



The PASSWORD

The Newsletter of the Cahuenga Pass Property Owners Association

February 2004

COMMUNITY MEETING

Sponsored by the Cahuenga Pass Property Owners Assn & the Hollywood Hills West Neighborhood Council Area 2 Committee

WE HAVE A MIXED-USE DEVELOPMENT COMING TO OUR NEIGHBORHOOD!

Offices, stores, apartments, parking, and a fitness center

**Meet the developer and evaluate his plans & drawings
for the historic**

HANNA-BARBERA BUILDING

When: Tuesday, March 16, 2004 7:00 P.M.

Where: Valley View Elementary School
6921 Woodrow Wilson Drive

President's Message by Krista Michaels

Dear Friends & Neighbors,

In these tough economic times, when every time you open the newspaper or turn on the TV news you hear that another financial crisis is about to hit our city or state, when rising gas prices seem to have no ceiling, when there's often too much month at the end of a paycheck – it doesn't seem to be quite the moment to ask for money. But that is exactly what I am doing.

Please support us by joining the Cahuenga Pass Property Owners Association. We've represented you since 1952. The dues are \$30 annually and only \$20 for seniors.

This Board of Directors works for you. We work for you, we listen to you and we represent you whether or not you've paid your dues. We believe that our job is to represent everyone. Our representation of you doesn't hinge on a dollar amount because we all live in this beautiful part of the Hollywood Hills and we know that what affects one of us affects all of us.

But we ask for your dues because, even though our time is donated, mailings still need to go out, lawyers must occasionally be consulted, office supplies purchased.

Most of us have been Board members for many years and give as generously of our time as we can. We know that not everyone can make room in their lives for such activities, as much as they might want to. Work commitments and family responsibilities often absorb all our time and energy.

That is why it is so important to support this association. \$30 a year (\$20 for seniors) is a small amount to fund so much work on your behalf. Please read our list of local accomplishments on this page, then take the time today to clip the membership form on the back of this newsletter and send it in with your check. I promise you, your money won't be wasted.

THE CAHUENGA PASS PROPERTY OWNERS ASSOCIATION WORKS FOR YOU!

Here is a short list of CPPOA accomplishments over the past years:

- * Helped preserve our community by stopping Caltrans' plan to widen & double-deck the 101 Freeway thru the Cahuenga Pass.
- * Obtained official recognition by City Hall and City Planning of the Cahuenga Pass as a distinct community with signs posted to demarcate our neighborhood.
- * Development and implementation of a Cahuenga Pass community streetscape plan.
- * Initiated and completed the landscaping (with Universal Studios' participation) at our local Fire Station 76.
- * Demanded and received a new stoplight at Oakcrest Drive and Cahuenga Blvd. West, needed to protect children and parents coming and going to Valley View Elementary School.
- * An all-out anti-graffiti program that has all but eliminated graffiti in our area.
- * Successfully fought off Valley Vote's efforts to preemptively force our neighborhood to become part of the Valley secession movement.
- * Stopped Universal's planned theme park expansion and reduced by 60% their overall expansion, while still encouraging studio development that provides good jobs for our community.
- * Halted Universal's plan to build a parking structure in the greenscape along the Hollywood Freeway, described by one city planner as looking like "a waffle iron the size of the World Trade Center laid on its side."
- * Established Neighborhood Watch programs that have helped lower crime stats in our community.
- * Monitored the development of the Universal MTA subway station to preserve Weddington Park and the historic Campo de Cahuenga.
- * Persuaded Universal Studios to cover their amphitheatre to eliminate concert noise.

NOTICE OF ELECTION

The annual election of the CPPOA Board of Directors will be held on March 16, at Valley View Elementary after the community meeting.

If you would like to run for the Board of Directors, please contact Dan Bernstein, election chairperson, at 323-876-9934. We have openings on our Board and we welcome your participation!

DEVELOPMENT UPDATE

UNIVERSAL NISSAN The dealership plans to renovate and modernize its site, with new design elements, lush landscaping, a multi-story structure with several floors of car parking, ground floor offices and workspaces, and, most importantly, a noise study. CPPOA met with Nissan architects and landscapers over two years to oversee the project. We are still asking for a beeper notification system rather than their current loud-speakers.

BANANA BUNGALOWS (located on Cahuenga Blvd West south of Mulholland) Patriot Homes, the developer of Beau Monde (20 \$1-million+ homes behind the Bungalows off Mulholland) has proposed a large project of loft condos and free-standing houses. CPPOA met with the developer and has great concern about the steepness of the site and additional traffic on already overtaxed Cahuenga Blvd West. The developers have yet to provide CPPOA with any credible traffic numbers.

101 FREEWAY EXPANSION Although Caltrans and MTA have declared no intention to expand or double-deck the 101 thru the Cahuenga Pass, SCAG (So. Calif. Assn. of Govts.), despite public outcry, still has plans and is holding hearings to widen the 101 and add diamond lanes, toll lanes, or elevated lanes. This issue is far from dead -- we'll keep you posted.

TERMINATOR SIGN The City Attorney's office has filed charges, alleging that the building owner, Robert Davis, put a sign mural on his building in violation of the city's prohibition against advertising murals. Additionally, the Cahuenga Pass falls under an ordinance that protects the Pass from visual blight as a scenic corridor. CPPOA is awaiting a court date.

3619 REGAL PLACE The developer initially proposed 18 units, but despite sustained opposition from neighbors and the CPPOA, the project has been only reduced to 11 units (rather than 8 demanded by the community) with a proviso that the project not exceed a height of 8' from street grade on Fredonia.

UNIVERSAL POST OFFICE (Lankershim Blvd) Developer Trammel Crow has proposed a 140-unit 160,000 sq.ft. housing project with 65' height. This project will necessitate the closing of the post office at that site.

3149 OAKSHIRE The owner had applied for an exception to the Home Occupation Ordinance, asking to be allowed to conduct business with more than the allowed number of employees. The Dept of Building & Safety has compiled a lengthy file on the site's code violations. Granting this exception would set a very bad precedent for our neighborhood. Under enormous opposition by neighbors, CPPOA & the Dept of Building & Safety, the owner has withdrawn his petition.

| CPPOA BOARD OF DIRECTORS | |
|--------------------------|-------------------|
| President | Krista Michaels |
| Vice President | Florence Blecher |
| Secretary | Rob Finkelman |
| Treasurer | David Kegaries |
| Committees | |
| Development | Steven Goldfisher |
| Community Beautification | Judy Marlin |
| Valley View Elem Liaison | Franny Parrish |
| Membership | Patricia Weber |
| Neighborhood Council | Dan Bernstein |
| Website | Lee Scheinbaum |
| Hillside Federation | Patricia Weber |
| DWP Liaison | Marcia Day |
| Elections | Dan Bernstein |
| Historic Preservation | Florence Blecher |
| Cahuenga Pass Coalition | David Kegaries |
| Community Outreach | Carolyn Nevara |
| Newsletter | Rob Finkelman |
| | Krista Michaels |
| Transportation | David Kegaries |

IN THE CAHUENGA PASST...

by Florence Blecher

In 1913 a crucial event occurred -- William Mulholland opened the Owens Valley Aqueduct. The Aqueduct finally made plentiful supplies of water available to the San Fernando Valley and Los Angeles and with water came limitless growth possibilities for the entire region. By 1920 Los Angeles was already the 10th largest city in the United States and the areas on both sides of the Pass were prospering.

By 1922, 25 streetcars and 17,000 automobiles were crossing the Pass daily. The new Hollywood elite began to build homes and country retreats in the hills of Hollywood overlooking the Cahuenga Pass. In 1924, in response to extremely congested traffic in downtown L.A., a "Major Traffic Street Plan" was presented which suggested, among other measures, widening Cahuenga Pass Road to an 8-lane thoroughfare. This plan was adopted by voters on November 4, 1924 and on July 1, 1926, the improved roadway over the Cahuenga Pass was completed.

In 1937 the Southern California Automobile Club published their "Traffic Survey" which recommended an elaborate system of "motorways" to provide a network of uninterrupted high-speed roadways without stoplights for "the exclusive use of motor vehicles." The construction of the Cahuenga Pass Parkway widened the topography to allow for four 12' lanes of vehicular traffic in each direction with generous landscape strips on either side and was partially financed by federal WPA funds.

The first section (from the Hollywood Bowl north to Hollycrest) opened on June 15, 1940; the second section (extending to just north of Dark Canyon Rd., now known as Barham Blvd.) opened in December 1940; and the final section (from Barham to Vineland), though originally conceived as part of the overall plan, was not undertaken until 1957.

Want the latest news?
Visit our website: www.cppoa.org
Questions or additions? Contact us at:
info@cppoa.org

COMMUNITY BEAUTIFICATION
by Judy Marlin

A big thank you to Corinne Shin Verdery and Darnell Tyler of Universal Studios for again giving us a generous grant for graffiti removal in the Pass. The CPPOA has enlisted the Hollywood Beautification Team to perform this bi-monthly service. We thank Universal Studios for this gift to our community.

This year the CPPOA will award two beautification awards. The commercial property award goes to our own Fire Station 76 for maintaining their lovely landscaping. Come to the March 16th community meeting to find out which homeowner is being honored with the residential award.

CRIME IN OUR NEIGHBORHOOD

The Cahuenga Pass is serviced by the North Hollywood police station, even though we are a Hollywood community. Below are our neighborhood's crime stats compared to the North Hollywood area as a whole:

| | BTFV: BURG: GTA: ROBB: | Burglary/Theft From Auto Burglary Grand Theft Auto Robbery | | |
|-----------|---------------------------------|---|-------|--|
| July 2003 | No.Hwd. | Cah. Pass | TOTAL | |
| BTFV | 35 | 9 | 44 | |
| BURG | 14 | 2 | 16 | |
| GTA | 18 | 1 | 19 | |
| ROBB | 10 | 0 | 10 | |
| Nov 2003 | No.Hwd. | Cah. Pass | TOTAL | |
| BTFV | 27 | 5 | 32 | |
| BURG | 10 | 5 | 15 | |
| GTA | 15 | 4 | 19 | |
| ROBB | 5 | 0 | 5 | |
| Jan 2004 | No.Hwd. | Cah. Pass | TOTAL | |
| BTFV | 42 | 5 | 47 | |
| BURG | 5 | 4 | 9 | |
| GTA | 12 | 0 | 12 | |
| ROBB | 6 | 1 | 7 | |

HOTLINE NUMBERS

Councilman Tom LaBonge
Ana Munsell, Field Deputy
213-485-3337

Supervisor Zev Yaroslavsky
213-974-3333

Quick Access to City Hall
Dial 3-1-1

No.Hwd Police Front Desk
818-623-4016

Non-Emergency Police
877-ASK-LAPD

Univ. Studios Noise Hotline
818-622-2995

Graffiti Removal
800-611-2489

Bulky Item Pick-up
800-773-2489

House Hazardous Waste
800-988-6942

Bureau of Street Services
800-996-2489

Street Lighting Repair
800-342-5397

Trees in Wires - DWP
818-771-4800

Abandoned Vehicles
800-222-6366

PLEASE JOIN AND SUPPORT YOUR COMMUNITY

CAHUENGA PASS PROPERTY OWNERS ASSOCIATION

A non-profit California Mutual Benefit Corporation incorporated for residents and property owners in the Cahuenga Pass

P.O. Box 8528, Los Angeles, CA 91618-8528

Tel: 323-692-2772

ANNUAL DUES: \$30 (Seniors \$20)

NAME _____

ADDRESS _____ CITY, STATE, ZIP _____

PHONE _____ FAX _____ EMAIL _____

AREA OF INTEREST OR CONCERN _____

Cahuenga Pass Property Owners Association
P.O. Box 8528
Los Angeles, CA 91618-8528

HANNA-BARBERA BUILDING

COMMUNITY MEETING

Tuesday, March 16

Details Inside

Find out what's going to happen to the historic **Hanna-Barbera Building** on Cahuenga Boulevard West. The developer will be there to answer your questions.