

Benedict Canyon

Summer 2018

Benedict Canyon Association Newsletter

Volume VIII Issue 8

NO HOTEL IN BENEDICT CANYON

Benedict Canyon is facing its biggest threat in over 100 years!

Robert Schlesinger

A developer has filed an application with the City of Los Angeles to build a large scale commercial hotel project in the heart of Benedict Canyon. The project includes an 80 foot tall 99 room full service hotel, 5 parking structures with space for 700 cars, a 5500 square foot banquet hall, 26 other detached buildings to house 438 guests and 9

large single family residences. This commercial project, encompassing 782,000 square feet of buildings, would be located on a 33 acre parcel located between Hutton Drive, Wanda Park Drive and Oak Pass Road.

The developer has asked the City to disregard both the Community Plan and the General Plan that currently restrict development to residential homes. He seeks to create an entirely new (and currently non-existent) zoning classification of "Specialized Hospitality" so that



Location of Proposed Hotel

he can build this otherwise prohibited commercial project. This zoning change would open Benedict Canyon and the entire Santa Monica Mountains to similar for-profit commercial development and forever destroy the peace and quiet of our hillside community. The proposed hotel would be open 24 hours a day, seven days a week and bring thousands and thousands of cars and trucks into our community, creating noise and safety concerns. This development must not be allowed to proceed.

From a review of the developer's application it is clear that this project will have a severe and negative impact upon the quality of life and safety in Benedict Canyon and will set a dangerous precedent that will lead to the commercialization of our canyon and the other communities in the Santa Monica Mountains.

Here are some of the highlights of the plan:

- A 99 guest room hotel, 7 stories high with a proposed height up to 80 feet, with 5 levels above ground and 2 or 3 levels below ground, on 33 acres (1,437,480 ft² of land), between Hutton Drive, Wanda Park Drive, and Oak Pass Road.
- Parking for 708 automobiles.
- An additional 26 detached buildings to house 438 guests.
- Total floor area of 782,863 ft²

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President's Letter

Most of you know by now that a developer plans to turn Benedict Canyon upside down. Are you aware that the qualities of Benedict Canyon that attracted us to this serene area will be changed into something always noisy, forever loud? We all know how sound travels in these hills. We've had enough trouble with party houses and weekend rentals. How about having a 99 room hotel in the center of our Canyon? And parking structures for hundreds of vehicles? Can you just picture how much more traffic we'll have to put up with day and night if this developer gets his way?



Nickie Miner

Just imagine, if not stopped, one person could manipulate the City Process into converting our completely residential neighborhood to a commercial zone heavy with transient occupancy. Who then, would enjoy living in a Canyon with a perpetual large scale unregulated event venue? If this project were to go through, other applications for similar projects would follow!

Where, you might ask, is the location of this proposed project called "The Retreat in Benedict Canyon"? Right in the middle of Benedict Canyon in what is now 33 acres of open space filled with mature trees and populated with wildlife. High Ridge Drive, Wanda Park Drive, Hutton Drive and Oak Pass Road border the area which lies halfway between Mulholland and Sunset. A thousand trees could be destroyed, the natural slopes leveled, and greenery replaced with lots of concrete. There won't be a street in Benedict Canyon that wouldn't be negatively impacted by this project.

The developer was scheduled to present the project to the Benedict Canyon Association (BCA) on Monday, June 11, 2018 and to the Bel-Air Beverly Crest Neighborhood Council Planning and Land Use Committee on Tuesday, June 12. The developer's agent canceled both meetings last minute. On Tuesday, June 12, after canceling and informing everyone that he was not prepared, the developer showed up at the Land Use meeting after all, was given three minutes to speak. He complained that there has been misinformation circling around about the project. He previously cited this as one of the reasons for canceling the presentations.

All of our information about the project has been obtained straight from the Developer's applications to the City. One wonders why the developer and his agent canceled out of two scheduled presentations of the project if there are "misrepresentations" to clarify. To the date of this printing, there has been no attempt by the developer to re-schedule.

The BCA has faced many threats through the years, but this current challenge, the spectre of actually changing the zone of Benedict Canyon from residential to commercial use, is the most extreme threat we've ever faced. Now is the time for all concerned residents to come to the aid of our Canyon. In unity there is strength, in numbers there is power. Membership in the BCA is the backbone for preserving our way of life away from the hectic bustle of the nearby City. Metropolitan enterprises do not suit our tranquil Canyon, the project must be stopped. We are asking everybody to pitch in to retain the dignity of the completely residential Canyon we all love and revere.

We volunteers, passionate about Benedict Canyon, have represented the interests of our Canyon for 70 years. With the help and backing of the entire community we will continue to protect our Canyon's special aesthetic long after this project is defeated. Join the BCA now. Help in every way you can. We are all in this together, it is indeed a big job ahead.

BCA CONTACT INFORMATION

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

Hotline: 310-553-4BCA

Email: info@benedictcanyonassociation.org

Website: www.benedictcanyonassociation.org

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

BE A GOOD NEIGHBOR – FOLLOW THE RULES!

Robert Mann

Trash, weeds, brush and “road creep” - We all enjoy living in beautiful Benedict Canyon and for the most part we all do a terrific job of keeping the canyon free from trash and unsightly weeds and dry brush. The BCA would like to ask our Benedict Canyon neighbors to review their property lines and be aware that unlike the flats, hillside properties with their uneven topographies, often have backyards that backup onto a public street (as opposed to alleys). While homeowners (and their gardeners), pay close attention to the front yard, they aren't tending to the back side of their yards. Because owners rarely see the back end of their property, the “out of sight out of mind” rule might be causing these homeowners to neglect these areas. There are stretches along lower Benedict Canyon, for example, where these strips of land are covered with weeds and plant material and are growing onto the street. They are capturing trash and dirt, creating an unsightly situation and sometimes, creating an unsafe condition by “creeping” onto the street.

In the past, the BCA retained a gardener to provide clean up services to some of these areas, however, due to budgetary and safety concerns the BCA was forced to discontinue this service. The city is not responsible for tending to these areas, and the BCA is asking that all homeowners do their part, and remove overgrown brush, weeds and trash from these areas where backyards meet the street.

Trash Cans - Please remember that according to the Los Angeles Municipal Code, trash barrels are to be placed on the street no earlier than the day prior to pick-up and removed within a day after pick up. Trash collection barrels are not allowed to be placed on the street at any other time.



Road Creep



Construction Activity – The new Overlay rules - The BCA and several other Hillside Associations were successful in persuading the City to pass rules that restrict construction and hauling operations in our canyon. Benedict Canyon is part of the “overlay” area that starts from Mulholland on the North to Sunset Blvd on the South (to the Beverly Hills border) and from the 405 on the West to Summitridge Drive on the East.

Inside the overlay area construction is restricted as follows:

- Construction hours are limited to 8:00 am – 6:00 pm Monday through Friday
- Saturday exterior work is not permitted, interior work only
- Earth-hauling and cement trucks are limited to 9:00 am – 3:00 pm Monday through Friday, Saturday and Sundays are prohibited
- Hauling and cements trucks are limited to four per hour per project
- All hauling vehicles must be identified by a placard in the windshield with the project address

If a construction site is not adhering to these rules report the violation to: MyLA311.lacity.org/my-la-311-service-request

Traffic - We all complain about the commuter traffic moving through our canyon every day, but our residents also drive back and forth on Benedict Canyon every day and contribute to the problem. We can set an example by driving safely, staying within the lanes, refraining from passing around the blind curves, and being courteous to our fellow residents who need to pull into traffic from their driveways or side-streets. This would go a long way to help ease the stressful drive through our canyon. If you see that any of the yellow stanchions in the center divider have been knocked down and need to be replaced or if you need to contact the Bureau of Street Services for any other reason, you can either contact them through their website bss.lacity.org, or call them at 1 800 996-2489.

Cont. on pg. 4

THE LOW DOWN ON THE BENEDICT CANYON/DWP PROJECT

Mindy Rothstein Mann

On May 1st, DWP began a major project in the upper portion of Benedict Canyon. In anticipation of this project, the Benedict Canyon Association met with DWP, Street Maintenance, Building and Safety, and the Councilman's office to mitigate the adverse effects of this closure on canyon residents. Canyon residents were invited to two townhall meetings to ask questions and express concerns. As a result, DWP came back with several adjustments to their original plan; they hastened the construction completion date, they assigned 9 traffic control officers (TCO's) to help control/move traffic, and they committed additional fire hydrants.



DWP laying new water main in Benedict Canyon

The purpose of this project is to improve the water system infrastructure in the Benedict Canyon community. LADWP is installing 5,200 feet of 12" steel water pipeline along Benedict Canyon Drive and Liebe Drive. The existing cast iron pipeline is approximately 65 years old and has experienced many leaks. This replacement project will help prevent future water main leaks and improve the reliability of the water infrastructure system. More importantly, LADWP is also adding four fire hydrants to increase the existing fire protection capabilities in the area.

The project will require the closure of Benedict Canyon between Mulholland Drive and Hutton Drive through the month of November – a period of seven months. Benedict Canyon Drive and Liebe Drive will continue to be closed between the hours of 9 am and 9 pm Monday through Friday and on scheduled Saturdays as well; Benedict Canyon and Liebe Drive will be open before and after construction hours.

Matthew Gonzalez, a civil engineer at DWP, and one of the coordinators on this project, reported that DWP crews are making significant progress. They have installed more than 2700' of pipe on Benedict Canyon and Liebe Drive. Overall the project is going according to schedule and they are on track to complete within the 7 month time frame, and there is a chance they may complete the work sooner than anticipated. Traffic has been reported to be low to moderate above and below the closure. Traffic in nearby Deep Canyon has been slow at times during heavy commuter hours, but the 9 TCO's assigned to the area have been doing a great job keeping traffic moving through the canyon.

If you have questions during the pipeline construction, please call the BCA Hotline at DWP (213) 367-1222.

BE A GOOD NEIGHBOR – FOLLOW THE RULES! *Cont. from pg 3*

Leaf Blowers - Given the fact that we see and hear leaf blowers constantly, it may amaze you to learn that gas-powered leaf blowers are illegal in the City of Los Angeles. The BCA knows that feelings are strong on both sides of this issue and that you or your gardener may lobby fiercely for the efficiency of using a leaf blower. If you must use a leaf blower, the BCA urges you to consider an alternative: Ask your gardener to purchase a battery powered or electric/cord leaf blower or purchase one yourself. In the past year or two a number of new-generation battery powered leaf blowers have become commercially available. These machines have sufficient battery capacity to allow for the use of the leaf blower in even very large areas. If the obnoxious noise and/or the illegality of gas-powered leaf blowers hasn't convinced you to make the change, here's a statistic that may provide some additional motivation: One gas-powered leaf blower emits more air pollution than 100 automobiles traveling at freeway speeds. Do yourself and your neighbors a good turn and "say no" to that gas-powered blower!



You Get The Point?

Cat Confusion

Mindy Rothstein Mann

The Santa Monica Mountains area is home to the largest cat in northern America, the mountain lion – in fact, more than half of California is mountain lion habitat. Also known as the puma or cougar, this solitary and elusive cat will typically avoid people. Mountain lions prefer eating deer, but if allowed, they also eat pets and livestock. While we sometimes hear about mountain lion attacks on humans, the truth is that these attacks are extremely rare. Unfortunately, as California's human population expands into mountain lion habitat, conflicts have increased.

California and the Santa Monica Mountains are also home to a much smaller wild cat, the bobcat. Bobcats are often mistaken for mountain lions even though there are significant differences between the two cats (please see below). Bobcats (and mountain lions) are most often seen in the early morning hours or at dusk. Bobcats do not attack humans and mainly feed on rabbits, rats, mice and birds. While there have been some sightings of a mountain lion in the Benedict Canyon area in the past few years, if you see a wild cat in your backyard, most likely you are looking at a bobcat.

What are the characteristic differences between the two cats?



Mountain Lion

Mountain lions have slender and muscular bodies, powerful legs, and compact heads. The tail is long, up to a third of the total body length, and is used to balance the Mountain Lion during leaping, climbing and hunting. The mature female mountain lion can weigh between 60-100 pounds and the mature male mountain lion can weigh between 120-158 pounds. The body length ranges between 68"-80" in females and 78"-89" in males. The height at the shoulder ranges from 17"-24" for females and 21"-27" for males.



Bobcat

Bobcats are much smaller than Mountain Lions. A bobcat is only twice the size of an average housecat; it weighs approximately 15-20 pounds. An adult bobcat will average 28"-47" long and will stand 14"-15" tall at the shoulder. The bobcat has a very distinctive stubby tail which is only 4"-7" long and gives a "bobbed" appearance. The body on the bobcat is a shorter body type, and it has long legs relative to its body type. Bobcats have ear tufts and facial ruffs. While bobcats are known for their spotted coats, some may have muted spots or streaks, especially as they age.

Mountain lions and bobcats are being killed in the United States on a regular basis and these animals need their human friends to take that extra effort to demonstrate the ways we can coexist. If you hear that there is a bobcat or mountain lion in the area, do not be alarmed! These wildcats play a key role in our ecosystem. Providing them with the open corridors that they need to hunt and reproduce is key to their survival and to a healthy environment. Avoiding the use of rat poisons is another way to help ensure their well-being. Of course, pets in the canyon should always be kept indoors for their safety and pet food should not be left outdoors.

For a compelling video of an uncollared male mountain lion coexisting with us in the Eastern Santa Monica Mountains, check out the video on the CLAW website clawonline.org/videos or scan the QR Code



EMERGENCY PREPAREDNESS - ARE YOU READY?

Don Loze

Within just six months, this area has experienced two brushfires. As a community and as individuals, we cannot afford to be complacent! These fires should serve as a wake-up call for all of us; it is evident that the fire season in California is now a year-round concern. In addition, according to the US Geological Survey and Cal Tech, Southern California is due for a major earthquake in the next year.

Having a plan in place can be your best protection during a disaster. Disasters and major emergencies can strike quickly and without warning. They can force you to evacuate your neighborhood or confine you to your home. What would be your plan if you only had a few minutes to pack up? What if services were cut off and you couldn't leave your home?

Individuals and families can cope with disaster by preparing in advance.

- Create, practice, and maintain a disaster plan.
- Prepare a disaster supply kit
- Prepare an emergency kit for your vehicle
- Make certain your home has been properly bolted to the foundation
- Keep the perimeter of your home clear of debris that can catch fire.

Communication before, during and after a disaster is critical

- Sign up for NotifyLA at emergency.lacity.org/notifyla - this is the City's official mass notification system which is used to send voice messages, text messages, and email messages during times of emergencies and disasters.
- Join the BCA mailing list – The BCA will be working with the Councilman's office and emergency agencies and will be sending vital information in times of emergencies.
- Make certain you and your family members have chosen an out-of-state contact/number to call in case you are separated by a disaster.
- Get licensed to operate a Ham Radio (see pg. 7). If you are already licensed, join the team of Hillside Communities Emergency Communication (HCEC). Their mission is to establish and build an effective emergency communication network that connects the communities of the Santa Monica Mountains. For more information on HCEC contact Michael Schlenker KD6BAC@GMAIL.com. When a major disaster hits, cellphones, landlines and internet may fail, but Ham radios will still get through.

Disaster experts and the City's emergency agencies all agree that the key to survival is for communities to organize and share information. Working together as a team we can ensure that we will survive a disaster.

We Need Volunteers!!!!

Some streets in Benedict Canyon have already set up their individual neighborhood watches; they organized by getting to know their neighbors on their street and sharing contact information with each of their neighbors. Is there a doctor or a nurse on your street? Is there an elderly person who might need special attention/help during an emergency? Will you be able to rely on a neighbor to pack up your pets if you can't reach your house during an evacuation?

During and after a disaster, your neighbors may be your closest and best source of help. To make certain that you and your neighbors are properly prepared to respond and help each other, the LA Dept of Emergency Preparedness, the LA Fire Dept, and the LA Police Dept are looking to guide us through the process of developing a network of communication.

Volunteers are necessary to act as "team captains" who will coordinate their streets and collect the contact information. This does not require a large time commitment, but it is vital. If we have this system of communication in place, this internal communication system would be invaluable during an emergency situation. Please contact the BCA to become a captain or to help set up a neighborhood watch on your street.



Skirball Fire Command Center

EMERGENCY PREPAREDNESS TRAINING COURSES

Become a Licensed Ham Radio Operator

Hollis Leech

Ham radio (also known as Amateur Radio) is universally considered the best emergency communication system and is used by virtually every emergency agency. You need to pass an exam to get licensed and you have several options for studying – you can study on your own, you can take an on-line class, or you can find an amateur radio license class being offered in your area. The two closest classes that will be offered in our area in the coming months are:

1. Norm Goodkin's located in Agoura on October 21
2. The Independent Radio Club at the Eagle Rock City Hall, on October 13/14

No need to worry about being technical – you can do it! To date, the FCC has issued 81 Ham radio licenses to those living in zip code 90210. You could be next!

CERT Training Class

CERT (Community Emergency Response Team) training is an all-risk, all-hazard training program which is provided to the public free of charge by the Los Angeles Fire Department.. Following a major disaster, fire and rescue resources may be unable to immediately respond to all those in need. It will be up to neighbors to assist neighbors and CERT training provides residents with the skills and tools necessary to take care of themselves as well as others in the event of a disaster.

Here is the link where you can register for CERT classes and obtain current information

[eventbrite.com/o/lafd-cert-program-7803155391](https://www.eventbrite.com/o/lafd-cert-program-7803155391)
or scan the QR Code



PORTOLA FIRE – ANOTHER FIRE CAUSED BY A WEED WHACKER

Robert Mann

Nobody will likely ever forget the anxiety created by the June 12, 2018 Portola fire as we all watched and waited to see whether our homes would burn to the ground and whether we would be forced to flee with what we could put into our cars. What caused this fire? A gas-powered steel bladed weed whacker. These machines are dangerous for two reasons: they use metal cutting blades that create sparks and the engines get extremely hot, and when they are placed on the ground they can cause grass or brush to catch fire. Ironically, at the very time this fire took place legislation was sitting on the desk of the Los Angeles City Attorney to restrict and regulate the use of these dangerous machines. We hope that it will be signed into law, and more importantly, that it will be effective, unlike the Municipal Code that bans gas-powered leaf blowers. In the meantime, you can do your part by insisting that your gardener or landscape maintenance company does not use this kind of machine to clear brush and grass. Please help to avoid another fire in Benedict Canyon.



View from Mulholland of the June 12, 2018 Portola Fire

PARTY HOUSE ORDINANCE

Robert Schlesinger

On April 15th the Party House Ordinance, which was unanimously approved by the City Council in February, officially took effect. This ordinance began as a motion introduced by Councilman David Ryu and was supported by Councilman Paul Koretz; it creates a series of fines against party hosts and homeowners who host or rent their homes for large gatherings that disturb neighbors, block the public right-of-way, and are a serious threat to public safety.



Party House

In the words of Councilman Ryu, “For years, massive, all-night parties have been able to flood quiet neighborhoods with hundreds of guests and put neighborhoods at risk without any consequences.” But with the passage of this ordinance, “Finally we have real tools on the books to stop these out-of-control events and hold homeowners responsible for renting out their homes to rogue party operators”.

The ordinance, which was supported by several neighborhood councils and community organizations, including the Benedict Canyon Association, allows for fines which start at \$100 for the first violation and escalates to \$8,000 for the sixth and subsequent violations. The ordinance penalizes both hosts and homeowners which is meant to serve as a deterrent to homeowners from renting out their homes to professional party-throwers and to reduce the likelihood of future violations. This will also reduce the burden being placed on law enforcement to repeatedly break up these parties and allow them to focus their efforts elsewhere.

“With this new ordinance, the party is over for these completely out-of-hand neighborhood headaches,” said Los Angeles City Attorney Mike Feuer. “With escalating fines into the thousands of dollars, this ordinance has the teeth to help us continue our house party prosecutions with greater effectiveness”. In addition to the escalating fines, the ordinance requires those who violate the ordinance to post a public notice for 30 days notifying neighbors of their unlawful conduct, and it places a ban on these homeowners from using their homes for Airbnb services (and the like) during a violation period.

Update on the City Council Ordinance for Short Term Rental

Barbara Nichols

On May 2 the City Council finally heard the Ordinance on Short Term Rentals (STR), (erroneously referred to as “The Home Sharing Ordinance”). Before it came to City Council, it went through a lengthy process at The City Planning Department and the City Council Planning and Land Use Committee.

The highlights of the Ordinance as it stands right now are as follows

- There is a requirement that only a “primary residence” qualifies for use as an STR. People cannot buy multiple houses and use them as STR’
- There is a 120 day cap on the number of days a property can be used as an STR. However, Councilmen Blumenfield and O’Farrell added a motion of “No Cap” for hosted stays. As it will be impossible for the city to determine if a stay is “hosted,” essentially this means there is no cap.
- Another Motion by Councilmen Koretz and Blumenfield proposes not to allow hosted stays over 120 days in R1 zones if a majority of property owners within a radius of 100 feet object within 30 days of notification
- There appears to be no definitive amount of money allocated for enforcement or the number of people who will be specifically designated to enforce the ordinance
- BCA belongs to **the Bel Air Beverly Crest Neighborhood Council**, which among other Neighborhood Councils, **has submitted a UNANIMOUS VOTE against the ordinance** in its current version.

The BCA believes that this version is a blow to our single family neighborhoods; it turns single family homes into transient motels, disturbing residents’ privacy and security. BCA will continue to fight to improve this ordinance for our community as it is still not final.

DON'T DESTROY OUR HOMES!

Mindy Rothstein Mann

The annual trimming of trees by the city of Los Angeles, homeowners, and business owners is posing a threat to nesting birds in Los Angeles.

During spring and summer, many birds, including some migrants, nest in Los Angeles County. The season begins in March and lasts through the end of August. Unfortunately, this is also the time of year that cities and residents tend to trim trees, prune shrubs, and clear brush. Severely cutting, trimming, and topping trees and other greenery during this time can destroy nests and may eliminate valuable nest sites. It is essential that we ensure that our birds have a healthy habitat and can raise their young; apart from their aesthetic qualities, birds enrich our environment by eating thousands of insect pests and dispersing seeds over wide areas, thereby ensuring plant health and biodiversity.



Red Tail Hawk Chicks Nesting In a Sycamore

More than 120 bird species reside in Los Angeles county year-round. But the county also attracts many other species of birds that pass through our area, and some come specifically to nest. In total, more than 350 species of birds live, nest or pass through the Los Angeles Basin during any one year. Most of them depend upon trees, shrubs and brush for food, cover, nesting and rest. Since Los Angeles is a city with minimal green space, the birds that live here throughout the year as well as the migrants, depend upon lush locations and areas with high tree density – areas like Benedict Canyon.

We can all do our part to help protect nesting birds. With your help, a great number of birds may be spared the destruction of their nests and young each year. It's so simple! If you need to trim your trees, it is best to do so between September and February. It just so happens that this is also the best time of the year to prune your pine trees (which should only be trimmed during cold weather months to avoid attracting the bark beetles).

Before you trim or remove a tree, remember that four of our trees are protected trees and cannot be removed without a permit – the California Oak, California Sycamore, Black Walnut and California Bay Laurel. Furthermore, tall trees like pine trees and eucalyptus trees may not be protected, but raptors like owls and hawks depend upon them for nesting and many birds return to the same nests every year to raise their chicks.

Please spread the word to your neighbors about the importance of protecting our nesting birds and their habitat. We can all do our part to help ensure that future generations will be able to enjoy the bounty of birds that call Los Angeles and Benedict Canyon their home.

For a guideline on tree trimming to keep trees healthy while protecting birds go to losangelesaudubon.org or scan the QR Code

IMPORTANT PHONE NUMBERS:

To report bird harassment, killing, and/or destruction of bird nests:
CALIFORNIA DEPARTMENT OF FISH AND GAME: (888) 334-2258

For advice on nesting birds or general information on birds in Los Angeles:
LOS ANGELES AUDUBON: (323) 876-0202

To Report nest disturbance, inappropriate trimming in the city of Los Angeles:
L.A. URBAN FORESTRY DIVISION: EMERGENCY: 311

Excerpts were reprinted from the Los Angeles Audubon guidebook to tree-trimming with their permission



NO HOTEL IN BENEDICT CANYON *continued from page 1*

- A full time staff of 130 employees per shift, 4 shifts per day
- On site alcohol sales with a 5500 square foot bar, restaurant and banquet facility that will host weddings, fundraisers and other parties for over 700 people
- A minimum of 6 years of non-stop construction, 3 years of construction activities, 6 days a week for just the initial grading and infrastructure, followed by an additional 3 years of construction of the buildings
- The export of 11,280 cubic yards of earth, thousands of haul trips, and the grading of over 100,000 cubic yards of earth
- More than one cumulative mile of retaining walls
- 9 additional private residences totaling 178,000 square feet with sloped roofs 45 feet high
- The likely removal and destruction of hundreds of mature protected and unprotected trees
- Accessibility to this commercial establishment will be from Wanda Park, Hutton Drive and Oak Pass Road each of which are narrow, steep and winding sub-standard streets

What is the BCA doing and how can you help?

What The BCA Is Doing:

The BCA has hired experts to advise us and we are building a coalition in the community to support us in opposition to this project. Members of the BCA board have met with Councilmember Paul Koretz and members of his staff regarding this project. BCA Board Members have met with Joan Pelico, Councilmember Koretz' Chief Deputy on multiple occasions to express the strong opposition of the BCA to this proposed project.

As the long-time protectors of Benedict Canyon, the BCA is working with and appreciates the assistance of Save Our Canyon, a non-profit organization of community members that has been formed to protect the integrity and safety of Benedict Canyon. You may have seen the "No Hotel In Benedict Canyon" signs that have been organized by Save Our Canyon. There was a community meeting on May 30th sponsored by Save Our Canyon which was heavily attended. There is a petition opposing the project that has been signed by hundreds of concerned residents.

How You Can Help:

Our opposition is going to require the involvement of all the residents of our canyon; it is going to require financial support and it is going to require that you show up at hearings to show that the residents are opposed to this project. You need to inform yourself and your neighbors about this project and seek the support of others in our community to oppose this project.

The BCA will need funds to oppose this project. Join the BCA now, and if you are already a member, consider donating additionally so that we can have the financial ability to pay for our experts and consultants. The value of your home (and your peace of mind) depends on stopping this project.

The BCA will keep you updated on dates of important meetings that you need to attend in order to demonstrate that the community is unified in its opposition to this project. Go to our website at www.benedict-canyonassociation.org and join our mailing list so we can keep you informed.

The health, safety, and welfare of this entire canyon is at risk.

We Need Your Support

Join the Benedict Canyon Association Now!

(Please consider contributing additionally if you are currently a member)

**The mission of the BCA is to preserve the canyon and the rights of its residents;
your continued support is vital!**

The BCA is a non-profit organization and the members of the Board are all volunteers.

BENEDICT CANYON ASSOCIATION 2018 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)

I do not wish my name to appear in the newsletter, but please accept my enclosed contribution.

My payment of \$ _____ is made by:

Check Payable to the Benedict Canyon Association

Charge Card - Please charge my

Visa MasterCard Amex

Card # _____ Exp. Date _____

Name on Card _____

Signature _____

Or donate online at

www.benedictcanyonassociation.org/bcamembership

Benedict Canyon

Benedict Canyon Association
P.O. Box 1265
Beverly Hills, CA 90213-1265

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Barbara Blinderman
Michael Vignieri

BEL AIR-BEVERLY CREST NEIGHBORHOOD COUNCIL REPRESENTATIVES

Don Loze
Mindy Mann
Nickie Miner
Robert Schlesinger



**A special thank you to all the members of the Los Angeles Fire Department, and to
all the First Responders for all the work they do to keep us safe!**
