

The Canyon Crier

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60TH CCEA ANNUAL MEETING SET FOR MARCH 19

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ark your calendars! On Wednesday, March 19, 1997, the Chevy Chase Estates Association (CCEA) will hold its 60th Annual Meeting at the Chevy Chase Country Club. All Canyon residents are encouraged to attend this important event.

The evening will start at 6:30 pm with a half-hour social, followed by the meeting at 7:00 pm.

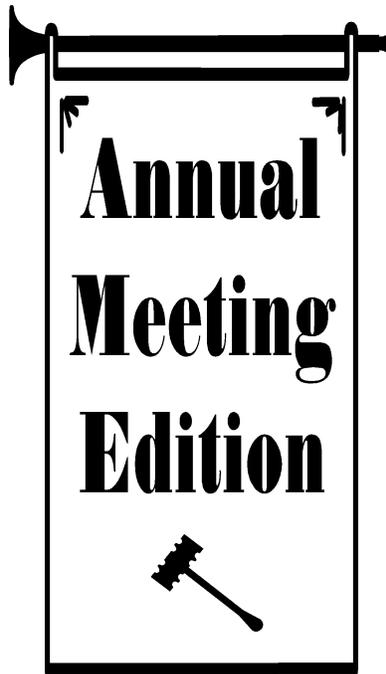
City Council Candidates To Address Canyon Residents

Three City Council positions are up for election on April 1st.

CCEA has invited all candidates to share their views with Canyon residents at the 1997 CCEA Annual Meeting. Each candidate will be given three minutes to present their positions on the critical issues facing Glendale. A question-and-answer session will follow.

Some of the hot topics for this year's City Council election include:

- Proposed Development in Chevy Chase Canyon
- Enforcement of the Hillside Ordinance
- Proposed Downtown Glendale Redevelopment Project



This year's City Council election is vital to the future of our canyon and the entire city of Glendale.

The CCEA Annual Meeting is a rare opportunity for Canyon

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OUT-OF-TOWN DEVELOPER EYEING CHEVY CHASE CANYON

A Corona del Mar real estate developer met with Glendale City Planning Division officials last June to discuss development of approximately 150 acres of hillside property in Chevy Chase Canyon.

The threatened property is bounded on the north and south by Chevy Chase Drive and Glenoaks Boulevard, and on the east and west by St. Gregory Road and the base of Chevy Chase Canyon.

The developer submitted three alternative proposals for the Planning Division's consideration.

Developer's No. 1 Plan

The developer's first proposal is to build 159 single-family homes, with an average lot size of approximately 12,000 square feet.

The development would access Chevy Chase Drive by way of

CCEA 60TH ANNIVERSARY CELEBRATION

To celebrate CCEA's 60th anniversary, your Board is planning a dinner-dance at the Chevy Chase Country Club in June. As many of you already know, our dinner-dances are lots of fun and provide a great opportunity to meet your Canyon neighbors.

Watch for details and invitations soon!



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Developer Dreams of Chevy Chase Canyon

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Trammell Road, St. Gregory Road and Olympic Drive. The developer would provide additional access by cutting right across the mountain to connect Chevy Chase Canyon and Glenoaks Boulevard.

This proposal would require extensive grading of both primary and secondary ridge lines, and massive filling of Canyon property.

If At First You Don't Succeed. . .

The developer's second-favorite plan calls for 120 paired or duplex family housing units, constructed in a cluster approach. The main cluster would include 96 units, with secondary clusters of 14 and 10 units each.

This development would access Chevy Chase Drive via Trammell Road, St. Gregory Road and Laird Road.

This proposal would require large-scale grading of two secondary ridge lines with cut-and-fill material placed between existing ridges of the Canyon.

Strike Three

In his final proposed assault on the Canyon, the developer would build 67 single-family homes in a cluster approach. The main cluster would include 55 houses, with secondary clusters of 7 and 5 houses each.

Access to this planned community would affect Laird Road, Trammell Road and St. Gregory Road.

As with the other plans, large-scale ridge-line destruction would be required with cut-and-fill material placed between existing ridges of the Canyon.

City Says No, For Now

The developer's dream of razing our rustic ridge lines has come to naught — so far.

The Planning Department has notified the developer that all three proposals would violate city codes regulating grading, removal of primary and secondary ridge lines, and population density.

However, that is *not* the end of the story: the City Planning Department has left the door open for the developer to submit additional information and revised designs.

CCEA To The Rescue

The most important responsibility of your Association is to protect the way of life we love in our canyon.

Each of the three proposals outlined above would have a devastating impact on life in Chevy Chase Canyon. Aside from dramatically increasing noise, traffic and population density, each proposal would destroy the natural beauty which has always made our canyon special.

Your Association will continue to monitor this, and any other, proposed developments for our canyon. However, as in the past, we need your continued support.

Please do your part by keeping your CCEA membership current and attending our Annual Meeting. With your support, we can impress upon all City Council candidates that Chevy Chase Canyon residents will *not* stand idly by while developers attempt to decimate our pristine ridge lines with housing developments.



L.A. TIMES SPOTLIGHTS CHEVY CHASE

Chevy Chase Canyon was featured on the front page of the *Los Angeles Times* Real Estate section on Sunday, January 19.

The article, containing interviews with several Canyon residents, extolled the virtues of life in Chevy Chase Canyon: "Picturesque views, cool mountain breezes, rustic environs, small-town sensibilities. Hummingbirds, butterflies and hawks soaring above, a family of deer cavorting across a stream below."

Also highlighted was the commitment of Canyon residents to maintain the natural beauty of our home: "The residents' commitment to keeping their rustic lifestyle is such that they have repeatedly fought attempts to develop and commercialize the canyon. Twice, the Chevy Chase Estates Assn. has gone to court to stop major development projects."

We couldn't put it any better than Larry Zarian, a longtime Canyon resident, who told the *Times*, "This has been a utopia. And if the canyon has been good to us, I want to pass the same thing on to future generations."

Did you know?
CCEA is the oldest homeowners association in California.

60th Annual Meeting

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residents to meet the candidates and ask them tough questions about the future of our community.

Your City Council candidates are:

- Sheldon S. Baker
- Kahtan B. Bayati
- John Beach
- Virginia "Ginger" Bremberg
- Gustavo Gomez
- Mary Ann Plumley
- Richard "Rick" Reyes
- Michael J. Smith
- David E. Wallis
- David G. Weaver

Remember, your voice counts.
VOTE ON APRIL 1st!

Election of Directors

A Board of Directors oversees the affairs of the Chevy Chase Estates Association. At each Annual Meeting, four Directors are elected to three-year terms.

Any Canyon resident willing to share the responsibility of initiating and guiding the actions of our homeowners association is urged to seek election to the Board. The position requires a modest time commitment, and the only compensation is the pride in knowing that you are helping all residents maintain the quality of our canyon life.

CCEA currently has two openings on the Board of Directors. Candidates from the Emerald Isle and St. Elizabeth/Figueroa areas are particularly encouraged to run.

In accordance with CCEA bylaws, any dues-paying member may be nominated for the Board of Directors by submitting a petition, containing at least 10 CCEA members' signatures, to Carole Dougherty, CCEA's Secretary, at 2535 Chevy Chase Drive. The deadline for submission of nominating petitions is Friday, March 14, 1997.

If you have any questions about the Board's activities or the nominating process, please call CCEA's President, Jerry Briggs, at (818) 956-7547.



CHEVY CHASE HOMEOWNERS GET WIRED



Have you visited CCEA's home page? Next time you're surfing the net, check out www.keyconnect.com/ccea/.

CHEVY CHASE LIBRARY NEWS

Library Volunteers Lend A Hand

Have you been to our library lately? If so, you've probably seen one of your neighbors setting up displays, processing and shelving books or stamping cards. Canyon residents have been volunteering to help keep the library organized and running smoothly. Their assistance gives the regular staff more time to get new materials onto the shelves and help you find the information you need. Our thanks to all of these loyal helpers.

Join Our Book Discussion Group

Do you enjoy reading and talking about good books? Need some incentive to turn off that TV and read a novel? How about a chance to meet new people in the area? Chevy Chase Library's newly formed book discussion group meets at the library the third Wednesday of every month, from 6:45 pm to 8:00 pm. For more information, check the display bin near the periodicals.

Spring Cleaning? Don't Throw Anything Out!

Volunteers are busy organizing a neighborhood rummage sale to help purchase an Internet workstation for the library. The date has not been set, but please start saving all those things around the house that are just taking up space. We also need people to help with the sale. You've probably wanted to do something to help the library, but couldn't commit to a regular schedule; this is a great opportunity to share your time and talent for a single event. To find out more, or to donate items, please call either of our volunteer coordinators: Rosemarie Lossone at 243-6902, or Wendy Osborn at 240-9721.

**HILLSIDE
ORDINANCE ON
SHAKY GROUND**

In 1992-93, CCEA and other Glendale homeowners groups spent a substantial amount of time and money negotiating a new hillside ordinance which was ultimately approved by the Glendale City Council in 1993.

While the new hillside ordinance was far from perfect, it did place more reasonable controls and restrictions on ridge-line grading, setbacks, open space and density.

Gregg Development Company then filed a lawsuit against the City, challenging the new hillside ordinance, the provisions of which would prevent Gregg from building Oakmont V, a 572-home development in the Oakmont Hills.

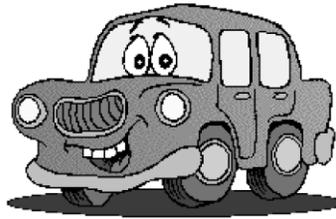
In July 1996, the City Council authorized a stipulated agreement with Gregg, under which Gregg would suspend (not settle) its lawsuit and the City would allow the Oakmont V project to be submitted, processed and reviewed under the provisions of the *old* – and less stringent – hillside ordinance.

Oakmont V processing began on January 27, 1997 with a public scoping meeting for the required Environmental Impact Report (EIR). The alternatives presented were:

- 572 units
- 390 units
- No project (required by State law)
- Three additional alternatives to be determined

The next step in the process is the completion of the EIR within 90 days.

TRAFFIC COMMITTEE SAYS,



“WHAT’S THE RUSH?”

Have you noticed the fresh striping and reflective-paint lines on Chevy Chase? How about the 25 MPH markings in traffic lanes?

Members of the Traffic Committee, under the leadership of Bonnie Fitzgerald, have been working with city officials to improve the quality of life in our canyon by helping to remind all of us to *slow down*.

In addition to better road markings, we will soon be seeing “Deer Crossing” signs near Cascadia Drive, Figueroa Street and Linda Vista Road.

Police and local volunteers have also stepped up radar monitoring of traffic.

Ms. Fitzgerald and Canyon residents see proof of the results. Homeowners along Chevy Chase have noticed a significant decrease in the speed of passing vehicles, and a corresponding increase in their undisturbed sleep. Some neighbors have even enjoyed more use of their front porch as a result of the calmer traffic.

We all need to help and to be mindful of speeds in the Canyon. It’s easy to get off the freeway in such a hurry to get home that we can forget to slow down after entering this residential area. Please pay attention to those new road markings and to your speed!



Many hillside property owners are concerned that, if the City Council approves the Oakmont V development under the *old* hillside ordinance, the door would be opened to a flood of litigation by would-be hillside developers, effectively decimating the current hillside ordinance.

Under the *current* hillside ordinance, the Oakmont V develop-

ment would be limited to 110 units, far fewer than the 500+ units Gregg is hoping to develop.

CCEA urges you to call your City Council members. Remind them how strongly you support the current hillside ordinance and do not want to see our beautiful mountains devastated by wholesale development.