

◆ The PASSWORD ◆

Volume 3 Issue 1

Published Periodically for the Property Owners of the Cahuenga Pass

July 1993

City Hall Recommends EIR Waiver for New MCA Million Sq. Ft. Garage

◆ Local Opposition Mounts



The city of Los Angeles environmental review committee granted a negative declaration to MCA/Universal for a One Million Square Foot, Ten Story, three thousand car parking structure which MCA proposes to build just north of Universal Center Drive along the 101. According to city documents, it would cover 8.6 net acres of land and is deemed to have an adverse effect on the Community Plan. "The proposed structure is over 100 feet high from the toe to the top edge and roughly one-quarter mile long! The net effect of the design is to present a flat surface, equivalent to the World Trade Center laying on its side to a very large viewing public passing by or living across the Cahuenga Pass. The surface is probably the single largest visual mass in L. A. County and has the architectural interest of a waffle iron. This is of some importance because the Cahuenga Pass is listed as a scenic corridor...the net visual effect will be to convert Cahuenga Pass into Cahuenga Canyon on the northeast side of the Hollywood Freeway in this sector. The canyon-wall effect may have more than just a visual effect: the flat face

in close proximity to the freeway may become a massive sound reflector to the homes across the freeway...may prove an irresistible billboard for graffiti taggers." Despite these and other blistering comments made by officials in the Department of City Planning in their review, the committee has recommended that the requirement for an Environmental Impact Report be waived. City Hall says the impacts can be mitigated with only minor corrections.

"It is an abomination," said Josh Perl who is heading up an organized effort among Cahuenga Pass residents. "The hillside that would be used for this behemoth was reserved as a neighborhood buffer. Why does Universal need 3,000 more spaces? The city only requires them to have five hundred more. The traffic numbers that the city relied upon to justify the garage were developed by the same engineers that MCA paid to develop the traffic plan that would move the Barham Blvd. traffic across the freeway to Cahuenga West. If constructed, it will prevent the widening of Coral Drive so that any increases in traffic will be shunted onto the already crowded Cahuenga West. Conclusions anyone?"

"No one in this organization wants to impede responsible development," according to Perl, "We appreciate the desire of MCA to develop their property, but that development should not negatively impact our neighborhood."

The CPPOA will sponsor a general meeting exclusively for Cahuenga Pass residents, Wednesday, June 23rd, 7:15PM at the Valley View School on 6921 Woodrow Wilson Drive. This issue, and others, will be more fully discussed. Bring the Annual Dues Payment form on page 3 and or return it in the mail with your dues. Become involved. It takes everyone doing their part. Join the CPPOA and help keep your neighborhood a safe and quiet place to live.

◆ Wester Elected CPPOA Prez

President to Review CPPOA Issues at June 23rd Member Meeting

My name is Michael Wester and I am this year's president of the Cahuenga Pass Property Owners Association. I am succeeding Peter Burns who did an outstanding job last year. We have an outstanding and hard working Board of Directors, many of them new, and I hope you will all attend the Property Owners' meeting this Wednesday, June 23rd at Valley View School to meet them.

We are committed this year to take action on several issues vital to the well being of our neighborhood. Just a few of these issues include:

- ◆ The Campo Cahuenga/Universal Center Metro-Rail Station and Interceptor Garage (2700 cars). This is located along Lankershim Blvd. and Ventura Blvd. to Vineland.

- ◆ The Barham/Cahuenga Traffic Study, initially funded by the large landowners and studios in our area, appears to be biased in their favor. We seek to insure that all parties, especially homeowners, receive equal treatment and consideration.

- ◆ The Continued Piecemeal Development of MCA and other Large Commercial Properties in our Area. We, the residents and homeowners of this community, should, can, and will have a voice in the future development of our community. Our community needs, deserves, and is entitled to have good, sound planning that will insure that development will address issues that are important and vital to us.

The continued development of commercial property in a piecemeal manner, at the expense of our neighborhoods, is *not* acceptable.

- ◆ The Revision of the Los Angeles General Plan. By participating in the formulation of this plan, we can insure our area's long term health for *all* property owners and the preservation of the beauty and wildlife in our Hills.

To address these and other issues, we have organized ourselves into five specific committees that need your input. Our five committees are: 1) Community Improvement, Maintenance, and Security; 2) Membership, Newsletter, and Outreach Liaison; 3) Special Events and Meetings; 4) Corporate Business, Elections, and Nominations; and 5) Planning, Traffic, and Development. On the Annual Dues Payment Form on page 3, there is room to indicate the area(s) in which you are willing to help. I urge you to participate and make this wonderful neighborhood even better.

To contact us directly by phone, call (213) 871-5827 and leave a message. Someone will (Continued on Page Two)

Property Owners Mtg
June 23, 7:15 PM
Valley View School
Bring or Mail Annual
Dues Payment Form
(see page 3)

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◆ *Barham/Cahuenga Corridor Traffic Update*

Pro-Planning Chair Elected for Cahuenga Pass Coalition

'93 CPPOA Officers, Board & Committees

OFFICERS

- Michael Wester, *President*
- Krista Michaels, *Corporate Secretary*
- Jack Tavelman, *Chief Financial Officer*
- Therese Lentz, *Recording Secretary*

BOARD OF DIRECTORS

- Steve Bangs
- Florence Blecher
- Peter Burns
- Vincent Carnegie
- Steven Goldfisher
- Elizabeth Hickman
- David R. Kegaries
- Joan Luchs
- Krista Michaels
- Joshua Perl
- Dane Sheldon
- Jack Tavelman
- Michael Wester
- Muriel Zollman

COMMITTEES & CHAIRS

Community Improvement, Maintenance, and Security:

Dane Sheldon

Membership, Newsletter, and Community Outreach Liaison:

Steve Bangs

Special Events and Meetings:

Muriel Zollman

Corporate Business, Elections, and Nominations:

Peter Burns

Planning, Transportation, and Development:

David Kegaries

After months of growing community dissension, the Cahuenga Pass Coalition elected a new Chairman to head their planning efforts and traffic study for improvements to the Barham Bridge. At their recent CPC meeting Monday, June 14th, which was moderated by Polly Ward (Studio City Homeowners Association), the representatives elected Wesley Staples as the new chair, replacing the former CPC Chairman, Dan Riffe. In a move applauded by other members as a gesture of unity, Riffe withdrew his name from consideration saying that it was time for him and others to show their support of the group. There were three dissenting votes.

Riffe had been named to head the Coalition when Brian Moore, founding chairman of the CPC, died last year. Since that time several of the recommendations pertaining to improvements to the Barham Bridge made by the traffic consultants in the study have been seen by some resident organizations as heavily favoring MCA at the expense of local residents and area neighborhoods. The initial funding for the traffic study came from MCA and the other studio property owners in Burbank. In order to keep the CPC recommendations fair and even handed, the CPPOA spearheaded a campaign to educate the representatives and the Boards of their respective homeowner groups, of the ramifications of the traffic study to area neighborhoods.

Staples, who also serves as President of the Cahuenga Hills Homeowners Association, has been a community activist for many years. When reached at his residence, Staples articulated some of his key objectives for the CPC as:

- 1) Building inner harmony and consensus between representatives and area homeowner organizations;
- 2) Promoting public awareness of the needs for proper community planning and other issues relating to the Barham/Cahuenga corridor;
- 3) To forge strong working relationships with all the Coalition participants.

One of the concerns expressed in the community is that the consultants are directing the process, which is normally directed by public agencies. In this instance, the public agencies have often been limited to an advisory role or a role primarily of review. While the consultants have insisted they are independent of MCA and the other large commercial property owners, some of their recommendations have raised serious questions about their neutrality. These recommendations included a proposal to place an flyover ramp where the Campo de Cahuenga Park is at the mouth of Oakshire Drive. This proposal was, for the time being, set aside in the study because of strong community opposition. However, the alternative recommendation diverts massive amounts of traffic away from MCA property into the CPPOA area.

The CPC also has invited as participants representatives of the City of Los Angeles, including Councilman John Ferraro's and Michael Woo's office; Los Angeles County, Supervisor Edelman's office; the City of Burbank; the newly formed Metropolitan Transit Authority (MTA); and CALTRANS.

The Barham/Cahuenga Traffic Study, along with an application for review, has been submitted to Caltrans and to the MTA. We will be working with the other members of the Cahuenga Traffic Coalition to ensure that as the study works its way through the review process the legitimate traffic needs of the Cahuenga Pass are addressed and that our community is not negatively impacted.

◆ *Neighborhood Watch Revived*

1993 Crime Up in the Cahuenga Pass

Crime in the Cahuenga Pass area is on the increase, encroaching more and more into this once quiet residential neighborhood. According to police crime reports filed between January through May of this year, the statistics show nearly all categories of crime have increased in the Cahuenga Pass area over last years.

The North Hollywood division of the LAPD recieved reports of crime from this area as follows: 1,005 Home Burglaries; 503 Robberies; 1,702 Auto Thefts; and the same number, 1,702 Buglaries and Thefts from Motor Vehicles. With the exception of Home Burglaries, this represents an increase in every category.

With these developments, CPPOA residents have requested to participate in a revival of the community *Neighborhood Watch* program, according to Linus Bittner, this area's Police Community Representative who also serves on the CPPOA Community Improvement, Maintenance, and Security Committee which is chaired by CPPOA Director, Dane Sheldon.

"There cannot be a law enforcement officer or private security on every corner," says Bittner, "So citizen involvement is essential to combat crime. Communities which have started and maintained an active *Neighborhood Watch* program have been able to reduce their crime rate significantly. When neighbors work together with law enforcement, one of the best crime fighting teams is created."

Bittner explained that "*Neighborhood Watch* does not require that a person spend a great deal of time with it. It does involve neighbors getting to know and to work with each other, ...our streets and neighborhoods will never become safer unless more of us become personally involved in making them safe. *Neighborhood Watch* is proven program that really works."

Traffic enforcement took an upswing in the CPPOA area. According Officer Dale Turner, Valley Traffic Enforcement Officer for the LAPD, 41 citations were issued for stop sign violations on Oakshire Drive. Many of the violators were also cited for seat belt violations. Two abandoned vehicles were also removed from the CPPOA area.

Sheldon lists the new emphasis on this program as a top priority of his committee and adds that he would like to organize residents to serve as volunteer block captains throughout the entire Cahuenga Pass area. Residents may volunteer to participate at the June 23rd meeting at the Valley View School at 7:15 P.M. or may call the CPPOA at (213) 871-5827.

President to Unveil CPPOA Goals

(continued from Front Page)
get back to you ASAP.

No one else is going to look out for the interests of our community and property owners if we don't! We don't have a staff or lobbyists; we don't even have an office. All we have is each other.

I look forward to your help, as together we can successfully address the concerns I've touched upon and the other issues featured in this issue of *The PASSWORD™*. We can accomplish a tremendous amount if we are willing to work together and pool our resources. Let's have our participation be part of the solution rather than having our complacency being part of the problem.

CPPOA Board Sets Annual \$25.00 Property Owner Dues

Cahuenga Pass adopted bylaws and elected a Board of Directors to conduct the business of the Corporation. Over the past two years, the CPPOA Board has identified needed committees, its purpose,

BACKGROUND :

On December 3, 1990, incorporation papers were filed in the office of the California Secretary of State, the founding date of a California Nonprofit Mutual Benefit Corporation known as the Cahuenga Pass Property Owners Association. This newly established Corporation adopted its name from an older unincorporated community group which is now defunct. According to the CPPOA's Articles of Incorporation:

"The specific purpose of this corporation is to further the common good and general welfare of the Community as hereinafter defined by bringing about social and environmental maintenance and improvements." The approx. Community boundaries of the CPPOA area includes the area West of the 101 Freeway, bounded by Wrightwood Drive on the North, Mulholland Drive on the west and Hillpark Drive on the South.

In the late spring of 1991, the residents of the

objectives, and priorities. Per the bylaws, one of the determinations of the Board was to set the annual dues for property owners in the Cahuenga Pass. \$25.00 annual dues, which are due this July 1st, was determined to be a fair and necessary to meet the needs of the operating budget.

This year the issues before our community are especially challenging. The coming of MetroRail, the increased development activity at MCA, the progress of the Cahuenga Pass/Barham Blvd. Traffic Study, and the increase of crime and graffiti in our neighborhood. The anticipated budget for the 1993/94 fiscal year is approximately \$15,000.00 in order to take a proactive role and address all of the identified objectives.

The need for a budget is essential, however the need for participation is even greater. All civic minded residents are asked to volunteer and become involved.

Please sign and print your name and address to register your opposition to the 10 Story Million Square Foot Parking Structure as proposed across the 101 from Broadlawn. This slip will be presented during hearings on this matter on your behalf.

Printed Name _____ Signature _____ Date _____
Street Address _____ City, State, and Postal Zip _____

Fill in section above and return attached to Dues Payment Form, otherwise Cut on Dotted Line Below

Annual Dues Payment Form

Enclosed is payment for my (our) 1993/94 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 Benifit Corporation incorporated only for the property owners in this area and payment is due by July 1st, for the term of one year.

Last Name, then first name(s) and Initial(s) (PLEASE PRINT)

Property Address (if more than one, please list on the back)

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 of Dues:

\$25.00 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 = _____
Make All Checks Payable to: "CPPOA"

Please Check the COMMITTEES you would be interested in assisting:

- Community Improvement / Maintenance / and Security
- Membership / Newsletter / and Outreach Liaison
- Special Events and Meetings
- Corporate Business / Elections / and Nominations
- Planning / Traffic / and Development

Mail your payment to:

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

**ALL CAHUENGA PASS RESIDENTS
URGENT COMMUNITY
MEETING**

WEDNESDAY, JUNE 23rd, 1993

7:15 PM

VALLEY VIEW SCHOOL

6921 WOODROW WILSON DRIVE

Come Influence The Future Of Your Neighborhood!

UPCOMING CALENDAR DATES:

LA In Search of Common Ground - A City Wide 1 Day Event Creating A Vision For Los Angeles

Saturday, June 26th, 9 AM to 4 PM at the Shrine Exposition Center (next to the Shrine Auditorium),

700 West 32rd Street near Figueroa and Jefferson **OPEN TO THE PUBLIC For Further Info: 213/237-0130**

Coming Sunday, October 24th, 1993: 2nd Annual CPPOA Neighborhood Picnic in North

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

**FORWARDING AND ADDRESS
CORRECTION REQUESTED**

First Class Mail