

# Benedict Canyon

Summer 2017

Benedict Canyon Association Newsletter

Volume VII Issue 7

## NEW RULES FOR CONSTRUCTION

**Construction/Work Hours are Limited to Monday-Friday 8am-6pm**  
**Earth Hauling/Cement Trucks are Limited to Monday-Friday 9am-3pm**

*Robert Schlesinger*

City Council passed Ordinance No. 184827, and in so doing, changed the L.A. municipal code regulating construction, grading, and hauling in our hillside area. This new ordinance officially took effect on March 24, 2017. It covers the Bel-Air Beverly Crest Construction Overlay District, which extends from Mulholland Drive on the

north to Sunset Blvd. on the south, (from Mulholland to the Beverly Hills border) and from the I-405 on the west to Summitridge Drive on the east.

The Benedict Canyon Association, the Bel-Air Association and the Bel-Air Beverly Crest Neighborhood Council worked closely together and are responsible for creating and successfully implementing this new ordinance. The first meeting to start planning this set of regulations was held over two years ago in the home of a BCA Board member and a land use expert and former member of the BCA. These



*Earth Movers*

groups came together due to the shared concerns about the proliferation of out-of-scale developments in the canyons and the negative impacts they were having on the environment, the health and safety of the residents, and on the general quality of life.

### The New Hillside Construction Regulation “HCR” Supplement Use District (SUD)

The purpose of the formation of the Hillside Construction Regulation District (commonly referred to as the “HCR”), was to provide extra protections for hill-

side residents. An “HCR” District, which is a type of Supplemental Use District (SUD), is a zoning tool that enables tailored zoning regulations to preserve, enhance, or protect unique qualities of a specific community by addressing very specific issues. The formation of this new HCR, therefore, gave the BCA et al, an opportunity to provide sensitive zoning

which establishes more restrictive standards for construction activity and hauling operations, and establishes new grading limits as well as a new discretionary review process for larger single family dwellings. It was a lengthy, complicated process, and we want to commend Council District 5 (Paul Koretz and his staff), the L.A. City Council, and the City Planning Department for making this Overlay Ordinance possible.

Please find the “highlights” of the main provisions of the ordinance on page 10.

*Cont. on pg. 10*

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# President's Letter

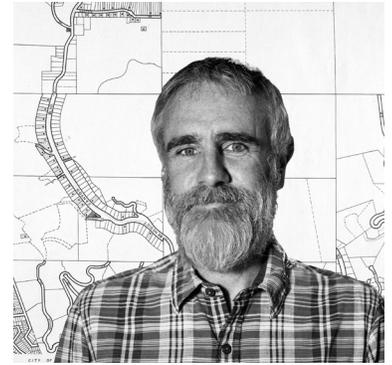
A friend once told me, "volunteering is an action, not a state of mind." I do not volunteer because I think it would look good on my resume, nor do I do it for any kind of recognition. I do it with the hope it will make a difference in our community. It is important that WE define "our community" as Benedict Canyon at large, not just the block I live on.

This year let's commit together to each take one action that will help protect OUR community flourish. As we enjoy the beauty that surrounds us, I encourage you to get involved by joining / renewing your BCA membership and or volunteering some of your time. I hope to see you at one of our monthly meetings, which are held at the Beverly Hills Women's Club every second Monday of the month from 7:00 - 8:30 PM.

Respectfully,



Matthew Post,  
President, Benedict Canyon Association



## ARE YOU AND YOUR FAMILY PREPARED FOR A MAJOR DISASTER?



- Do you have a family survival plan?**
- Do you have enough food, water, and emergency supplies in your home for 5 days?**
- Do you have emergency supplies in your car?**

California just experienced one of its wettest winters and now we are experiencing a very early fire season. The City of Los Angeles is extremely concerned that its residential communities are totally unprepared for a disaster. The BCA is spreading the word about the city-wide recommended emergency preparedness program. Our lead officer, Chris Ragsdale, will meet with residents who are interested in setting up a neighborhood watch / emergency preparedness program for their street.

If you are interested or want further information, please contact Officer Ragsdale at 310 444-0741. For a Survival Checklist, go to the BCA website [www.BenedictCanyonAssociation.org](http://www.BenedictCanyonAssociation.org)

### BCA CONTACT INFORMATION

Mail: P.O. Box 1265, Beverly Hills, CA 90213-1265

Hotline: 310-553-4BCA(4222)

Email: [info@benedictcanyonassociation.org](mailto:info@benedictcanyonassociation.org)

Website: [www.benedictcanyonassociation.org](http://www.benedictcanyonassociation.org)

Monthly Meetings, 2<sup>nd</sup> Monday of the Month, 7PM at the Beverly Hills Women's Club

# CANYON SONGBIRDS

*Mindy Rothstein Mann*

One of the greatest pleasures of canyon life is the ability to observe all of the birds and their amazing behavior. Every morning I look forward to making my cup of coffee and opening the kitchen door to welcome the chorus of enchanting songs from my garden. Spring and early summer is an especially boisterous time in my garden as birds are seeking mates, building nests, establishing territories, and feeding their hatchlings.

There are the usual visitors that appear throughout the year - sparrows, thrashers, finches, spotted towhees, titmice, phoebes, mourning doves, and the occasional steller's jay. But there are others that are migratory, and visit only seasonally. One of my favorites appears like clockwork every year in early April. The sound of a shrill "wheep", followed by a succession of chatter tells me that the hooded oriole has arrived from Mexico. This bright papaya colored beauty and his mate (the female is a more subtly colored yellow green) will remain through summer and return to Mexico in the fall after nesting season. They prefer to build their nests in tall trees, and return to my neighbor's palm tree every year.



*Male Hooded Oriole*

While many residents lament that they don't see as many birds in their gardens as they did when they were growing up in the canyon, there are some easy steps you can take to attract birds to your garden. If you provide birds with sources of food, fresh water, and shelter, they will come. While birds and birdsong are most active in the first few hours after dawn you don't have to be an early riser to enjoy these visitors in your garden.

## **Here are a few steps you can take to make your garden a more welcoming place for songbirds:**

1. Like all wildlife, birds require a rich and varied habitat to survive. The best step you can take is to plant a variety of California natives that provide seeds, berries, and nectar as a food source (there are on-line sources and you can inquire at the nursery as well). Many of these native plants will also provide shelter (see #4).
2. Bird feeders are also a great way to attract birds. There are many different kinds of bird feeders to attract different birds. Be certain to place your feeder in a spot where birds feel protected. (As a note, leftover seeds on the ground can attract unwanted visitors like rats and mice.)
3. Provide a source of fresh water – this can be a beautiful water element, a bird bath, or simply a bowl of fresh water. (Keep your source clean to prevent mosquitoes from breeding.)
4. Plant shrubbery/vines that will provide shelter where birds are protected from the elements and from birds of prey and other animals that pose danger.
5. Do not use pesticides in the garden; these chemicals are killing insects that are a crucial part of the birds' diet. (Pesticides can be harmful to pets and humans as well).
6. Protect and save your trees. Birds rely on trees for habitat, food, and for nesting. Nesting usually occurs from March-June, so please refrain from major trimming of your trees during this period.

In addition to bringing joy, songbirds are critical to the health of our ecosystem; they kill unwanted insects, pollinate our flowers and spread seeds that propagate our hillsides. Please help protect our songbirds.

For more information about songbirds and how to protect them, go to [www.audubon.org](http://www.audubon.org).

## ANNUAL MEETING RECAP

*Michael Chasteen*

The Benedict Canyon Association held its 70th annual meeting January 23, 2017 at the Beverly Hills Hotel. The Crystal ballroom served as the venue for the 175 attendees. President Matthew Post kicked off the affair by summing up last year's accomplishments and presented his vision for the coming year. Los Angeles 5th District Councilmember, Paul Koretz, was joined at the promontory table by Los Angeles Deputy Fire Chief Charles Butler and Deputy Fire Chief Trevor Richmond. Councilmember Koretz followed the presentation of a CERT award to the BCA, with state of the city comments and responded to questions from the audience.

Los Angeles City Fire Stations 71 and 99 were honored with awards for outstanding service to the community. Receiving the awards were, Captain Douglas Richmond



*Colleen MacKay with "Naomi" the Red Tailed Hawk*

of Station 71 and Captain Armando Cuevas of Station 99, accompanied by several on-duty firemen from each of the units.

The evening featured a presentation by Colleen MacKay; Director of the Whittier Narrows Nature Center. Ms. Mackay and staff members brilliantly educated the crowd about the importance of our surrounding wildlife and its habitat. Live Raptors (birds of prey) were the celebrities of the talk. They were on

display before the official meeting began and then, later as part of the official presentation, paraded through the audience individually, as the handler delivered a narrative on each species. The stars are listed in order of appearance: "Naomi" a red-tail hawk, "Sora" a barn owl and a great horned owl named "The Professor."

The Benedict Canyon Association is the oldest active homeowners Association in Los

Angeles. On behalf of the Board of Directors, we would like to thank all of those who attended and the Staff of the Beverly Hills Hotel for their elegant hospitality. Please attend our monthly meeting, which is held from 7-9 p.m. on the second Monday of each month. Meetings are held at the Beverly Hills Women's Club, located at the corner of Chevy Chase and Benedict Canyon Drive in the city of Beverly Hills.

## AIRBNB STRIKES AGAIN!!!

*Barbara Nichols*

Fighting Airbnb is like fighting the Empire! At a recent PLUM (Planning and Land Use Committee) meeting that was supposed to hear comments from the public on the draft of the "Short Term Rental Ordinance," your representatives from BCA were unable to get into the meeting at City Council Chambers. Upon arrival at City Hall at 1:00pm for a 2:00pm meeting, we discovered that Airbnb had bused in hundreds of people who started to line up at 10:00am! They stacked the meeting with their "hosts" – many of whom came to read prepared speeches given to them by Airbnb.

The fire department limited attendance in the Council Chambers due to fire occupancy requirements. Your two representatives attending for BCA and representing our community were not allowed into the meeting. About ten hotel industry representatives, owners and associations who showed up to voice their opposition were also excluded. Many attendees were parked on the City Hall front lawn. The meeting resulted in no decisions and is rescheduled for some time in August. Associations that represent thousands of residents must have a place at the table. BCA will strongly protest this treatment and do everything in its power to get into the next meeting.

# SIGNS, SIGNS, EVERYWHERE!

## Do you know LA's law for posting signs on property?

*Barbara Nichols*

Signs are popping up everywhere – on every corner, on utility poles, in empty lots and even in the streets. What are the laws for signs in residential areas of Los Angeles? Are companies and individuals violating these laws? What can you do about these violations?

### Real Estate Sign Laws for the City of Los Angeles:

- The maximum allowable square footage is 12 square feet per property.
- If there are two signs, for two agents listing a property, they are required to be 15 feet apart (sometimes not possible).
- No sign is allowed to be over 6 feet 6 inches high.
- Signs are not to be placed on sidewalks or public property including utility poles.
- Signs are only to be posted on property which the real estate agent is marketing.
- Open house signs are to be removed immediately after the open house.
- Directional signs are not allowed to be placed on someone else's property or public property.
- Signs are never to be placed in the roadway medians, or blocking access for the disabled.
- Signs must be placed so that they do not clutter walkways, public easements, or interfere with traffic.
- Only one sign is allowed per real estate agent.
- Sequential (Burma shave) type signage is prohibited.
- Nothing can be affixed to a dwelling without a permit.
- Complaints for sign violations can be filed as follows:
  - Go to [www.LADBS.org](http://www.LADBS.org) and click on "file Complaint"
  - You will need the street address or APN for a vacant lot
  - For further information you can contact Mr. James Buchan (pronounced "bu-can") at 213-252-3088 between 7-10am, Monday-Friday
  - An inspection confirming the offending sign will result in an order to comply and a fine of \$356.16 by Code Enforcement. If the sign is not removed 30 days thereafter, a \$600 fine can result.

### Realtor® Association Regulations:

- No real estate sign may be placed on a property for which the agent does not have an active listing, including expired, cancelled and sold listings. The sign must be promptly removed. A city complaint can also be filed on a property for which an agent has no listing.

### What about construction and other ad signs:

- No ad signs can be placed on utility poles, attached to cones in the street or on a sidewalk; any and all such signs can be torn down and thrown out.
- Construction signs can only be placed on the property where the work is being done and for which the licensed contractor has a building permit.
- The total square footage of all construction related signs on a property is 12 square feet.



## Community Alert

*Officer Chris Ragsdale*

There has been a series of Residential Burglaries developing in the Westside communities. The suspects typically knock or ring the doorbell to verify if anyone is home. When there is no answer, the suspects enter the side or rear of the residence and force entry typically by smashing the window or door glass to gain entry.

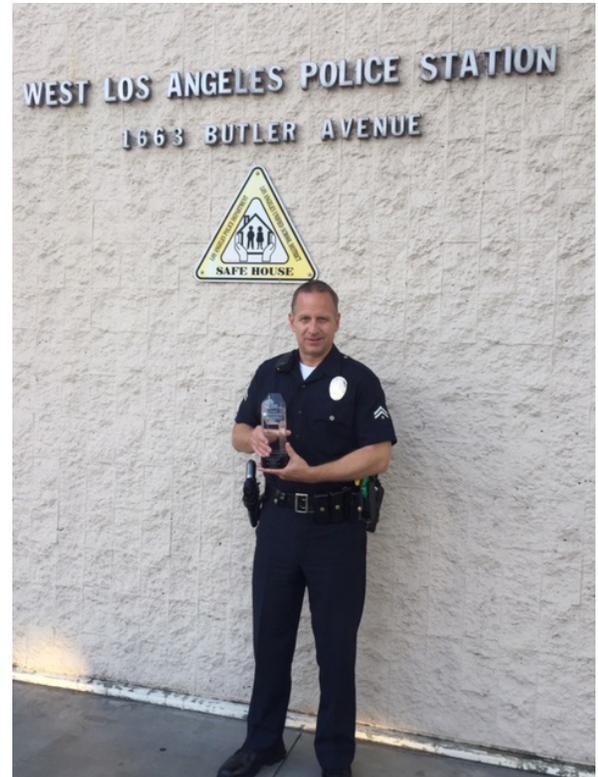
As a result I am recommending motion sensor cameras that will immediately detect an intruder entering these zones and provide immediate notification on your smart phone. In other words, your first alert will be a suspicious individual approaching your front door. The second will be receiving an alert and images of intruders entering your side/rear yard. It is now time to call 911.

### **Below is a helpful list to use to review the security of your home:**

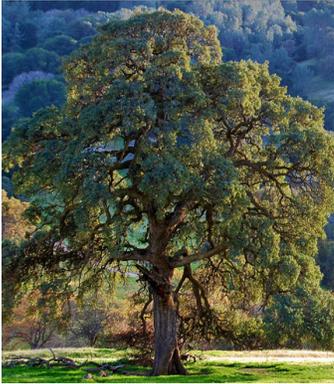
- **SURVEILLANCE/SECURITY CAMERAS:** Web based surveillance and doorbell camera systems will allow homeowners to view and monitor activity from any smartphone or computer which are motion sensor activated and will alert your device when there is activity. They will also lend valuable information and clues to the investigation.
- **ALARMS:** Ensure that security alarms are in good working order and set when not at home whether leaving for 10 minutes or 10 hours. Accessible upstairs doors & windows should have alarm sensors and upstairs rooms should have motion sensors to include the master bedroom.
- **ALARM RESPONSE:** Consider a private patrol alarm response to enhance your current alarm and security system. In many cases private patrols are already contracted in many neighborhoods or associations.
- **MOTION SENSOR LIGHTING:** Install motion sensor lighting around your home to illuminate normally dark areas around the home. This will also alert residents to outside activity around the home when motion lights are activated.
- **GATES:** Ensure that all gates and access points to the side or rear of the residence are locked and secured.
- **DOOR AND WINDOW LOCKS:** Ensure that all doors and windows are locked and secured with sturdy secured locks and that there are second locking mechanisms securing all doors and windows as a second line of defense.
- **MAKE IT LOOK LIKE YOU'RE HOME...** Even when you're not.
- **NEIGHBORHOOD WATCH:** Monitor suspicious activities in your neighborhood and alert your neighbors. Should the activity escalate to a crime about to occur, crime in progress or crime that just occurred, **CALL 911 IMMEDIATELY!**
- **SECURITY PATROLS:** Consider after hours on site security at construction sites or major remodel projects. Many neighborhoods contract with private security patrols which monitor neighborhoods and can quickly respond to burglar alarm activations or reports of suspicious activity when they occur.

You may access crime mapping at [www.crimemapping.com](http://www.crimemapping.com) to review recent crimes in your area. Sign up to receive alerts when crime is reported in your neighborhood.

E-Policing: [http://www.lapdonline.org/e\\_policing](http://www.lapdonline.org/e_policing)



*Officer Chris Ragsdale was honored this year by the BCA for his dedicated service to the residents of Benedict Canyon. He is pictured here holding his award.*



*California Oak*

# PROTECTED TREES

*Mindy Rothstein Mann*

Our majestic trees, what would Benedict Canyon look like without them?

We just had one of the wettest winters on record, and Governor Brown officially called an end to the drought. Our trees enjoyed a remarkable soaking this winter, so one might think that we should be celebrating. Unfortunately, the situation is still dire for trees; several years of drought have left trees in a weakened state and allowed bark beetles and other invasive pests to threaten them. If you drive



*California Bay Laurel*

through the canyon and look carefully, you will see that many trees still show signs of distress, with dead limbs, and trees that are completely brown and need to be removed. The hot, dry days of summer are here, and it is important to remember to keep trees hydrated, especially younger trees, and any trees that show signs of stress.

In addition to drought and disease, large construction projects have continued to add to the problem of the diminishment of the tree canopies in our city. The passage of the Protected Tree Ordinance in 2006 was a step to try to stave off the loss of our native trees. As canyon dwellers, it is especially important for us to be aware of this ordinance, and its implications. Homeowners often unknowingly remove protected trees from their property because they are either unfamiliar with the ordinance, or they misunderstand the particulars of the law.

The four species protected by this ordinance are all oaks (accept the scrub oak), the California Bay Laurel, the Southern California Black Walnut, and the California Sycamore. It is illegal to fatally harm or remove any of these species of trees if they have a girth of at least 4” at 54” above ground level. There are exceptions – in cases where homeowners believe that a tree(s) poses a health or safety risk, or is creating a “reasonable development” problem, property owners can request a permit to remove a protected tree. If approved, each lost tree must be replaced with two new native trees somewhere on the property. To be clear, the purpose of this ordinance is not to punish but protect. We need more trees in Los Angeles, and we need to save our existing trees. Our trees provide cleaner air, cool our temperature, keep our hillsides stable, and generally contribute to the health and welfare of the people and the wildlife in the city.

## What can you do to protect our trees?

1. Take an inventory of the trees on and around your property. Check for bark beetles and also check to see if your trees show any sign of stress.
2. If you have any doubts, hiring a certified tree arborist is recommended to assess your trees and give you advice on how to take care of them. “An ounce of prevention is worth a pound of cure”!
3. Only hire tree trimmers who staff a certified tree arborist. Do not assume that all tree trimmers are licensed and knowledgeable.
4. Remember that our 4 protected trees cannot be removed without a permit. Even City and County agencies, such as DWP, must obtain a permit before removing a protected tree.



*So-Cal Black Walnut*

5. It is up to us to be vigilant. It takes years for a tree to grow and provide a beautiful canopy. Once a tree is cut down it cannot be put back together again!

6. If you see suspicious activity or suspect that someone is cutting down protected trees, contact MyLA311: <https://www.lacity.org/myla-311/myla-311-service-request>.



*California Sycamore*

## 2016 BCA "Trees of Support" Donor Program Roster

### OAK TREE

Bruce & Martha Karsh  
 Michael J. Libow  
 Rebecca Mahbaubi  
 Anthony & Mona Nicholas  
 Linell Shapiro  
 In Honor of Diane Sherman Smith  
 In Honor of Willow and Gus  
 (1) Anonymous

### SYCAMORE TREE

Rafe & Susan Cohen  
 Conal Doyle  
 Barbara Jaynes  
 Bernard & Lynda Lax  
 Greg & Nancy Meidel  
 Jackie Patterson  
 Alan & Nita Schimmel  
 Bobby Schwartz & Karen Breslow  
 Mark S. Siegel  
 Roman Silberfeld & Pat Klous  
 Art & Renee Spence  
 (3) Anonymous

### EUCALYPTUS TREE

Benedict Hills Estates Association  
 Barbara Berkowitz  
 Jacqueline Bisset  
 Ken & Randee Devlin  
 Fred Droesch  
 David & Barbara Elson  
 Burton & Nanette Forester  
 Rob and Lori Goodman  
 Paul & Renee Haas  
 Robert & Cynthia Hart  
 Amanda Harvey  
 Urban S. Hirsch III  
 David & Susan Horn  
 Julie Jaffe  
 Gertrude Kline  
 David Kronemyer & Judith Gasson  
 Ian & Doris Vartan La Frenais  
 Hollis Leech  
 Mark Leevan  
 Howard & Carol Levy  
 Linda R. Lorentzen  
 Gene Lucero & Marcia Williams  
 Stephen Maitland-Lewis & Joni Berry  
 Thomas & Linda Markovits  
 Sally Mason  
 Don & Marsha McManus  
 Maureen McQuiston  
 Anne Murphy  
 Frederick M. & Joan Nicholas  
 Hugh & Virginia O'Brian  
 Kevin & Elizabeth Parry

Tamara Paulsen-Mosher  
 Leslie Randall  
 Sheldon & Andrea Shapiro  
 Hillary Slevin  
 Larry Steinman & Lucy Suzar  
 Andrew Solt & Claudia Falkenburg  
 (4) Anonymous

### PINE TREE

Bob & Marie Abeloff  
 Ben & Vida Afari  
 Michael & Elaine Agran  
 Jim Anderson & Lynn Fireside  
 Rajive and Anju Bagrodia  
 Steven Bradley Beer  
 George & Carolyn Bender  
 Jason & Leyla Blumenfeld  
 Ronald Boldt & Judith Shelton  
 Larry & Dolly Bretter  
 Ellen Brown  
 Ron & Jan Cannan  
 Jeffrey & Judy Caren  
 Michael Chasteen  
 Eric Cleveland & Annette Stanton  
 Mr. & Mrs. Alessio Coppola  
 Francis & Eleanor Coppola  
 William & Marilyn Davis  
 Joe DiStefano & Beth Rubin  
 Steve Feher  
 Henry & Julie Fisher  
 Philip Forte  
 Robert Frantz & Nancy Goldman  
 Mark Freeman & Andrew Webb  
 Samuel & Ardyth Freshman  
 Eddie & Jenna Glaeser  
 Charles & Karen Goldstein  
 Jeffrey Greenberg  
 Jack Grossbart & Marc Schwartz  
 Joyce Grunauer  
 Roger Halfhide & Patricia McVerry  
 Bill & Chris Harper  
 Christopher K. Harris  
 David Hayes  
 Robert A. & Mary Ridings Herman  
 Jesse & Erica Ignjatovic  
 Lauren Ina  
 Len and Nancy Jacoby  
 Joel Jaffe  
 Stuart & Shirley Stamen Jaffe  
 Elizabeth James  
 Ricky Jay & Chrisann Verges  
 In honor of Aron Kincaid  
 Don Klein  
 Chad & Andrea Knowles  
 Michael J. Kopcha  
 Rosa Koppens

Jodi Korn  
 Lloyd & Rose Krieger  
 Bruce & Diana Laserson  
 Brian LeSage  
 Mark Liszt & Karyl Sisson  
 Victor Lopez-Cuenca  
 Gail Malmuth  
 Mindy Rothstein Mann  
 Larry & Nickie Miner  
 Matlin Mirman  
 Mark & Irene Montgomery  
 Ira & Bethany Moretski  
 Sandra Mosk  
 Mary Ann Musico  
 Maud Nadler  
 C. Richard Neu  
 Barbara Nichol  
 Noel & Diane Nosseck  
 Martin & Laurie Pichinson  
 Lisa Pierozzi  
 Gary & Nita Polinsky  
 Matthew & Brittney Post  
 Joel & Cheryl Prell  
 Phil Proctor & Melinda Peterson  
 John & Reagan Restall  
 Paul Rohrer  
 Gil & Val Romoff  
 Steven Rosenwasser & Kelli Sager  
 Saul Rosenzweig  
 Sunny Russ  
 John & Gayle Samore  
 Barry & Nancy Sanders  
 Robert & Margaret Sanford  
 Gene & Myrna Schwam  
 Ken Schwartz  
 Samuel Schwartz  
 Stanford & Randi Schwimer  
 Arthur & Arlene Schwimmer  
 Norm & Libby Shapiro  
 Betty Shelhamer  
 Barbara Shuler  
 Jay Silverman & Janet Wood  
 Brent Smith & Lisa Engel  
 David & Salvaine Title  
 In Honor of Dudley Trudgett  
 Norman & Alice Tulchin  
 Kurt & Dianna van Kuller  
 Michael Wachtell & Linda Silver  
 Murray & Barbara Weiler  
 Barry & Eleanor Weinstock  
 Judy Wolfenstein  
 Phil Yaney & Jackie Keller  
 Gregory & Virginia Young  
 Robert Yuro & Rosemary Forsyth  
 (10) Anonymous

# CELEBRATE AND SUPPORT OUR LOCAL FIRE STATIONS



*It was a Star Wars theme at the Fire Station 99 Open House*

Every year Fire Station 99 on Mulholland & Beverly Glen and Fire Station 71 on Sunset & Beverly Glen host open houses. These community events are a great way to meet your local firemen and to mingle with your neighbors; they also serve as a way for our firemen to raise much needed funds for fire station maintenance and improvements.



*UCLA Band at the Fire Station 71 Open House*

The BCA continues to support our Fire Stations with an annual contribution and is grateful to them for the critical support they give to our residents. We hope you were able to partake in the fun and if not, perhaps you will join us next year!

## TREE ROOTS CAN INVADE YOUR SEWER LINE!

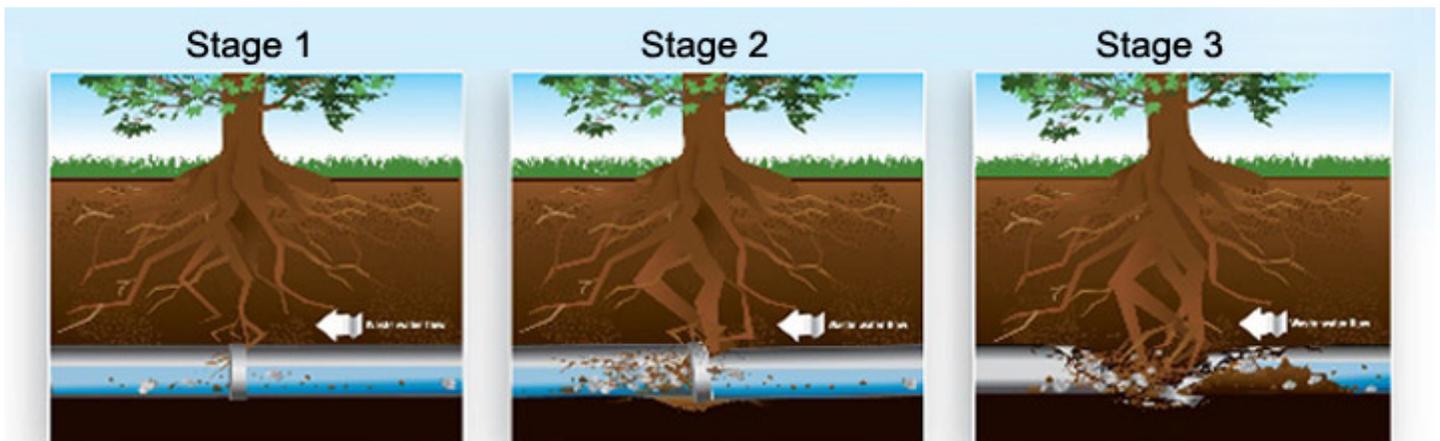
*Mary Ann Musico*

If you have "clay pipe" sewer lines, there may be gaps between the pipes in the system which goes from your home to the city sewer line that ultimately connects in the street. Tree roots seeking moisture can invade these pipes through gaps or connections that can clog your sewer line. This eventually causes a sewage backup in your home.

While many home inspections may, at the time of purchase, include a sewer line video, many property owners DO NOT have a sewer line cleanout to avoid root problems after they purchase a home. The recommended time for such a cleanout varies, but every 6-12 months is typical, depending upon the age of your house.

During the years of the drought, many trees have been more aggressive in seeking moisture in the sewer lines. Plastic (PVC) pipes generally do not experience this problem. If the pipes are clogged and the street has to be opened, the property owner has to bear the cost of repair, and the cost could be thousands of dollars.

A qualified plumber/rooter service with the proper equipment should be contacted to clean out the sewer line. Note: some homes in the canyon are not connected to the city sewer. If you have a septic tank, it should be pumped periodically and the tank should be inspected by a qualified company to check on its condition.



## ***NEW RULES FOR CONSTRUCTION*** *continued from page 1*

### CONSTRUCTION

- Work hours are limited from 8:00 a.m. to 6:00 p.m. Monday through Friday. Exterior construction at any other time is prohibited. This means exterior work on Saturday or Sunday as well as state or federal holidays is not allowed.
- Interior construction work, however, may be conducted on Saturdays between the hours of 8:00am to 6:00pm.
- Excess illumination of a work site through the use of floodlights and/or similar lighting devices is strictly prohibited after 6:00pm on any day of the week.
- The construction, erection, addition to, enlargement of, or reconfiguration of any one-family dwelling that has a cumulative Residential Floor Area of 17,500 square feet or larger will be required to submit an application for a Site Plan Review before the issuance of a grading permit, foundation permit, building permit, or any entitlements.

### GRADING

- Maximum Grading. For any single lot, the total cumulative quantity of Grading, or the total combined value of both Cut & Fill for the import and export of earth, or incremental Cut & Fill or Import and Export of earth shall be limited to the “by-right” maximum not to exceed 6,000 cubic yards.
- Maximum Import and/or Export for Hillside Areas Fronting Substandard Streets. For a lot which fronts a Substandard Hillside Limited Street, the total cumulative quantity of Import and Export of earth combined, shall be no more than 75 percent of the “by-right” maximum and shall not exceed 6,000 cubic yards.
- No grading shall be performed within areas designated “hillside” unless a copy of the grading permit is prominently posted on the job site at all times.

### HAULING

- Hauling operations shall be conducted only on Monday through Friday, between the hours of 9:00 a.m. and 3:00 p.m.
- Hauling operations on Saturdays, or state or federal designated holidays is strictly prohibited.
- 10-wheeler dump trucks (with a 10 cubic yard capacity) or smaller are the only type of trucks permitted for hauling of earth.
- A maximum of four trucks are permitted to haul per hour per project site. A grouping of convoy hauling vehicles shall not be allowed, only one hauling vehicle is permitted per project site at any one time.
- All hauling vehicles must be identified by a placard identifying the project address, which shall be prominently displayed on each hauling truck.
- Hauling and grading equipment shall be kept in good operating condition and muffled as required by law.

Any person violating any of the above provisions will be found guilty of a misdemeanor. In addition, every violation of this Code is punishable as a misdemeanor and will be punishable by a fine of not more than \$1,000.00 or by imprisonment in the County Jail for a period of not more than six months, or by both a fine and or imprisonment.

We encourage you to learn more about this ordinance by referring directly to the Council File # 16-1472-S1 for the complete ordinance. You can also go directly to the link to the Hillside Construction Regulation “HCR” Ordinance at [http://clkrep.lacity.org//onlinedocs/2016-1472-S1\\_misc\\_03-17-2017.pdf](http://clkrep.lacity.org//onlinedocs/2016-1472-S1_misc_03-17-2017.pdf)

If you need to report problems with developers or neighbors who are violating the provisions of this ordinance contact MyLA311: <https://www.lacity.org/myla-311/myla-311-service-request>

# BENEDICT CANYON ASSOCIATION 2017 MEMBERSHIP APPLICATION

*I want to help protect and preserve our canyon and the environment in which we live and express my support by joining the Benedict Canyon Association at the following membership level:*

- \$1000+ Oak Tree
- \$500 Sycamore Tree
- \$250 Eucalyptus Tree
- \$100 Pine Tree
- \$75 Basic Membership



*Basic Membership names will not be published in the BCA Newsletter*

Name \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_

Email \_\_\_\_\_

*(Benedict Canyon Association mailing lists are confidential and are never sold)*

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# Benedict Canyon

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