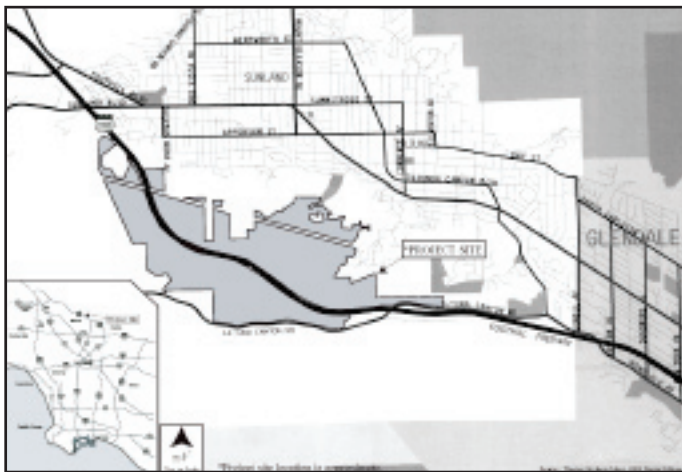


The Time for Action on Canyon Hills is Here! Contact Wendy Greuel NOW Before It's Too Late!

It's Time for the Community to Take a Stand on Canyon Hills.

In late February the L.A. City Planning Commission approved a 230-home version of the project, which appears to have the support of our City Councilmember, Wendy Greuel. We've talked to the Mayor's staff and other City Councilmembers and they all say that Wendy's position is key. We must persuade her to hold the line and to vote against changing the law to facilitate this project.



Background on Canyon Hills

- The property occupies 887 acres of open space in the Verdugo Mountains on both sides of the I-210 freeway
- Whitebird, the developer, proposes to build a 280-house development on 194 acres of this land. At least 338 acres would be graded or cleared of brush.
- A 230-house version of the project was approved by the City Planning Commission in February. FALCON is appealing the decision to the PLUM (Planning and Land Use Management) Committee, and then to the full L.A. City Council.

What's Wrong with Canyon Hills?

- Canyon Hills is urban sprawl, and will destroy hundreds of old oak trees and sycamores, and will reduce wildlife habitat, corridors and freedom of movement.
- Canyon Hills will require massive (5.5 million cubic yards) grading, cutting down some ridgelines by 80 feet!
- There will be construction noise, pollution, dust, visible scars from grading and traffic for 20 years.
- A project of this size would further tax already overloaded roads, schools, fire and police services, and adversely affect the quality of life.

- Canyon Hills will forever destroy the rural, equestrian nature of our community.

Background on Los Angeles General Plan

- A city-planning law enacted by the L.A. City Council
- Purpose is to define the character of each area in Los Angeles, and set out development limits that will help preserve that character
- Another purpose is to bring predictability for developers, so that they will know what sorts of buildings they're allowed to construct on land that they might buy within the city.

Canyon Hills and the General Plan

- Under the law, Whitebird would be allowed to build 45 houses on their 887 acres.
- 45 houses is the limit because the terrain is very steep, the land is designated Minimum Density, and the Slope Density Ordinance (another L.A. City law) limits density to one house per 20 acres.
- Building more than 45 houses will require changing the General Plan law.
- Whitebird knew the rules when they bought the property.

Should the Law be Changed?

- Should the law be changed just to benefit this one developer, to allow Whitebird to build several times as many houses as the law currently allows?
- Wouldn't changing it would open the floodgates to dense hillside development all over the City of Los Angeles? Wouldn't other developers say "If they can change the law for Canyon Hills, why can't they change the law for my project?"
- Doesn't changing the General Plan law subvert the planning process? The General Plan was developed over many years with inputs from thousands of stakeholders and represents a consensus on how the City should grow. What is the point of the plan if it's changed every time a developer wants to make more money?

Contact Wendy Greuel NOW

See the reverse side for sample letter and contact information.

Contact Wendy Greuel NOW

...and tell her your opinion about whether the General Plan law should be changed for Canyon Hills. Tell her how much you care and whether it will affect your vote in the next City Council election. Identify yourself as her constituent if you live in her council district. Send her a letter if you can – it's more effective than an email or a phone call.

- Mail: 200 Spring St., #475, Los Angeles, CA 90012
- Email: wgreuel@council.lacity.org
- Phone: (818) 352-3287 or (213) 473-7002
- Fax: (213) 680-7895

This is the most important thing you can do to help preserve open space in the Verdugos.

Please call or write Wendy today, and pass this message along to your friends in her council district. Please also send a copy of any correspondence to the Sierra Club, who would like to present a bound volume of community comments to Wendy before the City Council vote.

- Mail: PO Box 4242, Sunland, CA 91041
- Email: SierraClub@Verdugos.org

Plan to Attend the PLUM Hearing

The Planning and Land Use Management (PLUM) Committee of the Los Angeles City Council is coming up this spring. It will be important to show our support at the hearing for a much-reduced Canyon Hills project.

Stay Informed

- On the Web: www.Verdugos.org/canyonhills
- By email: subscribe to the CAP Views mailing list by emailing CAPViews@comcast.net

Donate

The Sierra Club is fighting to preserve the Verdugo Mountains alongside other community organizations. We need funds to get the word out about Canyon Hills. Donate online at www.verdugos.org, or send your check (non-tax-deductible, payable to "Sierra Club") to: Sierra Club, Save the Verdugos!, P.O. Box 4242, Sunland, CA 91041.

Community Rally to Save the Verdugos

The Sierra Club, FALCON, Glendale-Crescenta VOICE, CAP Views, Valley Horse Owner's Association, Friends of the Verdugos and local homeowners associations will hold a community rally on Saturday, June 11 at 10:30 AM in Sunland, Tujunga or La Tuna Canyon. Details are tentative at this point. To confirm date, time and location, please:

- check www.Verdugos.org/canyonhills
- call Dean Wallraff at (818) 679-3141

A Sample Letter:

John Q. Public

235 Inspiration Way, Tujunga, CA 91042

April 26, 2005

Wendy Greuel
Los Angeles City Councilmember
200 Spring St., #475
Los Angeles, CA 90012

Dear Wendy,

I'm very disappointed with the way you have been supporting the Canyon Hills project against the wishes of the community. I voted for you in 2003 but I won't vote for you again if you vote in favor of General Plan amendments or zoning changes that benefit the developer to the detriment of the community.

I understand that Whitebird has the right to build on their property, but under the Slope Density Ordinance, they are entitled to build only 45 homes. The project that the city approves should be of this size, or perhaps slightly larger if the developer is willing to cluster the development and donate the remainder of the property to a public agency to be preserved as open space.

If you change the law so that this developer can make more profit, then other developers will expect the same treatment. Our City Plan will mean nothing and the character of our communities will be destroyed by this rampant development. Please keep your promise to be the environmental advocate you claimed to be when we elected you two years ago.

Regards,
John Q. Public



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3435 Wilshire Blvd., #320
Los Angeles, CA 90010-1004**

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