

The Canyon Crier

February 2007

Published by Chevy Chase Estates Association, Inc.
2908 Chevy Chase Drive • Glendale • California • 91206

CCEA ANNUAL MEETING AND CANDIDATE FORUM MARCH 14, 2007

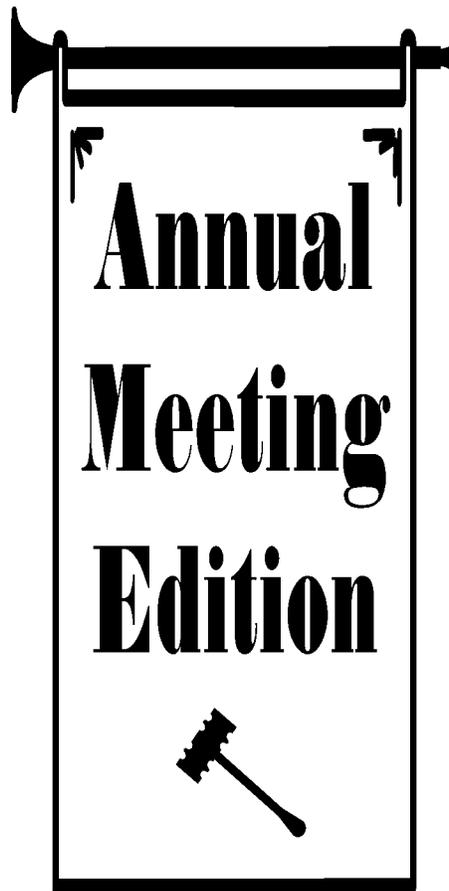
The 70th Annual Meeting of the Chevy Chase Estates Association will be held on Wednesday, March 14, 2007 at 7:00 p.m.

The meeting will be held at the Chevy Chase Country Club, 3067 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 Presidents' report, the Treasurer's report and election of Directors.

Election of Directors

There is currently one vacancy for a Director position. 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 Dick Murray, CCEA President, 2908 Chevy Chase Drive, Glendale, CA 91206.



If you are concerned about the future of the Canyon, CCEA encourages you to get involved. If you would like more information, please contact Dick Murray at 240-2305.

Candidate Forum

For more than 40 years, CCEA has sponsored a City Council Candidate Forum at the Annual Meeting to give Canyon residents an opportunity to hear from individuals running for City Council. The forum will be moderated by the well-known freelance journalist Will Rogers.

The April 3rd City Council election is vital to the future of Chevy Chase Canyon and the entire City of Glendale. We encourage all members to attend the Candidate Forum and to vote in this important election.

Come On Down!

The Annual Meeting is a great opportunity for you to meet your CCEA Board of Directors and the City Council candidates, discuss issues which are important to you and have a say in the future of our beautiful Canyon. See you at the Country Club on March 14th!



City Election is April 3rd

Why Your Vote Counts!

Two City Council seats are up for grabs at the April 3rd election. For the sake of our families, our homes and our Canyon, we all need to give the candidates careful consideration. The future of our city is up to *you!*

Here is one issue you might consider when casting your vote.

Over the past 10 years, what have candidates *promised* about preserving our hillsides and which candidates (if any) kept those promises after they were sworn in?

It seems that some of these folks — once they were safely ensconced in our City Hall — either forgot their promises or had a serious change of heart. As Council Members, their “Protect the hillsides!” campaign slogans rapidly changed to, “You can build a house on a cliff as long as the design is good!”

Despite floods which caused tremendous property damage — including hillside houses which slid right down their hillsides — City employees and the City Council con-

tinue to approve conditional use permits and variances which result in irresponsible and dangerous development of our hillsides.

Remember what Eleanor Roosevelt said: “If someone betrays you once, it is his fault; if he betrays you twice, it is *your* fault.”

Consider the future of our Canyon and of our entire city when you vote. You really can make a difference!



Real Estate News

Canyon sales since July 2006

(data from the Los Angeles County Tax Office)

by Brit Trydal

<u>Address</u>	<u>Br/Ba</u>	<u>Sq Ft</u>	<u>Sales Price</u>	<u>Address</u>	<u>Br/Ba</u>	<u>Sq Ft</u>	<u>Sales Price</u>
1552 Arundle Pl	4/4	3,779	\$1,600,000	3161 Grangemount Rd	4/3	2,700	\$1,008,000
2016 Buckingham Pl	4/3	2,174	\$870,000	3184 Hollyburne Ct	3/3	2,665	\$1,110,000
2059 Buckingham Pl	4/3	2,174	\$910,500	2639 Kennington Dr	3/2	2,069	\$780,000
3124 Buckingham Rd	3/2	1,794	\$770,000	2728 Kennington Dr	3/3	2,551	\$1,095,000
3170 Buckingham Rd	3/2	2,257	\$855,000	3017 Kirkham Dr	5/4	2,952	\$960,000
2315 Cascadia Dr	4/4	2,493	\$900,000	3135 Linda Vista Rd	3/2	2,012	\$1,100,000
2142 E Chevy Chase Dr	3/2	1,517	\$670,000	950 Norham Pl	4/4	3,159	\$995,000
2252 E Chevy Chase Dr	2/2	2,014	\$655,000	3081 Paddington Rd	3/2	2,645	\$1,395,000
2411 E Chevy Chase Dr	3/3	2,313	\$1,000,000	1601 Parway Dr	3/2	2,516	\$1,200,000
2618 E Chevy Chase Dr	2/1	1,023	\$575,000	3502 Saint Elizabeth Rd	3/2	1,960	\$830,000
2820 E Chevy Chase Dr	2/2	1,611	\$720,000	3623 Saint Elizabeth Rd	3/2	1,624	\$749,000
3068 E Chevy Chase Dr	3/2	1,489	\$742,500	2960 Saint Gregory Rd	3/2	1,815	\$1,200,000
3226 Cornwall Dr	3/2	2,431	\$895,000	3800 San Augustine Dr	3/2	2,046	\$1,080,000
3163 Emerald Isle Dr	3/3	2,836	\$980,000	3844 San Augustine Dr	2/2	1,834	\$795,000
3308 Emerald Isle Dr	4/3	2,184	\$890,000	3931 San Augustine Dr	3/2	2,046	\$775,000
3510 Fallenleaf Pl	4/3	2,498	\$940,000	1639 Sheridan Rd	3/2	2,112	\$850,000
2338 Flintridge Dr	4/5	3,027	\$1,430,000	1006 Thornwood St	3/3	2,665	\$1,010,000
1636 Golf Club Dr	2/2	1,127	\$650,000	1009 Thornwood St	4/3	3,029	\$965,000

Presidents' Message

by Dick Murray

It's hard to believe, but 2007 marks the 70th birthday of the Chevy Chase Estates Association. This past year was very busy and extremely challenging for CCEA. Let me bring you up to date on just a few of 2006's most important events which affect our beautiful Canyon.

City Purchases Open Space for Canyon

The City purchased a large tract of land in the Canyon for use as open space.

The owner of the steep, wooded 72-acre parcel known as Flint Canyon had submitted plans to develop up to 39 multi-million-dollar homes.

To its credit, the City expressed a willingness to consider buying the property to avoid having dozens of massive hillside homes built in the Canyon.

Unfortunately, talks stalled.

CCEA lobbied strongly for the City's purchase of the land, and received enormous support in our efforts, particularly from V.O.I.C.E. (Volunteers Organized In Conserving the Environment), the Glendale Coordinating Council and many of you who sent e-mails and letters to City Hall and appeared at City Council meetings.

Ultimately, to our relief and delight, the City did manage to purchase this very large tract of land and has agreed to dedicate it as open space.

CCEA often strongly disagrees with the City Council regarding what is appropriate development in the Canyon. In this case, however, the City Council is to be complimented whole-heartedly. The Flint Canyon purchase is the third large tract of land purchased by the City over the past few years for use as open space. (The other purchases were the 78-acre Poulsen Tract between Scholl Canyon and East Chevy Chase Drive, and the 148-acre Murchison Tract overlooking the Canyon.)

Our thanks to the City and to everyone who supported our efforts to save this beautiful part of the Canyon from over-development.

City Council Reverses Earlier Decision, Allows Development on Steep Hillside Lot

At first glance, 2632 Kennington Drive looks like all the other cases in which a speculating land developer claimed he wanted to build his "dream house" on a lot which was clearly unbuildable under the law. (As a reminder, previous "dream

houses" have been put on the market before construction was completed, and in one particularly egregious case, before construction even began.)

This case, however, has a twist. In 1999 and 2000, the developer's father had tried to develop the same piece of property. At that time, the project was turned down flat: the Zoning Administrator, the Board of Zoning Appeals (BZA) and the City Council upheld the Hillside Ordinance and denied the developer's application because the lot was too small, too narrow and much too steep.

But oh, what a difference a few years – and a change in personnel and elected officials – can make.

In 2006, this very same piece of land was approved for development by a different Zoning Administrator (the now-infamous Edith Fuentes, often referred to as "the woman who never saw a variance she didn't like") and a different set of BZA members.

Shocked at this inexplicable turn of events, CCEA engaged a land-use attorney and appealed the case to the City Council. Canyon residents flooded the City Council with

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letters and e-mails opposing the project. On the evening of the hearing, more than 40 Canyon residents attended the City Council meeting to express their outrage.

But rather than getting a fair hearing, CCEA and the Canyon residents faced an angry, confrontational and condescending City Council.

In a series of lectures which stunned residents, three City Council members verbally attacked CCEA for appealing the case and engaged in unconscionable personal attacks on neighbors who dared to express their concerns about a case which had obviously already been de-

cided by these City Council members.

In the final tally, Councilmen Yousefian, Najarian and Weaver (who, incidentally, is running for re-election in April) voted in favor of the developer; Councilman Manoukian was absent; and Councilman Quintero alone voted against the project, stating that it clearly did not meet the standards required for an exemption under the Hillside Ordinance.

Get Out and Vote!

Two City Council seats are up for election in April. If you care about your property value and the quality of life in the Canyon, please make it a

point to find out which candidates have shown support for the Hillside Ordinance and which ones have clearly flouted it in favor of big-money developers.

We need Council members who will stand up for what is best for the entire community, not just for the developers who make large campaign contributions. If you are fed up with false promises about strengthening the Hillside Ordinance, be sure to talk to the candidates at our Candidate Forum on March 14th. And cast your vote for individuals who are serious about protecting the Canyon.



Where Is the Tree Ordinance?

Way back in June of 2005, a CCEA member noticed several native oaks being hacked to the point of disfigurement. After reporting this to the City, CCEA was advised by the Parks & Recreation Department that it had been ordered to *cease all enforcement of tree-cutting violations* unless an individual actually cut down an entire tree!

Parks & Recreation claimed that the current ordinance does not specifically address “pruning” and that, unless a pruned or cut tree dies within one year of the pruning, the City has no case

against the offending party under the existing ordinance.

On August 30, 2005, as a result of CCEA’s urging and many e-mails and letters from Canyon residents, the City Council directed Parks & Recreation to draft a revised tree ordinance.

As of today – almost a year and a half later – there has been no progress made. In the meanwhile, one can only imagine how many “protected” trees have been mutilated or killed.

If you care about the future of our trees, let the City Council know!

New Website for CCEA

CCEA has a whole new website, with exciting features to keep you informed. Visit

<http://www.chevychasestates.us>

for the latest news and information about the Canyon.

The new website includes a blog which allows *you* to inform CCEA and your neighbors about items of interest to Canyon residents.

We encourage you to visit the website often and share your stories – both good and bad – about what’s going on in the Canyon.

