

The Canyon Crier

Volume XV, No. 1

February 2001

Published by Chevy Chase Estates Association, Inc.
3021 Hollywell Place • Glendale • California • 91206

CCEA ANNUAL MEETING MARCH 21ST (NOTE THE NEW LOCATION)

The 64th Annual Meeting of the Chevy Chase Estates Association will be held on Wednesday, March 21, 2000 at 7:00 p.m.

New Location

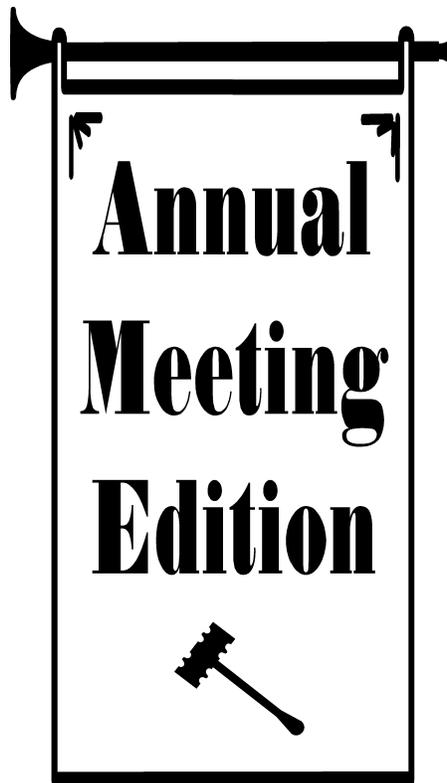
This year's CCEA Annual Meeting will be held in the Meeting hall of the Glendale Church of Religious Sciences, 2146 East Chevy Chase Drive.

The evening will start with a half-hour social at 7:00 p.m. At 7:30 p.m., we will conduct the business portion of the meeting, including the President's report, the Treasurer's report and election of Directors.

Election of Directors

Any CCEA member may run for an open Director position by submitting a resume and a petition signed by 10 CCEA members. Resumes and petitions should be sent to Jerry Briggs, CCEA President, 3021 Hollywell Place, Glendale, CA 91206.

The following Directors,



whose terms will expire in March 2001, will stand for re-election by the membership at the Annual Meeting :

Ken Boss
Jerry Briggs
Dick Murray

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

Candidate Forum

For more than 40 years, CCEA has sponsored a City Council Candidate Forum to give Canyon residents an opportunity to hear from individuals running for City Council. Again this year, we have invited all City Council candidates to address Canyon residents at our Annual Meeting.

The City Council election is vital to the future of Chevy Chase Canyon and the entire City of Glendale. Hot topics this year include the ongoing struggle to Hillside Ordinance and how Glendale will be affected by California's energy crisis.

Come One, Come All

The Annual Meeting is a great opportunity for you to meet with your CCEA Board of Directors, discuss issues which are important to you and have a say in the future of our beautiful canyon. See you there!





CANYON NEWS & UPDATES



Country Club Update *by Dick Murray*

Since its opening in 1925 the Chevy Chase Country Club has been an integral and important part of the history of Chevy Chase Canyon. Bert Farrer, the original developer of Chevy Chase Estates, presented each new property owner with an application for membership.

The club has been for sale for sometime and your Homeowners Association was very concerned that a new owner might attempt to turn the club into a public gold course, with the attendant problems for the Canyon residents, including additional traffic and noise.

We are very pleased to say that

the club property, which was sold in October 2000, will remain a private golf course.

The new owners have begun extensive remodeling of the clubhouse as well as improvements to the course itself. The work is scheduled to be completed by this summer.

Larry Taylor, the new General Manager of the club, will be attending our Annual Meeting to update CCEA members on the club's ambitious remodeling project. Plans include increasing the size of the restaurant and banquet areas, with a return to the classic Mediterranean

interior of the 1920s, and improvements to the course, including adding yardage and sand traps.

As an added bonus, special golf and social membership incentives will be available to CCEA members. With the participation of Canyon residents, we can help make the club an important and integral member of our Canyon community.

For further information, please feel free to talk to Larry at the Annual Meeting, or call him at (818) 246-5566.



Real Estate Update *by Brit Trydal*

For those of you wondering how property values are faring, here is a sampling of Canyon home sales during the past 12 months.

<u>Address</u>	<u>Sq Ft</u>	<u>Br/Ba</u>	<u>Sales Price</u>				
1970 Ashington Dr	3537	4/4	\$715,000	2412 Flintridge Dr	4235	5/4	\$699,000
2060 Ashington Dr	3146	3/4	\$625,000	2501 Flintridge Dr	4119	5/5	\$745,000
2140 Ashington Rd	2478	4/2	\$430,000	2538 Flintridge Dr	4370	5/5	\$700,000
1430 Belleau Rd	1862	3/2	\$440,000	3620 Fullmoon Dr	2018	3/2	\$510,000
1479 Belleau Rd	3394	3/3	\$599,000	2955 Graceland Way	2864	4/3	\$405,000
3170 Buckingham Rd	2257	3/2	\$365,000	2905 Greenwich Rd	1778	3/2	\$363,000
3200 Buckingham Rd	2026	4/3	\$460,000	3146 Hollyburne Court	3070	4/3	\$552,000
3271 Buckingham Rd	2370	3/3	\$710,000	3001 Hollywell Place	1904	3/2	\$376,000
2109 Camino San Rafael	2684	3/3	\$380,000	3909 Karen Lynn Dr	2220	4/2	\$537,000
2416 E. Chevy Chase Dr	2036	3/3	\$370,000	2780 Kennington Dr	2600	2/3	\$390,000
2423 E. Chevy Chase Dr	1421	3/2	\$310,000	3127 Kirkham Dr	2143	4/2	\$407,000
2828 E. Chevy Chase Dr	2307	4/2	\$425,000	3161 Kirkham Dr	2560	4/2	\$530,000
3018 E. Chevy Chase Dr	1286	2/1	\$233,000	3175 Kirkham Dr	1861	3/2	\$355,000
108 Coventry Place	5511	4/4	\$550,000	1018 Marengo Dr	3446	4/3	\$630,000
3300 Crail Way	1822	3/2	\$535,000	3041 Paddington Rd	1478	3/2	\$360,000
3078 Dragonfly St	2665	3/3	\$535,000	3563 Pheasant St	3040	4/3	\$528,600
3090 Dragonfly St	3023	4/3	\$565,000	3725 San Augustine Dr	2079	3/2	\$490,000
2023 Dublin Dr	3165	5/4	\$620,000	3610 Shannon Way	3060	6/3	\$513,000
2047 Dublin Dr	2210	3/3	\$400,000	1557 Sheridan Rd	2085	3/2	\$415,000
3270 Dunsmere Rd	2064	3/3	\$385,000	1568 Sheridan Rd	1737	3/2	\$360,000
3271 Dunsmere Rd	1680	3/2	\$349,000	1604 Sheridan Rd	1943	3/2	\$390,000
2960 Edgewick Rd	1012	2/1	\$292,000	1636 Sheridan Rd	1665	3/2	\$285,000
3137 Emerald Isle Dr	2828	4/3	\$500,000	1642 Sheridan Rd	1737	3/2	\$350,000
1996 Erin Way	3146	4/3	\$540,000	1666 Sheridan Rd	2727	4/2	\$475,000
2107 Erin Way	2854	3/3	\$460,000				
<u>Address</u>	<u>Sq Ft</u>	<u>Br/Ba</u>	<u>Sales Price</u>				
2110 Erin Way	2837	4/3	\$450,950				

President's Message

by Jerry Briggs

2000 was a very busy and successful year for the Chevy Chase Estates Association as we focused on major issues impacting the quality of life in the Canyon.

Hillside Ordinance Still an Uphill Battle

First and most importantly, CCEA was successful in convincing the City to deny the development of large homes on substandard, steep lots on Cascadia and the surrounding area as well as on Kennington. There are several additional cases in process which we hope also to convince to deny. With 130 of these substandard lots in the Canyon, inappropriate development - inconsistent with the design, size and slope of the surrounding area - would have a significant negative impact on the entire Canyon.

Your Homeowners Association is *not* anti-growth or anti-business. However, the indiscriminate development of these small, steep, narrow hillside lots is certainly not within the character and nature of the Canyon, notwithstanding traffic and public safety concerns such development would raise.

CCEA thanks the many Canyon homeowners who have attended numerous Planning Department and City Council meetings to voice their opposition to haphazard development of our canyon. Your voices were heard in City Hall. You made a difference!

Temporary Moratorium on Hillside Development

As a result of successful efforts of your Homeowners Association, the Glendale City Council has established a temporary Moratorium prohibiting the approval of land use permits for small, steep-sloped, in-fill lots in Glendale including approximately 130 substandard lots in Chevy Chase Canyon.

The Moratorium became effective in mid-January and will be effective for 45 days unless otherwise extended. It applies to lots which exceed, on average, 50% slope, have frontage of less than 80 feet, and/or require more than 1,500 cubic yards of grading.

Under the current Hillside Ordinance, developers of such lots may exceed these limits and secure building permits by obtaining either a conditional use permit (CUP) or a variance. In most cases, granting of these permits resulted in the construction of very large houses on substandard lots. These houses are often inconsistent with the surrounding canyon neighborhoods and have negative visual and environmental impacts on existing properties.

Over the past few years, the City approved a number of CUPs and variances. But in March 2000, when developers tried that tactic in Chevy Chase Canyon, your Homeowners Association took action, not only blocking irresponsible development in the Canyon, but also making the City Council aware of the urgency of this issue.

While we have been successful so far, the Moratorium is only temporary so our job is not completed. During the Moratorium, the City will be developing proposed revisions to the Hillside Ordinance, hopefully to clarify and restrict the use of CUPs and variances for small steep canyon lots.

Chevy Chase Canyon is one of Glendale's prime residential areas, and the 130 small, steep, narrow hillside lots in the Canyon are often sought at bargain-basement prices by developers eager to turn a quick profit, regardless of the devastating effect on the existing community.

You can be sure that your Homeowners Association will be very active in the development of the proposed revisions to protect

you and our canyon. And as we work toward establishing development standards we can all live with, CCEA will continue to ask each of you for your help in protecting the Canyon.

City Council Election

Our City Council election will be held on April 3rd. This year, three of the five seat - *the majority of the Council* - will be up for election, making this election very, very important. I urge each of you to attend our Annual Meeting and hear the Council candidates. Equally as important, please VOTE ON ELECTION DAY.

CCEA Works For You

CCEA's mission is to protect and preserve the Canyon for current and future generations. Whether we're fighting to keep our library open, objecting to zoning changes which could bring unsightly development to the Canyon, or helping members get action from City departments, your CCEA Board of Directors works hard to stay on top of Canyon issues and is firmly committed to maintaining Chevy Chase Canyon's standing as one of Glendale's most beautiful residential areas.

On behalf of all the members of your homeowners association, CCEA extends its sincere thanks to the many volunteers whose ongoing efforts are vital to help maintain our quality of life in the Canyon.

CCEA is always interested in hearing members' comments and suggestions. Please feel free to contact by phone at 956-7547 or by email at jerbrig@webtv.net.



Canyon Classic Retires *by Craig Curtis*

Ginger Bremberg, longtime Canyon resident and advocate, will retire from the Glendale City Council in April. Legendary for her feisty demeanor and tireless dedication to important City issues, her petite shoes will indeed be hard to fill.

Ginger has been a force to be reckoned with for most of her life. Born in Tracy, Minnesota, she spent much of her youth involved in politics. Whether passing out Alf Landon buttons when she was 10, or volunteering as a "We Want Willkie" girl in her teens, she always made her voice heard.

After graduating from college in Beloit, Wisconsin, Ginger went on to become a teacher, a travel counselor for AAA, and even an advertising copywriter for Crisco and Ivory soap.

After moving to Glendale with her husband, Bruce, and their two sons, Chuck and Blair, Ginger set her sights on Glendale politics, winning her first seat on the City Council in 1981.

Since that first victory, Ginger has served four terms on the City Council, four years as Mayor of Glendale, and two terms as Chair of the Glendale Redevelopment Agency.

During her tenure, Ginger was instrumental in passing the Hillside Ordinance and has always been a staunch defender of Canyon rights.

Although Ginger will be spending a little less time in City Hall in the future, we know that she will continue to be an important voice in the community and that the City will continue to benefit from her advice and no-nonsense approach to solving tough issues.

Chevy Chase Canyon thanks you, Ginger, for all your hard work, accomplishments and friendship over the years. We wish you and Bruce continued



Country Club Update

As many of you know, the Chevy Chase Country Club was sold last fall. As discussed in this newsletter, the new owners have assured CCEA that the club will continue to operate as a private club, and will not be converted to a public golf course as many of us had feared. Further, when the club's facilities are remodeled later this year, we understand that special reduced-cost memberships will be available to CCEA members.

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.

