsibility Areas (SRA).
 - a) https://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill_id=202120220SB55
2. SB 63: It would create a fire resiliency corps and gives grants to help people harden their homes against wildfires.
 - a) https://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill_id=202120220SB63

Announcements:

1. Charley thanked Jamie Hall for starting Laurel Canyon Land Trust and preserving parcels and protecting open space. Jamie thanked the Federation, MRCA and SMMC for all their support. He offered to educate anyone interested in doing so.
2. Charley thanked Steve Dimmer for the presentation.
3. Wendy mentioned David Ryu donated the remainder of his discretionary to children.
4. Charley reminded everyone that Councilmember Nithya Raman would be attending next month's meeting and to send questions to Charley or Marian.

V. Adjournment

The meeting was adjourned at 8:13 pm.
Next meeting: February 16, 2021 at 7pm

Julie Kremkus - Secretary

Members

Argyle Civic Association	Stephen	Krawchuk
Bel Air Skycrest POA	Mark	Stratton
Bel-Air Association	Linda	Whitford
Bel-Air Hills Association	Robin	Greenberg
Bel-Air Hills Association	Steve	Twining
Brentwood Hills HOA	Carolyn	LoBuglio
Brentwood Residents Coalition	Wendy-Sue	Rosen
Cahuenga Pass POA	Steven	Kates
Cahuenga Pass POA	Krista	Michaels
Canyon Back Alliance	Lois	Becker
Doheny/Sunset Plaza NA	Ellen	Evans
Franklin Hills Residents Association	Charley	Mims
Franklin/Hollywood West Residents Assn	Don	Andres
Kagel Canyon Civic	Katharine (Kit)	Paul
Laurel Canyon Association	Jamie	Hall
Laurel Canyon Association	Cathy	Wayne
Los Feliz Improvement Association	Marian	Dodge
Nichols Canyon NA	Julie	Kremkus
Save Our Canyon	Sheila	Wasserman
Studio City Residents Association	Joann R.	Deutch
The Oaks Homeowners	Linda	Othenin-Girard
Upper Nichols Canyon NA	Joan	Cashel

Guests

Berggruen Project	Ileana	Wachtel
Berggruen Project	Steve	Drimmer
Chair Emeritus	Patricia	Bell Hearst
Mountaingate	Kay	George