

The Canyon Crier

Volume XVI, No. 2

October 2002

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

CCEA WINS LAWSUIT DEVELOPERS STRIKE OUT IN COURT

As we previously reported, the City of Glendale and the Chevy Chase Estates Association were sued by speculator-developers Mardian and Associates, and West Tujunga Officios Partnership over the City Council's denial of a Conditional Use Permit (CUP) for a vacant lot located at 2901 Greenwich Road.

The developers wished to construct an approximately 3000-square-foot house on a lot which is less than the minimum width and greater than the maximum slope permitted under the Hillside Ordinances.

Despite CCEA's strong objections at the initial hearing, the Zoning Administrator granted a Conditional Use Permit (CUP) and a variance for the proposed construction. CCEA then filed an appeal on the issue of the CUP. Ultimately, the City Council heard the case and, on October 2, 2001, reversed the granting of the CUP.

The developers, who were represented by attorneys John M. Gantus and Eric Olson, then filed an action in Los Angeles Superior Court requesting that the court order the City Council to change its ruling.

Your Board of Directors is pleased to inform you that, on September 20, 2002, a Superior Court judge upheld the City Council's decision to deny the CUP.

In what would aptly be described as a judicial slam, the court stated that the developers' main argument had no merit, and that the major legal precedent they cited in fact stood for exactly the opposite of what they claimed! All in all, a complete legal victory for CCEA, the City and all Canyon residents.

We are very pleased with the court's decision. And while CCEA's legal expenses were \$12,000, your Board of Directors believes that winning this case was critical to all Canyon homeowners to

ensure that future developments comply with the Hillside Ordinances which CCEA fought so hard to have enacted.

Because there are literally dozens of sub-standard lots in the Canyon, CCEA closely monitors applications for variances and CUPs to protect your quality of life as a Canyon resident.

Sadly, we expect that these developers, and others who are sure to follow, will continue applying for variances and CUPs in an effort to build on the Canyon's sub-standard lots, many of which can be picked up at bargain prices precisely *because* they are sub-standard. It is, therefore, essential that all of us who care about the Canyon keep a watchful eye on public notices of variance and CUP applications, and assist CCEA by opposing irresponsible development in the Canyon.





CANYON NEWS & UPDATES



Country Club Update


by Jerry Briggs

We are very disappointed to report that the expansion and remodeling of the Chevy Chase Country Club has not resulted in a facility that would offer Canyon residents a convenient social and recreation center.

As many of you know, the continual change of manage-

ment as well as the uncertainty of the food and beverage service has resulted in deterioration of activities and services. About 60 Canyon residents joined the Club under the special Canyon residents' membership package. Unfortunately, many of those have resigned.

The club continues its golf activities, but has now limited its food service to breakfast and lunch, Tuesday through Sunday. No dinner service is offered.

In late August, the owners listed the club for sale for \$5.9 million. As of this writing, we are not 

Visit CCEA Online

The Chevy Chase Estates Association has a brand new website, bringing you one more way to stay informed about the happenings that impact our quality of life in the Canyon.

Find us online at chevy-chase-estates.org. (Don't forget the hyphens!)

The new website features a history of CCEA (the oldest homeowners association in California) as well as notices of Canyon events, updates on CCEA's many activities, copies of past newsletters and, of course, pictures of the beautiful canyon we all love.

The new site's webmaster is Gene Whitaker. If you have any ideas for things you'd like to see on the website, feel free to e-mail Gene at ghwhitaker@aol.com or click the "Contact CCEA" link on the website.

So next time you're surfing the web, see what's new in the Canyon.

Canyon Burglary Alert

by Gene Whitaker

A home on Kennington Drive was burglarized in broad daylight on September 18th. The burglar apparently broke in through the front door, ransacked a bedroom, and stole jewelry and other items.

The Glendale Police informed the resident that there had been five other burglaries in the Canyon area since August. Those burglaries occurred on Kennington, Cascadia, St. Andrews and Buckingham Place.

In light of these multiple burglaries in the Canyon, CCEA urges all Canyon residents to increase their vigilance and to assess the security in and around their homes.

If you have questions about the security of your home, call the Glendale Police Department at 548-4840. Ask about having an officer evaluate your home security (locks, windows, lighting, alarms, etc.).

Since most home burglaries happen during the day, another important step each of us can take is to be a good neighbor. If you notice any unusual activity, or see suspicious vehicles or people in your neighborhood or near your neighbor's house, take the time to report your concerns to the police.

You and your neighbors might also consider forming a Neighborhood Watch program.

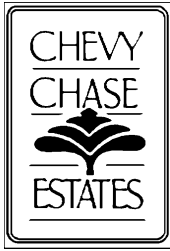
CCEA will be asking the Glendale Police Department for added surveillance in the Canyon. However, it is ultimately up to each of us to make our home more secure and to be ever-vigilant for the safety and security of all Canyon residents.

REAL ESTATE UPDATE

by Brit Trydal

Canyon Home Sales Strong During the Past 12 Months

Address	Square Feet	Bed/Bath	Sales Price	Address	Square Feet	Bed/Bath	Sales Price
2006 Ashington Drive	3198	4/3	\$700,000	3611 Figueroa Street	2196	3/2	\$537,000
2090 Ashington Drive	1854	3/2	\$515,000	2223 Flintridge Drive	2368	3/3	\$612,000
2101 Ashington Drive	2520	5/3	\$530,000	2533 Flintridge Drive	4500	5/5	\$977,000
2126 Ashington Drive	2143	4/2	\$575,000	2563 Flintridge Drive	2525	4/3	\$605,000
1400 Belleau Road	2142	4/2	\$610,000	3620 Fullmoon Drive	2080	3/2	\$635,000
1450 Belleau Road	1745	3/2	\$438,000	1533 Golf Club Drive	3324	4/5	\$810,000
2025 Buckingham Road	2468	4/3	\$525,000	1624 Golf Club Drive	1924	3/3	\$459,000
2050 Buckingham Road	2174	4/3	\$489,000	1654 Golf Club Drive	4510	4/3	\$610,000
3096 Buckingham Road	2319	4/3	\$570,000	2947 Graceland Way	3639	4/5	\$656,000
3124 Buckingham Road	1794	3/2	\$474,000	3124 Grangemount Road	2577	4/3	\$500,000
3150 Buckingham Road	2025	4/2	\$475,000	3160 Hollyburne Court	3029	4/3	\$570,000
2404 Cascadia Drive	3285	3/4	\$580,000	3184 Hollyburne Court	2665	3/3	\$580,000
2430 Cascadia Drive	2716	3/3	\$648,000	3831 Karen Lynn Drive	2046	3/2	\$555,000
3121 Chadney Drive	3009	5/3	\$666,000	3889 Karen Lynn Drive	3080	3/3	\$690,000
3154 Charing Cross	1372	2/2	\$389,000	3925 Karen Lynn Drive	2140	4/2	\$500,000
2926 E. Chevy Chase Drive	2102	4/2	\$465,000	3936 Karen Lynn Drive	2202	3/2	\$678,000
2936 E. Chevy Chase Drive	2144	4/4	\$550,000	2820 Kennington Drive	4057	4/4	\$678,000
2927 E. Chevy Chase Drive	2331	3/3	\$551,000	3122 Kirkham Drive	3117	4/3	\$580,000
3308 Crail Way	2577	5/3	\$575,500	3130 Kirkham Drive	2577	4/3	\$519,000
3116 Dragonfly Street	3070	4/3	\$615,000	2143 Lenore Drive	3655	4/3	\$639,000
2014 Dublin Drive	4140	5/6	\$760,000	2151 Lenore Drive	2484	4/3	\$510,000
2031 Dublin Drive	3082	3/3	\$625,000	2214 Lenore Drive	2821	5/3	\$530,000
2040 Dublin Drive	2853	4/3	\$672,500	3170 Linda Vista Drive	2250	4/3	\$595,000
3261 Dunsmere Road	4017	4/4	\$650,000	3492 Linda Vista Drive	2009	3/2	\$560,000
3008 Edgewick Road	1663	2/3	\$430,000	3579 Pheasant Street	2498	4/3	\$640,000
3012 Emerald Isle Drive	2885	4/3	\$563,000	3836 San Augustine Drive	2080	4/2	\$479,000
3132 Emerald Isle Drive	2612	4/3	\$635,000	3860 San Augustine Drive	2123	4/2	\$590,000
3500 Emerald Isle Drive	2052	4/3	\$500,000	1584 Sheridan Road	1953	3/2	\$499,000
1930 Erin Way	3537	4/4	\$860,000	1636 Sheridan Road	1665	3/2	\$425,000
1951 Erin Way	3515	4/4	\$615,000	1642 Sheridan Road	1737	3/2	\$390,000
3502 Fallenleaf Place	2585	3/3	\$655,000	2216 Sherwood Place	2821	5/3	\$1,249,100
3505 Fallenleaf Place	3070	4/3	\$649,000	1029 Thornwood Street	3029	4/3	\$659,000
3567 Figueroa Street	2082	3/2	\$545,000	1400 Thurlene Road	1864	3/3	\$585,000
3585 Figueroa Street	1624	3/2	\$462,000	1410 Thurlene Road	1844	3/3	\$625,000



3021 Hollywell Place
Glendale • California
91206

SPRINT APPLIES FOR CELL TOWER IN CANYON

by Dick Murray

Sprint is proposing to install a wireless communication monopole antenna and related equipment in the Canyon.

The proposal includes installation and operation of an unmanned microcell antenna facility on the rear of the property located at 2537 St. Andrews Drive.

Based on documents filed with the City, it appears that a 40-foot utility pole would be located approximately two to four feet from the rear of the property (bordering Cascadia Drive). Two ground-mounted metal equipment cabinets would be installed down-slope from the utility pole, and would be surrounded on three

sides by concrete retaining walls. The equipment would be visible to adjacent lots, and the 40-foot pole would be visible for quite some distance.

On October 3, 2002, the Environmental Planning Board (EPB) prepared a proposed Notice of Intent to Adopt a Mitigated Negative Declaration for the project. All related documents are available for review in the Planning Division office, located in Room 103 of the Municipal Services Building at 633 East Broadway. The public has until October 27, 2002 to submit written comments to the Planning Division.

In order to proceed with the

project, Sprint must obtain (in addition to the mitigated negative declaration) several variances and a conditional use permit (CUP).

On October 23, 2002, at 9:30am, the Zoning Administrator will conduct a public hearing on the variance and CUP applications. The hearing will be held in Room 105 of the Municipal Services Building.

CCEA feels strongly that this is a matter of great importance to Canyon residents, and we urge you to attend the October 23rd hearing to express your views.



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.



Address	Square Feet	Bed/Bath	Sales Price	Address	Square Feet	Bed/Bath	Sales Price
2006 Ashington Drive	3198	4/3	\$700,000	3611 Figueroa Street	2196	3/2	\$537,000
2090 Ashington Drive	1854	3/2	\$515,000	2223 Flintridge Drive	2368	3/3	\$612,000
2101 Ashington Drive	2520	5/3	\$530,000	2533 Flintridge Drive	4500	5/5	\$977,000
2126 Ashington Drive	2143	4/2	\$575,000	2563 Flintridge Drive	2525	4/3	\$605,000
1400 Belleau Road	2142	4/2	\$610,000	3620 Fullmoon Drive	2080	3/2	\$635,000
1450 Belleau Road	1745	3/2	\$438,000	1533 Golf Club Drive	3324	4/5	\$810,000
2025 Buckingham Road	2468	4/3	\$525,000	1624 Golf Club Drive	1924	3/3	\$459,000
2050 Buckingham Road	2174	4/3	\$489,000	1654 Golf Club Drive	4510	4/3	\$610,000
3096 Buckingham Road	2319	4/3	\$570,000	2947 Graceland Way	3639	4/5	\$656,000
3124 Buckingham Road	1794	3/2	\$474,000	3124 Grangemount Road	2577	4/3	\$500,000
3150 Buckingham Road	2025	4/2	\$475,000	3160 Hollyburne Court	3029	4/3	\$570,000
2404 Cascadia Drive	3285	3/4	\$580,000	3184 Hollyburne Court	2665	3/3	\$580,000
2430 Cascadia Drive	2716	3/3	\$648,000	3831 Karen Lynn Drive	2046	3/2	\$555,000
3121 Chadney Drive	3009	5/3	\$666,000	3889 Karen Lynn Drive	3080	3/3	\$690,000
3154 Charing Cross	1372	2/2	\$389,000	3925 Karen Lynn Drive	2140	4/2	\$500,000
2926 E. Chevy Chase Drive	2102	4/2	\$465,000	3936 Karen Lynn Drive	2202	3/2	\$678,000
2936 E. Chevy Chase Drive	2144	4/4	\$550,000	2820 Kennington Drive	4057	4/4	\$678,000
2927 E. Chevy Chase Drive	2331	3/3	\$551,000	3122 Kirkham Drive	3117	4/3	\$580,000
3308 Crail Way	2577	5/3	\$575,500	3130 Kirkham Drive	2577	4/3	\$519,000
3116 Dragonfly Street	3070	4/3	\$615,000	2143 Lenore Drive	3655	4/3	\$639,000
2014 Dublin Drive	4140	5/6	\$760,000	2151 Lenore Drive	2484	4/3	\$510,000
2031 Dublin Drive	3082	3/3	\$625,000	2214 Lenore Drive	2821	5/3	\$530,000
2040 Dublin Drive	2853	4/3	\$672,500	3170 Linda Vista Drive	2250	4/3	\$595,000
3261 Dunsmere Road	4017	4/4	\$650,000	3492 Linda Vista Drive	2009	3/2	\$560,000
3008 Edgewick Road	1663	2/3	\$430,000	3579 Pheasant Street	2498	4/3	\$640,000
3012 Emerald Isle Drive	2885	4/3	\$563,000	3836 San Augustine Drive	2080	4/2	\$479,000
3132 Emerald Isle Drive	2612	4/3	\$635,000	3860 San Augustine Drive	2123	4/2	\$590,000
3500 Emerald Isle Drive	2052	4/3	\$500,000	1584 Sheridan Road	1953	3/2	\$499,000
1930 Erin Way	3537	4/4	\$860,000	1636 Sheridan Road	1665	3/2	\$425,000
1951 Erin Way	3515	4/4	\$615,000	1642 Sheridan Road	1737	3/2	\$390,000
3502 Fallenleaf Place	2585	3/3	\$655,000	2216 Sherwood Place	2821	5/3	\$1,249,100
3505 Fallenleaf Place	3070	4/3	\$649,000	1029 Thornwood Street	3029	4/3	\$659,000
3567 Figueroa Street	2082	3/2	\$545,000	1400 Thurlene Road	1864	3/3	\$585,000
3585 Figueroa Street	1624	3/2	\$462,000	1410 Thurlene Road	1844	3/3	\$625,000

<u>Address</u>	<u>Square Feet</u>	<u>Bed/Bath</u>	<u>Sales Price</u>	<u>Address</u>	<u>Square Feet</u>	<u>Bed/Bath</u>	<u>Sales Price</u>
2006 Ashington Drive	3198	4/3	\$700,000	2223 Flintridge Drive	2368	3/3	\$612,000
2090 Ashington Drive	1854	3/2	\$515,000	2533 Flintridge Drive	4500	5/5	\$977,000
2101 Ashington Drive	2520	5/3	\$530,000	2563 Flintridge Drive	2525	4/3	\$605,000
2126 Ashington Drive	2143	4/2	\$575,000	3620 Fullmoon Drive	2080	3/2	\$635,000
1400 Belleau Road	2142	4/2	\$610,000	1533 Golf Club Drive	3324	4/5	\$810,000
1450 Belleau Road	1745	3/2	\$438,000	1624 Golf Club Drive	1924	3/3	\$459,000
2025 Buckingham Road	2468	4/3	\$525,000	1654 Golf Club Drive	4510	4/3	\$610,000
2050 Buckingham Road	2174	4/3	\$489,000	2947 Graceland Way	3639	4/5	\$656,000
3096 Buckingham Road	2319	4/3	\$570,000	3124 Grangemount Road	2577	4/3	\$500,000
3124 Buckingham Road	1794	3/2	\$474,000	3160 Hollyburne Court	3029	4/3	\$570,000
3150 Buckingham Road	2025	4/2	\$475,000	3184 Hollyburne Court	2665	3/3	\$580,000
2404 Cascadia Drive	3285	3/4	\$580,000	3831 Karen Lynn Drive	2046	3/2	\$555,000
2430 Cascadia Drive	2716	3/3	\$648,000	3889 Karen Lynn Drive	3080	3/3	\$690,000
3121 Chadney Drive	3009	5/3	\$666,000	3925 Karen Lynn Drive	2140	4/2	\$500,000
3154 Charing Cross	1372	2/2	\$389,000	3936 Karen Lynn Drive	2202	3/2	\$678,000
2926 E. Chevy Chase Drive	2102	4/2	\$465,000	2820 Kennington Drive	4057	4/4	\$678,000
2936 E. Chevy Chase Drive	2144	4/4	\$550,000	3122 Kirkham Drive	3117	4/3	\$580,000
2927 E. Chevy Chase Drive	2331	3/3	\$551,000	3130 Kirkham Drive	2577	4/3	\$519,000
3308 Crail Way	2577	5/3	\$575,500	2143 Lenore Drive	3655	4/3	\$639,000
3116 Dragonfly Street	3070	4/3	\$615,000	2151 Lenore Drive	2484	4/3	\$510,000
2014 Dublin Drive	4140	5/6	\$760,000	2214 Lenore Drive	2821	5/3	\$530,000
2031 Dublin Drive	3082	3/3	\$625,000	3170 Linda Vista Drive	2250	4/3	\$595,000
2040 Dublin Drive	2853	4/3	\$672,500	3492 Linda Vista Drive	2009	3/2	\$560,000
3261 Dunsmere Road	4017	4/4	\$650,000	3579 Pheasant Street	2498	4/3	\$640,000
3008 Edgewick Road	1663	2/3	\$430,000	3836 San Augustine Drive	2080	4/2	\$479,000
3012 Emerald Isle Drive	2885	4/3	\$563,000	3860 San Augustine Drive	2123	4/2	\$590,000
3132 Emerald Isle Drive	2612	4/3	\$635,000	1584 Sheridan Road	1953	3/2	\$499,000
3500 Emerald Isle Drive	2052	4/3	\$500,000	1636 Sheridan Road	1665	3/2	\$425,000
1930 Erin Way	3537	4/4	\$860,000	1642 Sheridan Road	1737	3/2	\$390,000
1951 Erin Way	355	4/4	\$615,000	2216 Sherwood Place	2821	5/3	\$1,249,100
3502 Fallenleaf Place	2585	3/3	\$655,000	1029 Thornwood Street	3029	4/3	\$659,000
3505 Fallenleaf Place	3070	4/3	\$649,000	1400 Thurlene Road	1864	3/3	\$585,000
3567 Figueroa Street	2082	3/2	\$545,000	1410 Thurlene Road	1844	3/3	\$625,000
3585 Figueroa Street	1624	3/2	\$462,000				
3611 Figueroa Street	2196	3/2	\$537,000				