

NEIGHBORS UNITED



Faircrest Heights' Neighborhood Organization Since 1981 – 10th District, Los Angeles

September 2016 Issue No. 9

**Please join us at our next Neighbors United meeting,
Monday, September 12, 2016 at 7:00 p.m.**

at the Claude Pepper Senior Center, 1762 S. La Cienega Boulevard.

Faircrest Heights: One of the Hottest Neighborhoods in America in 2013—BusinessInsider.com



President's Corner By Laura Anderson

Greetings Neighbors,

So much has happened since our last meeting in July. We had a vacation in August, so we are resuming our regular meeting schedule next Monday.

At our next meeting we will have a follow up discussion on the recent hearing on the proposed single-family zone for Faircrest Heights. It is very important that your voice is heard on this critical matter. As you may know the City imposed a temporary moratorium (Interim Control Order) on demolishing single-family homes in the R1 zone and building "McMansions." That ICO will expire early next year.

In May we attended the Los Angeles City Planning Department Community Meeting and Open House and had an opportunity to share our thoughts on the size and general design characteristics of single-family homes in the RA, RE, RS and R1 zones in Faircrest Heights. The Planning Department then followed up with proposed solutions and held a hearing last month at Claude Pepper Senior Center. Please see the article on Page 2 for more details. We encourage you to take action and write comments, or attend any upcoming hearings on this matter.

We welcome our new neighbors and invite you to come and get involved. We want your ideas, your skills and resources to help us to maintain a great quality of life in our community.

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Agenda

- Single Family Zone Proposed for Faircrest Heights
- Neighborhood Council Update
- 10th District Update
- LAPD Update

LAPD Numbers

- Emergency 911
- Non-emergency 311 or 877-275-5273 (877-ASK-LAPD)
- Wilshire Station 213-473-0476
- Senior Lead Officer Adam Green 213-793-0647 (North of 18th Street)
- Senior Lead Officer Charles Thomas 213-793-0786 (South of 18th Street)
- Anonymous Tip Line 877-529-3855 (877-LAW-FULL)

Call 911 immediately if you see persons breaking into homes or loitering around neighbors' homes.

New Single Family Zone proposed for Faircrest Heights



All R1-zoned homes in Faircrest Heights received a notice from Los Angeles City Planning regarding an August 29 informational session and public hearing on a new single family zone proposed for Faircrest Heights. Particularly for those who were unable to attend (and also for those who want to continue to be informed and involved) we will discuss the proposed single family zone at our September 12 Neighbors United meeting.



As many of you know, Faircrest Heights is currently protected by a *temporary Interim Control Ordinance* (ICO) limiting mansionization in single family zones between Pico, La Cienega, Venice and Fairfax. Given that our residents signaled a desire to protect neighborhood character and scale, we are among the first neighborhoods in the city to be granted access to a [menu of new single family zones](#) and the opportunity for neighborhood conservation. (For more information, go to www.preservation.lacity.org and click on Neighborhood

Conservation, then click on Updates.)



Based on community feedback and a survey of prevailing characteristics in our neighborhood, City Planning has proposed for Faircrest Heights a new single family zone called “R1R2-RG,” which would call for new second stories to be located toward the rear of the house and new garages to be located at the rear of the property, and set maximum floor area ratios depending on lot size. City Planners feel this proposed zone will help protect our neighborhood character, scale and quality of life, while offering flexibility for additions (including second floors), remodels and

new construction. These photos represent homes that would be compliant under the R1R2-RG zone. If you care about the future of Faircrest Heights, we encourage you to express your views.

Welcome to the Neighborhood—NOT!



For many years KTLA radio towers stood on approximately 11 acres of vacant land at the corner of Sawyer and Fairfax. The property on which they stood was in the R1 zone. This meant that only single-family homes could be built there. When the radio station no longer needed the towers, many development opportunities were raised for projects that would change the zone for other land uses. Through the years, Neighbors United fought to keep the property zoned as R1.

Finally developers came along who wanted to build single-family homes at that location. They met with Neighbors United and community members to discuss the style and design of the homes. In spite of some concerns—traffic congestion, among other things—we supported the project since single-family homes were preferred over a major apartment community or high-rise business complex.



We asked the developers to build homes that would fit the character of our community. They did. We asked that they name the project “The Faircrest” to represent our community. They did. We asked that the project not be a gated community to blend within Faircrest Heights. They did not build gates. We did not want our new neighbors to view our community as a “scary” place to live. Nor did we want our new neighbors to view themselves as “better than us.” After all, Faircrest Heights is a wonderful, friendly community where neighbors get to know each other. Some of us have lived in this community for many, many years. It is Los Angeles. It is close to everything—location, location, location!

Welcome to the Neighborhood—NOT! (Continued)

We knew the homes would be priced well over \$1 million. So are quite a few of the homes throughout Faircrest Heights. However, when the new homeowners moved in, they immediately erected the sign above. **It is an invisible gate.** Apparently they do not want us to walk our dogs and push our strollers in “their affluent community.” However, they feel free to walk their children and dogs in “our” community. They don’t want us to drive through and admire the homes we proudly supported. However, they have to drive through our community to get to and fro.

Right now, the homes are new. People are curious about them. They want to see and admire them. In a little while people will lose interest “looky-loos” will cease.

When all the homes are sold and the new residents have an association, they may still decide to separate themselves from us. We hope they will remove the signs and not feel threatened by us. However, we want them to know how hard we worked so they could live in the wonderful community of Faircrest Heights, in the lovely homes of The Faircrest.

Take the Great Streets Survey

Mayor Eric Garcetti launched the Great Streets Initiative to help re-imagine neighborhood centers, one main street at a time. Our streets are the backbone of our neighborhoods – the places where we live, work, learn, and recreate on a daily basis. All of our great neighborhoods deserve Great Streets that are livable, accessible, and engaging public spaces for people.

The Mayor has designated Pico Boulevard between Fairfax and Cochran as one of Los Angeles’ 15 Great Streets. (See <http://lagreatstreets.org/pico/> for more info.) The Pico Great Street Collaborative is a group of local residents and business owners who are leading the effort to develop and implement a vision to make Pico a great street. (See www.facebook.com/PicoGreatStreetCollaborative/ for more info.)

Please add your voice by taking their quick online survey to tell them what you would like to see happen on Pico Blvd. **To complete the survey, go to bit.ly/picopoll.**

For more information or to join the Pico Great Street Collaborative’s mailing list, write to picogreatstreet@gmail.com.

The La Cienega Farmers’ Market is Moving



Our good friend Cynthia Ojeda, Supervisor of the La Cienega Farmers’ Market, informs us that the market will be moving from its current location on the corner of La Cienega and 18th Streets.

The good news is they’ll just be moving a few feet to the west on 18th Street in the La Cienega Plaza parking lot along the rear wall of the stores like Toys R Us and

Payless. The move is expected to take place by November.

The Farmers’ Market is a valuable asset to Faircrest Heights and our surrounding communities. Its roots began in 1998 when Model Neighborhoods Program (MNP) Executive Director, Cynthia L. Ojeda pursued funding from the office of Los Angeles Mayor Richard Riordan. Mayor Riordan, in an effort to expand access to fresh produce in under-served communities, had just established the Fresh Fruit Access Grant. As a result of her efforts, the MNP became the first Los Angeles community non-profit to receive funding for a Certified Farmers' Market. Shortly thereafter, the La Cienega Farmers’ Market was established. The market has now expanded its reach to serve our area two days a week:

Wednesdays- 9:00 am - 2:30 pm at Kaiser West Los Angeles, 6041 Cadillac Ave. (Located at the Hospital's front entrance.); and

Thursdays - 2:00 pm - 7:00 pm (7:30 pm Daylight Savings) 1801 S. La Cienega Blvd. (Corner of 18th St.)
Los Angeles, CA 90035

Be sure to support our neighborhood farmer’s market.

PICO Neighborhood General Board Meeting



The PICO Neighborhood Council (PICO NC) General Board meetings are now held at the Claude Pepper Senior Citizen Center. The next meeting is Wednesday, September 14, 2016. This makes it easier for Faircrest Heights neighbors to attend the meetings and take an active role. Committee meetings will continue to be held at 5651 West Pico Boulevard, Suite 102. You may also see the PICO NC Newsletters for information about broader community activities at piconc.com.

Share your Thoughts about Faircrest Heights

Want to share your thoughts about our neighborhood? We invite you to write an essay or article to be included in the NU newsletter telling us about your views, about an experience you had since moving here, or what you'd like to see in your community. Please submit your article to neighborsunited2@aol.com no later than the first Saturday of the month. We'll include it—space permitting—that month or shortly thereafter.

Hearts and Flowers

Our condolences to Thelma Hilliard whose husband and brother passed away one day apart. Get well wishes to Marilynn Horne.

Please keep in touch with neighbors who are ill, hospitalized, confined to their homes or bereaved. Give them a call or a visit to brighten their day. **Remember to notify our Hearts and Flowers Chair, Helen Nelson, at 323-934-0752, your block captain or email us at neighborsunited2@aol.com**

Visit our website: <http://faircrestheights.weebly.com>. You can also access the website from www.neighborsunited.net. Be sure to submit articles, pictures and communications of interest to the Faircrest Heights community.

Want to Receive Neighbors United Newsletters Via Email?

If you'd like to receive Neighbors United newsletters (and/or emergency updates, which – knock on wood – we hope will be rare!) by email, please send your name, address and preferred email address to neighborsunited2@aol.com, and encourage interested neighbors to do the same. The more efficiently and broadly we can reach our neighbors, the more cohesive, informed and engaged we can be as a community. Be aware, however, we still need your dues to pay rent for our meeting space, post office box and other expenses associated with planning department and other civic activities.

Please give your dues to your block captain, bring them to a meeting or mail them to:

Neighbors United P.O.Box 35103 Los Angeles, CA 90035

Neighbors United Membership Form

The membership drive is happening now! Support Faircrest Heights.

Name: _____

Address: _____

Phone: _____

Email: _____ **Yearly Dues: \$15.00**

Please fill this out and give it with your check payable to Neighbors United to your block captain,