

First Petition

June 19 37

TO The Planning Commission
Glendale, California

Gentlemen:

The undersigned, residents of Chevy Chase Estates, City of Glendale, State of California, and constituting a duly appointed committee of Chevy Chase Estates Association to register this protest, do hereby present this protest individually and as a committee representing the residents of Chevy Chase Estates, who are members of the Chevy Chase Estates Association, to the approval or acceptance of the proposed subdivision of, or any subdivision of that portion of Chevy Chase Estates now occupied by and devoted to the golf club and golf course, and as grounds for this protest respectfully submit the following:

1. That upon the original subdivision of Chevy Chase Estates it was generally represented to all prospective purchasers, many of whom subsequently became owners and residents of Chevy Chase Estates, that the golf club and golf course was a permanent institution in the heart of Chevy Chase Estates, and would be maintained as a recreational opportunity available to the residents and property owners of Chevy Chase Estates.
2. That the proposed plan of subdivision is not in keeping with the type of high class residential development contemplated by the original subdivider and purchasers and property owners, but that said plan proposes many lots of such small area so as to make it impracticable to maintain the high standard of restrictions now existing against the surrounding property.
3. That said proposed plan of subdivision is not in keeping with the type of landscaping and residential development most suitable to the natural contour and beauty of said tract.
4. That there is but one entrance to Chevy Chase Estates from the City of Glendale, which follows the contour of a natural water course draining a large portion of the entire district including that portion now sought to be subdivided; that during periods of frequent floods and heavy rainfall, Chevy Chase Drive carries a large volume of water, reaching such proportions so as to become a menace to many residents in the City of Glendale in that area in the vicinity of the natural water course over and along and upon which Chevy Chase Drive is constructed; that the proposed subdivision with paved streets and the diversion of considerable water from house tops will only add to the menace now existing.
5. That the golf course which it is now proposed to subdivide, constitutes an area in excess of forty (40) acres. It is a natural drainage for the canyon, and in its present condition absorbs and holds back a considerable volume of water, and the undersigned are so informed and believe that by reason of the nature of the soil and the contour of the ground proper disposal of sewage cannot be secured except

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through the construction of a sanitary sewer, and that to permit the subdivision of the golf course, without provision being made for proper sewage disposal, would create a serious menace to the health of not only the residents of Chevy Chase Estates, but to those citizens of Glendale now residing in the vicinity of the natural drainage from Chevy Chase Canyon.

This committee respectively requests that any plan for the subdivision of Chevy Chase golf course be rejected.

DATED: This 14th day of June, 1937.

Sylvia Moody
Allice Bare
Ruth Kelfield

visited the
homes for
signatures

PROPOSED PLAN - OPERATION OF GHEEVY CHASE GOLF CLUB

Incorporation: A corporation should be organized under laws of California, chartered to own and sell real estate, operate a club, etc.

Sufficient stock should be authorized to permit purchase of property from proceeds of stock sale at par. Initial issue of stock should be for an amount required for working funds of the corporation, a minimum of \$2,000 and a maximum of \$4,000. Additional stock to be sold should be to provide funds for purchase of golf club property and should be impounded for such purpose.

Lease: The golf club property should be taken over from the bank on the following basis:

1. Lease for one year, with option for renewal for one additional year. Rental to be equal to bank costs for taxes and fire insurance, and bank agrees to use rent for such purposes. Corporation to be responsible for other costs and expenses, except normal wear and tear.
2. Option to purchase property at any termination date of lease for _____.

After termination of lease without exercising option to purchase, affairs of corporation to be wound up, impounded funds received from sale of stock for purchase of property returned without interest to stock-holders, and assets remaining distributed to holders of stock sold for working funds.

If option to purchase is exercised, purchase agreement with bank will provide for operation of the property as a golf club for a period of _____ years.

Revenues: Revenues for operating, except from stock sales for working capital, should come from dues and fees.

Dues: It is proposed that dues-paying memberships be established

with dues of \$5 per month per family. Such memberships will carry no obligations, nor establish any rights until such time as the maximum number of memberships the club can efficiently handle have been issued. When such a time comes, the club will be changed to an exclusive basis open only to members. New members may then come in only as old ones go out and preference should be given those applicants for new memberships who are property-owners in the district.

Fees: Green fees, club-house rentals and meal charges should be on a competitive basis, with percentage discounts (perhaps) to members until the club becomes exclusive.

Operations: Corporation should be operated by a small Board of Directors who should be required to vest actual management in a qualified Manager.

The Board should have full power to determine when the club should go on an exclusive basis, that is, when a certain number of memberships have been issued, the golf course might become exclusive for members, but the club house open for non-member parties. The Board should have power to modify the exclusive rules to cooperate with the tract office in granting guest privileges to prospects, to individual hotels for their guests, etc.

The Board should have full power to establish and change all fees.