

# Tract revision may improve chance for city approval

By JACK COOK  
Daily News Staff Writer

A revised plan for Glendale's Hensler-MacDonald housing tract may have increased the tract's chances for approval, spokesmen for neighboring homeowner groups indicated Wednesday.

On Tuesday, the City Council granted developer James P. Baldwin a time extension until July 19 to work out problems with the proposed 792-unit development.

Nearby Chevy Chase-area homeowners were supported in their opposition by the Planning Commission, which recommended rejection of the project. The opposition was based on a variety of factors, such as access, water drainage and the cutting of ridge lines.

Baldwin originally proposed 792 units on the 316 acres, leaving more than 100 acres as open

space. That plan included a combination of clustered units and single-family sites.

Baldwin also offered an alternative proposal of 640 single-family homes.

On Tuesday, he said he was offering a third alternative: a 640-unit clustered housing development on 80 acres.

The reduction in developed acreage garnered support from spokesmen for two homeowner groups opposed to Baldwin's original tract. Baldwin said the new plan also would require access only from the Glendale Freeway, plus an emergency access road at Cascadia Drive.

Baldwin's previous plan faced the problem of extending Mountain Street north to the Emerald Isle tract, plus other access problems.

Albert W. Leland, president of the Chevy Chase Estates Association, said Wednesday that his association board has not taken a

stand on the new proposal. His opinion, and that of several other board members, he said, is that the new scheme "utilizes the land that we feel will be of the least detriment to the hillside area." Another point in the new plan's favor is the amount of grading necessary compared with the previous proposal, he said.

Baldwin's proposal would donate 230 acres for use as open space. Leland said he thought the area proposed for development would be acceptable to the majority of neighboring residents. He said the new proposal leaves most of the site in its natural state.

He retains some concern about the design of the tract, Leland said, and also with the proposed density.

Mark Jay Salkin, a lawyer representing the Chevy Oaks Owners Association, said Wednesday a group of owners' representatives met with Baldwin Friday. The group agreed not to oppose Baldwin's request for a continuance, Salkin said.

Salkin said he thought the feeling among homeowners' representatives was that the 80 acres is "a proper amount (of land) to use," considering homeowners' desire to retain hillside open space.

Salkin said Baldwin's new design had other problems, but he would prefer to discuss them after homeowners have held another meeting with Baldwin.

Though plans for clustered housing historically have run into trouble in the hills, Salkin said neighborhood groups are willing to consider some form of clustered development, "considering he (Baldwin) needs a high density to make a buck."

Salkin said his group is opposed to Baldwin's first two proposals, but for now is taking a neutral stand on the third plan.