



**Cahuenga  
Pass  
Property  
Owners  
Association**

## General Membership Meeting

November 8, 1995 at 7:30 pm  
Valley View Elementary School  
6921 Woodrow Wilson Dr., L.A.

Meet the experts, get information  
and answers to your questions.

### Focus

- Crime
- Helicopter Noise and Safety

### Speakers

- John Caprarelli,  
Police Lead Officer,  
*will talk about crime in our  
neighborhood*
- Gerald Silver,  
Community Activist  
*and expert in helicopter issues*

**New Phone Number for  
CPPOA: (213) 960-7868**

## Stop the Subway Now!

Senator Tom Hayden will be speaking on the issues undermining our homes. Come hear his solutions and more for stopping the subway from going any further, especially under our homes.

Theatre West,  
3333 Cahuenga Blvd. West

October 28, 1995

9:00 a.m.

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# PASS WORD

Volume 4 Issue 3

Fall 1995

## Universal Master Plan on Hold – Big Wheels Keep on Spinning

The recent acquisition of MCA by Segrams seems to have put a hold on their preparation of the Draft Environmental Impact Report (DEIR) for their planned 10 million square foot expansion of Universal Studios. This so called "program plan" gives only the general land use types and sizes and does not deal with the specifics of development such as where the different uses would occur; locations of buildings; building type, size, and mass; how you get to them; location of parking garages; or any other such troubling details. By writing an EIR based on only the program rather than details, MCA can maximize future development "flexibility." The DEIR, which was planned to be released for public review this fall, has now been pushed back to late spring or early summer of next year according to Lori Belateche, the new head of master plan public relations for MCA. (Yes, they have hired a public relations person just for the master plan).

Meanwhile, Universal Studios keeps getting bigger. A new Jurassic Park ride is currently under construction and the old Miami Vice show is being redone to

cash in on that box office hit, Water World. A new Hard Rock Cafe will be opening sometime around the first of the year. It represents the twelfth liquor license to go into City Walk with more on the way. What you see at City Walk now is only Phase I. You've still got Phase II to look forward to. Phase II will be more "entertainment" oriented which means that it will be mostly clubs, bars, and restaurants.

On a positive note, MCA has made a commitment to Councilman John Ferraro and to the CPPOA to set up a noise abatement program. This program will include an ongoing system to monitor and address noise emanating from Universal Studios. As we understand it, the program will be under the supervision of a board composed of a representative of the Councilman's Office, MCA, and representatives of the residents associations immediately surrounding Universal Studios, including the CPPOA. If implemented as outlined it will go a long way in helping the relationship between MCA and the surrounding residential community.

You're Invited to an Incredible

## Halloween Carnival

In lieu of an annual Neighborhood picnic, the CPPOA has opted to join in with our neighbors from the Knolls, the Manor and our local elementary **VALLEY VIEW SCHOOL**, 6921 Woodrow Wilson Drive, for their annual fundraiser. The Halloween Carnival will be at the school Saturday, October 28, from 11 am - 4 pm. Come meet us at the Moon Bounce, sign-up and renew your membership which is **NOW DUE**.

There will be game booths, delicious food, a bake sale and lots more. Come meet your neighbors, bring the kids and have a frightfully good time.

While you're there have a look around. There's been quite a number of changes this past year. Most important of which is Valley View is now a **LEARN SCHOOL** community. Find out more about what is going on at your local school.

# City Gives Neighborhood the Ol' In-N-Out

by Michael Wester

*"Anyone who hasn't experienced the ecstasy of betrayal knows nothing about ecstasy at all."*

Jean Genet (1910-86), French playwright, novelist. *Prisoner of Love*, pt. 1 (1986; tr. 1989).

The City of Los Angeles has decided that the civic improvement our community needs is an In-N-Out drive-thru burger franchise. When we first found out that In-N-Out had purchased the property at the corner of Cahuenga Blvd. and the on/off ramp to the 101 freeway we weren't too concerned. We felt that the traffic problems caused by the automobile intensive burger bar and the Ventura/Cahuenga Boulevard Corridor Specific Plan would make it impossible for the City staff to grant the project a building permit.

At first this seemed to be true, but then In-N-Out apparently called the Mayor's new "Economic Development Office" and asked for some help in moving the review process along. All of a sudden the City staff couldn't do enough for the people at In-N-Out.

It wasn't easy though. To give our community this wonderful gift the L.A. Department of Transportation and the Planning Department had to:

1. Ignore several of their own written guidelines.
2. Give Alice-In-Wonderland interpretations of the site plan requirements and trip generation guidelines in the Ventura/Cahuenga Boulevard Corridor Specific Plan.
3. Overcome initial defeat at the hands of their own Board of Building and Safety Commissioners.
4. Ignore the wishes of the community.
5. Ignore logic.

For their part, In-N-Out wasn't interested in working with us. Steve Bangs, former president of the CPPOA, set up two different meetings with them, one with the Board and one with the general membership. In-N-Out didn't bother to attend or even call to say they weren't attending. They have said that the reason they didn't want to work with the community is that they thought we were under the "control" of Universal Nissan who was suing In-N-Out over the property. Yea, right. The

reason they didn't deal with the community is that they didn't think they had to and they were right.

Is this why we volunteer our time and effort to make our community a better place to live? Do we paint out graffiti and chop weeds along Cahuenga to make our community a better place for In-N-Out burgers?

Why is the City staff and the Mayor's Office so intent on ruining our community? Is it just ignorance or is it just that they don't care? From what I saw of this whole sorry mess it is a combination of both. The City staff downtown and the people in the Mayor's Office have no idea what our community wants or needs and couldn't care less.

Where was our Councilman, John Ferraro, in all this? Well, of course, he didn't get personally involved. It was just too unimportant and he's just too busy. He did, however, have his aids "track" it, but they were not much help. After the fact he has introduced an Interim Control Ordinance that will, hopefully, prevent any more fast food/drive-thru franchises from going in. In-N-Out, in the ultimate cynical act, has said it will volunteer its help in keeping any more fast food franchises out of our neighborhood. Thanks.

So, where do we stand now? Well, In-N-Out is currently constructing their drive-thru (they have graciously offered to let us help pick out the landscaping). Their profits (it is estimated that the drive-thru will do at least \$1 million in sales a year because of its proximity to the mega regional entertainment center and amusement park, Universal Studios) will be taken to their corporate headquarters located in the nice, master planned community of Irvine and we will be left with an urban design and planning disaster. Councilman Ferraro will point to his Interim Control Ordinance to show how much he cares about us and the Mayor and the City staff will continue with their task of making Los Angeles "business friendly."

This does not bode well for our neighborhood or the City of Los Angeles. If the City is willing to do all of this for a burger joint, think of what they will be willing to do for Universal Studios and their upcoming expansion plan. In case they haven't noticed, Los Angeles is dying and the key to saving it lies in saving its residential communities and in



## President's Message

Krista Michaels

The Cahuenga Pass Property Owners Association is entering a new phase. Our former president, Steve Bangs, resigned due to work commitments, and we thank him for his time and efforts. There have been some significant changes in the makeup of our Board. I was elected President last month.

As fall begins, your Board of Directors is also beginning: we're taking an even more active role in the way our community will be developing in the next few years.

- We meet regularly with our elected officials so they know what we need to ensure our quality of life in the Pass.
- We have cordial ongoing relationships with all of the homeowner and property owner associations in our area and throughout the Hills.
- We are directly involved in the Citizens Advisory Group that meets with MCA Universal to discuss the planned development on their property and ways to mitigate the traffic problems.
- We fight the ever-increasing encroachment of helicopter noise that prevents the quiet enjoyment of our homes.
- And we maintain a proactive and vigilant role in fighting crime.

None of this is easy. All of our efforts are voluntary. But it takes money to run any organization, even when all of the time and effort from members is donated. We know that sometimes it's impossible to support your association with time - careers and family commitments often fill up every hour. But if you can't take part in person, PLEASE SUPPORT US BY SENDING IN YOUR MEMBERSHIP DUES. Thirty dollars a year is a small amount to fund all the hard work that goes on in your behalf.

If you have suggestions or comments, I want to hear them. Call me directly at (213) 876-1316. This President and Board work for you.

*continued on page 4*

# Annual Dues Payment Form

Enclosed is payment for my (our) 1994-95 Dues for my (our) property(ies) owned in the Cahuenga Pass area. I (we) understand the Cahuenga Pass Property Owners Association is a nonprofit California Mutual Benefit Corporation incorporated only for the property owners in this area and payment is due by July 1st, for term of one year.

PLEASE PRINT

\_\_\_\_\_  
Last name, then first name(s)

\_\_\_\_\_  
Property Address (if more than one, please list separately)

\_\_\_\_\_  
Mailing Address ((if different than property address) City, State and Postal Zip Code)

\_\_\_\_\_  
Residence Telephone (indicate if unlisted with "U")

\_\_\_\_\_  
Residence FAX

\_\_\_\_\_  
Business Telephone

## CALCULATION FOR DUES

\$30 Annual dues are required by all property owners for each CPPOA membership. Membership entitles you to one vote per household.

Check Number: \_\_\_\_\_ Total Dues Paid: \_\_\_\_\_

## MAIL YOUR PAYMENT TO:

Cahuenga Pass Property Owners Association  
3208 Cahuenga Blvd., West., Suite 115  
Hollywood Hills, CA 90068-13672

## Getting Involved Gets Results

While it is time for everyone to renew their annual membership to the CPPOA, DON'T BE JUST A CHEQUE BOOK MEMBER. Your cheque for dues is sorely needed to defray expenses, but your time is needed, too! None of us have "spare" time, but it is the single most important ingredient to creating a real sense of community in the Cahuenga Pass. Statistics have proven that quality of local schools and communities rise dramatically when parents and neighbors are involved.

## Ventura/Cahuenga Boulevard Corridor Specific Plan Streetscapes Progress

Design work is going forward on "our" portion of Ventura//Cahuenga Boulevard. The Valley office of City Planning had two student interns this summer who were working on assembling streetscape proposals in conjunction with representatives from the specific neighborhoods and areas. The intern who worked on the Studio City/Cahuenga Pass proposal made a very good start. Another architect and I have been working on refining and expanding that first draft. The proposal includes, the addition of flowering street trees, planted medians, new street lighting, new bus shelters, a promenade along the Los Angeles River in Studio

City, a tie-in to the MetroRail station on Lankershim among many other design ideas. This and the other proposals will be presented to the relevant communities and will ultimately go before the City council for approval. These improvements will eventually be funded by the establishment of business improvement districts in each of the five communities along the Boulevard. If you are interested in and/or would like to learn more or would like to participate, please feel free to give me a phone call. I am Florence Blecher, (213) 874-0944, a member of the Board of CPPOA.

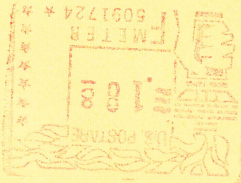
## Neighborhood Beautification and Graffiti Removal

Ongoing planting, painting and cleaning projects take place every weekend and is headed up by Judy Marlin and Aldwyn Hewitt. This group of neighborhood volunteers has done remarkable work. To get involved, please call the CPPOA phone number, (213) 960-7868.



FORWARDING AND ADDRESS  
CORRECTION REQUESTED

Cahuenga Pass Property Owners Association  
3208 Cahuenga Blvd. West, Suite 115  
Hollywood Hills, CA 90068-1362



BLK RT

# Ol' In-N-Out, *continued from page 2*

making the whole city a more beautiful and pleasant place to live; not in making it "business friendly." As James Flanigan said not long ago in one of his articles in the Los Angeles Times, "Today, as it has always been, a good place to live will be a good place to do business."

If you are as outraged by all this as I am I urge you to get involved. Join the CPPOA, write letters to John Ferraro, Mayor Riordan, Planning Director Con Howe, T. K. Prim at the Department of Transportation, the Los Angeles Times, and anyone else you feel appropriate. Use your imagination. I also recommend that you write In-N-Out. And last but not least, you can refrain from ever eating another In-N-Out burger for the rest of your life. That'll show 'em.

Honorable Richard Riordan  
Mayor of Los Angeles  
200 N. Spring Street  
City Hall, Room 305  
Los Angeles, CA 90012  
Tel (213) 485-5175

Councilman John Ferraro  
200 N. Spring Street, Room M-30  
Los Angeles, CA 90012  
Tel (213) 485-3337

Mr. Con Howe  
Director of Planning  
City of Los Angeles Planning  
Department  
200 N. Spring Street, Room 561-C  
Los Angeles, CA 90012-4801  
Tel (213) 580-1160

Mr. T. K. Prim  
Los Angeles Department of  
Transportation  
417 South Hill Street, Suite 640  
Los Angeles, CA 90013  
Tel (213) 237-0645

In-N-Out Burger  
4199 Campus Drive, 9th Floor  
Irvine, CA 92715  
Attn: Mr. Raymund Villanueva,  
Manager of Development  
Tel (714) 509-6378

## Barham Bridge Alert

*by David Kegaries*

Plans are progressing rapidly for rebuilding the Barham Bridge in a manner that does not look beneficial to local residents at this time. Some of the proposed changes would destroy El Paseo de Cahuenga Park and widen Cahuenga Blvd. West to increase traffic and congestion in our neighborhood. The planning is moving into the next stage of the process with the recent solicitation of bids for consultants to scope and prepare the projects Environmental Impact Report. They will be selected by November and expect to begin holding public workshops between November and January in addition to a public hearing to discuss the proposed changes. Please watch for notices of these public workshops and make plans to attend, and let your voices be heard.