

The Canyon Crier

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MINI-MART SEEKS MAJOR ZONING CHANGE WHICH THREATENS CANYON

by Jerry Briggs

In May, the owners of St. George Mini-Mart, located in mid-Canyon, filed an application with the City of Glendale seeking to change the property's zoning from R-1-R (residential) to C-1 (commercial). The stated purpose of the requested zone change was to permit the sale of gasoline.

The Chevy Chase Estates Association believes the requested zoning change would present a major threat to the Canyon.

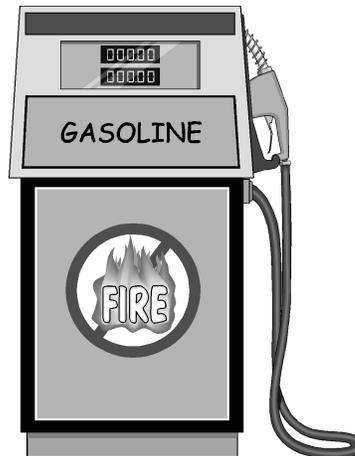
Zoning Change Would Threaten Residential Character of Canyon

The Mini-Mart property has been zoned R-1-R since 1968. The C-1 zoning requested by the Mini-Mart would permit more than the addition of gasoline sales. In fact, under the Glendale City Code, the requested zoning change would permit the property to be used for any of 65 commercial purposes.

Having one small parcel of land in the Canyon zoned C-1 would be an example of "spot zoning" at its worst. It would be completely inconsistent with both the City's General Master Plan and the established R-1-R zoning which protects the residential character, quality of life and home values in the Canyon.

Environmental Disasters Possible

The introduction of gasoline sales would also present a number of serious environmental issues.



Increased Threat of Fire

The Canyon's most beautiful characteristics — its magnificent mountains and unspoiled natural landscape — are also its most dangerous. Imagine for a moment what could happen if a gasoline tanker truck had an accident during a routine delivery, or if an unthinking customer spilled gasoline while filling his tank. Any source of ignition could spark a catastrophic blaze, trapping residents in the Canyon and threatening more than a thousand homes.

The Canyon is a designated brush hazard area. As every Canyon homeowner knows, that means fire insurance in the Canyon can be very expensive. In many instances, the California Fair Plan — with its less-than-complete coverage — is simply the only fire insurance available to protect Canyon homes and their valuable contents. The introduction of gasoline sales in the Canyon could make fire insurance even more difficult and costly to obtain.

Contamination of Natural Stream

A state-protected "blue-line" natural stream flows approximately 30 yards behind the Mini-Mart. A leak from gasoline storage tanks could contaminate the stream, killing wildlife living in the Canyon, and contaminating ground soil for years to come.

Police Warn of Increased Crime and Traffic

As part of the environmental review process, the Glendale Police Department submitted a report regarding the proposed zoning change. In that report, the Police suggested that C-1 zoning, with its attendant gasoline and liquor sales, could result in increased crime in the Canyon.

Traffic was another area of concern addressed in the Police

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CANYON NEWS & UPDATES

Real Estate Sales Up

by Brit Trydal

Over the past several years, real estate sales and home prices have been relatively stagnant throughout many Los Angeles areas. With recent lower interest rates, however, we have seen a dramatic increase in both numbers of sales and home prices. Listed below are Canyon home sales during the past six months.

<u>Street</u>	<u>Yr Built</u>	<u>Sq Ft</u>	<u>Br/Ba</u>	<u>Sales Price</u>
Olympic	1966	1680	3/1.75	\$260,000
Saint Martin	1965	2339	3/2.5	\$295,000
Linda Vista	1959	2580	5/2.5	\$299,000
East Chevy Chase	1939	2094	3/1.75	\$310,000
Linda Vista	1929	2009	3/1	\$325,000
Saint Elizabeth	1960	1650	3/1.75	\$340,000
East Chevy Chase	1941	N/A	3/1.75	\$349,000
Buckingham	1978	2437	3/2.5	\$350,000
Buckingham	1962	N/A	4/1.75	\$355,000
Belleau	1960	1862	3/1.75	\$357,000
St. Elizabeth	1960	N/A	3/1.75	\$364,000
East Chevy Chase	1927	2102	4/1.75	\$365,000
Lenore	1975	1948	3/2	\$379,000
Edgewick	1954	N/A	3/2	\$380,000
Belleau	1956	2387	3/1.75	\$382,000
Thurlene	1961	1810	3/1.75	\$382,375
San Augustine	1969	2032	3/1.75	\$420,000
San Augustine	1968	2046	3/1.75	\$430,000
Emerald Isle	1969	2600	5/2.5	\$440,000
Dublin	1979	2819	4/3	\$450,000
Emerald Isle	1978	2580	4/2.5	\$460,000
Karen Lynn	1968	2353	4/1.75	\$462,000
Paddington	N/A	2964	4/4.5	\$465,000
Flintridge	1980	2403	4/2.25	\$470,000
San Augustine	1968	2107	3/1.75	\$470,000
Dragonfly	1987	2521	4/2.5	\$490,000
Flintridge	N/A	2403	4/2.5	\$495,000
San Augustine	1969	N/A	3/1.75	\$500,000
Thornwood	1987	3070	4/3	\$515,000
Edmonton	1935	3300	3/2.5	\$520,000
Dublin	1979	2883	4/2.5	\$535,000
Golf Club	1977	N/A	4/3.5	\$780,000

Sign Ordinance Violations Can Be Costly

by Craig Curtis

Planning a yard sale? The Glendale City Code prohibits private signs "on or over public right of ways." According to John Brownell of the City's enforcement division, this ordinance protects trees, telephone poles and light standards.

The penalty for a first sign ordinance violation can be a \$100 fine *plus* \$170 in court costs, for a total of \$270! And be aware, each separate sign is considered a separate violation.

I recently stopped by a yard sale in the Canyon, only to hear that the woman conducting the sale was given two hours to remove all her signs or be cited. You can be sure she moved quickly!

So remember, we can still have yard sales. But be sure to keep your signs on private property!

Visit CCEA's Home Page

CCEA is on the World Wide Web. Bookmark our home page for the latest Canyon news:

<http://www.keyconnect.com/ccea>



CCEA's home page is also accessible from Glendale On-Line.

Our thanks to Canyon resident Greg Hiscott, who created and maintains our site. Greg is co-founder of Key Connections, Inc., an Internet service company in

We Want to Hear What You Think!

The Canyon Crier is published for
Chevy Chase Estates Association members.

If you have any comments or suggestions, or would like to submit an article to *The Canyon Crier*, please contact Michael Rosenfeld at 240-0070.



Mini-Mart Seeks Zoning Change

(Continued from page 1)

report. Chevy Chase Drive is a windy narrow road as it makes its way over our mountain. An increase in commercial traffic, coupled with the arrival of gasoline delivery trucks, could lead to delays, or even disastrous traffic accidents, for unsuspecting Canyon drivers.

CCEA Fights Zoning Change

The purpose of your homeowners association is to preserve and protect the existing residential neighborhood in the Canyon. Accordingly, on behalf of Canyon homeowners, CCEA has aggressively pursued all avenues to prohibit the proposed zoning change.

As with any proposed zoning change in Glendale, applicants must

follow certain procedures, including hearings and reviews by City agencies, before the City Council makes a final decision on the application.

The first step in the process is a review by the City's Environmental Planning Board (EPB) to evaluate the environmental impact of the proposed zoning change.

City Orders EIR

CCEA officers and numerous Canyon homeowners attended three EPB public hearings regarding the zoning change application. Based on the carefully researched presentations given by CCEA, the EPB voted 3-0 to require the Mini-Mart owners to complete a comprehensive Environmental Impact Report (EIR) if they wish

further consideration of their zoning change application.

The EIR, which would be conducted by an independent consulting firm, would examine *all* potential environment impacts of the proposed zoning change, and could take several months to complete.

If the Mini-Mart owners elect to proceed with their application, California law requires that the environmental consultant hold public meetings to obtain comments from Canyon residents regarding the EIR.

CCEA will continue to update Canyon residents on CCEA's progress on this important matter.

If you have any questions, please call CCEA President Jerry Briggs at 956-7547.



Canyon Cameo: Meet the Waldrons

Walking to the front door of Dorothy and Leon Waldron's Mediterranean house on Graceland Way, you cross a bridge hearing the soothing sound of splashing water. A quick look over the railing charms you with a landscape of tiny ceramic figures around a miniature waterfall and pool. One of the figures is a fisherman whose rod bobs in the falling water. The stage is set for the charming couple you are about to meet.

The Canyon in the '30s

Leon recalls the Canyon from 1934, when he drove a narrow two-lane road to big-tent church camp meets in Pasadena.

Dorothy remembers back to 1937, when she lived and worked in the house at 2416 East Chevy Chase Drive that used to serve as Security National Bank's real estate office.

The Flood of 1938

"During the flood of 1938, rain

came down for twenty-four hours. We were inundated," Dorothy says. "Sand washed down the canyon and people got stuck if they stopped moving."

But the floods didn't keep Leon away. Undaunted by two-foot-high curbs and a lack of sidewalks, Leon says, "I had to park outside the Canyon and walk up along the ivy when we were dating."

Dorothy and Leon were married in 1939, celebrating with a reception at the Chevy Chase Country Club.

Drafting Office Becomes Home

Dorothy and Leon soon bought the only structure on Sheridan Road: a small building that had been used as a drafting office by the developer of the oak-studded pristine canyons above the Country Club.

The Waldrons — now in their youthful 80s — added a second story and called the place home for the next 15 years, raising four children.

Sheridan Gardens is Born

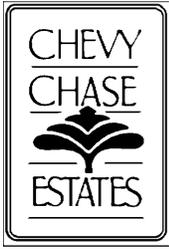
At the start of their marriage, Leon worked at the Country Club, maintaining half of the greens. Soon he took out a license for a wholesale nursery and developed a successful business right at home, appropriately named Sheridan Gardens.

1949 Brings Snow

In January 1949, Glendale was hit with a freak snow storm. (Dorothy's father, visiting from Iowa, was quite surprised to find himself in *snowy* California!) Damage to Leon's plants was severe, but he bounced back, buying his father's nursery in Sun Valley, where today Leon and Dorothy's son, Darrell, runs the business. Their son Sterling runs a second family nursery in Burbank.

Dorothy is a charter member of the Chevy Chase Garden Club, and both Waldrons are active Canyon residents. We wish all the best to this very special





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In This Issue... St. George Mini-Mart Seeks Zoning Change in the Canyon

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***Chevy Chase Country Club:
A Canyon Resource***

by Art Kishiyama

Most Canyon residents recognize the Chevy Chase Country Club as a valuable asset. It preserves open space, provides a beautiful view to many, and adds value to our quality of life.

But, did you know that the Country Club has resources everyone can use and enjoy? The Club's restaurant and cocktail lounge are open to all Canyon residents.

Breakfast and lunch are available Tuesday through Friday from 10:30 a.m. to 2:30 p.m., and weekends from 6:00 a.m. to 3:00

p.m.

The cocktail lounge is open most days until 7:00 p.m.

Dinner is available from 5:30 p.m. to 8:00 p.m. on Friday evenings (and on Sundays during the summer).

The Club also caters special events, weddings and group meetings.

In addition, a limited number of reasonably priced golf memberships are available. For more information about the Club, call Mark Campbell, the Club's General

Handy Phone Numbers

Need to get rid of that old refrigerator? Run out of recycling buckets? Don't know what night to put out the trash? The Glendale Waste Management Department is just a phone call away:

Waste Management Info (including Bulky Item Pick-up & Temporary Bin Rental):

548-3916

Recycling Info & Buckets:

543-0644

Hazardous Waste Info:

548-4030

Recycling Education:

Canyon Homeowners To Lead Roundtable

On November 4, The Glendale Historical Society Lecture Series will present a roundtable discussion by Chevy Chase homeowners on the restoration and preservation of historic homes.

Date: November 4

Time: 7:30 p.m.

Place: Boy Scout Center
1325 Grandview Avenue
Glendale

Admission is free, and all residents are welcome to attend what is sure to be an interesting and informative