



*President's Message by Acting President Krista Michaels*

Dear Neighbors and Friends,

NBCUniversal has embarked upon its 25-year "Evolution Plan" (see below "Development Update"), and is putting in place \$100 million in new traffic mitigations to be phased in over the years of the Plan's development.

A traffic mitigation important to our neighborhood is a new on-ramp from Universal Studios Drive (the bridge) onto the southbound (SB) 101 Freeway. According to NBCU, this on-ramp will take much of NBCU's visitor traffic directly onto the SB 101 Freeway without going through our neighborhood. NBCU has accelerated the building of this on-ramp to manage the expected traffic increase from the "Harry Potter" attraction opening in 2016.

**CALTRANS AND THE BARHAM OFF-RAMP**

A controversial aspect of these mitigations is Caltrans' decision to close the SB 101 Barham off-ramp. There has been considerable outcry from the local communities about this closure, and with good reason, as this change will directly affect not just the CPPOA neighborhood, but also the Hollywood Knolls and Hollywood Manor, the Hollywood Dell, and the Outpost communities.

**DEVELOPMENT UPDATE**

**2775 Cahuenga Blvd West** The 42 single-family homes on this small-lot subdivision are soon to open. DS Ventures is the developer and the homes in this gated community are built by Lennar. The houses range from 1,394-2,111 sq.ft. with 2-3 bedrooms, 2-1/2 to 3-1/2 baths and 2-car garages. The houses are advertised on Lennar's website as priced in the upper \$900,000s. Small lot subdivisions allow small lots with minimal street-front and setback requirements and are for only single-family homes. Unlike condos, owners own the house and land, and can buy and sell these types of residences like conventional houses.

**3696 Fredonia Drive** Residents on Fredonia were successful in downsizing the scope of a proposed multi-family dwelling that was out of scale for their street. As a result of the residents' efforts, which were supported by CPPOA, City Planning required the developers to re-design a project more in keeping with the neighborhood. Successive meetings between the residents and the developers, and a re-design by architect Kevin Mulcahy, created an improved design that was acceptable to both the developers and the residents. The City Planning-approved design is for 3 units, the unit fronting on Fredonia to be one story with 3 bedrooms and 2-1/2 baths; the two units behind are two-story, with 2 bedrooms and 2 baths each. Conditions attached to the project are limits on height and requirements for setbacks and greenscape.

**Carl's Jr. at 3770 N. Cahuenga Blvd West** This project will be a rebuild with facade enhancements, interior improvements & new signs incorporating "Green Burrito" into the primary signage. There will be 64 indoor seats and 37 onsite parking spaces. There is no increase in square footage.

**John Anson Ford Theatre Expansion** The theatre complex will undergo a \$19.7-million makeover, to be completed by the summer of 2016. Included are a reconstruction of the amphitheater stage, a new picnic terrace, a 2-story structure with lower-level concessions kitchen & upper-level offices, a new 3-level parking structure, new box office and conference room, and a 299-seat theatre. Also included is a 0.75-mile hiking trail.

**Current NBCUniversal / Universal Studios Projects**

**New Parking Structure** This 5,000-space parking garage is scheduled to open in 2016.

**Theme Park Attractions**

**Simpsons Springfield USA** Set to open in the spring/summer of 2015.

**Fast and Furious Supercharged** This ride will also open in the spring/summer of 2015.

**The Wizarding World of Harry Potter** Scheduled to arrive in the spring of 2016.

**Evolution Plan Traffic Mitigations** Construction has begun on all of the following projects to be completed later this year or by 2016:

- Construction of a new pedestrian bridge crossing over Lankershim Blvd from the Universal City Metro stop to the tram that runs to the theme park entrance
- A new right-turn lane at Barham Blvd turning onto W.C. Fields Drive at the 101 Freeway
- Two additional traffic lanes on Universal Studios Blvd (the bridge over the 101 Freeway at Cahuenga Blvd West)
- Widening of W.C. Fields Drive between Barham Blvd and Universal Studios Blvd (the bridge)
- Widening of the Lankershim/Regal on-ramp to the southbound 101 Freeway and extending the right-turn lane onto the on-ramp
- Addition of 3 traffic lanes on Universal Hollywood Drive (the main entrance on Lankershim Blvd)
- A new on-ramp from Universal Studios Blvd (the bridge) onto the southbound 101 Freeway; designed to direct the majority of theme park visitors from NBCU parking garages directly onto the freeway without using Cahuenga Blvd West; necessitates the closure of the Barham/Bennett off-ramp

Our community's LAPD Senior Lead Officer is  
**Officer Robert Benavidez**

Off: 818-623-4001 Cell: 818-634-0978

Email: [32151@lapd.lacity.org](mailto:32151@lapd.lacity.org)

**North Hollywood LAPD Front Desk: 818-623-4016**

Caltrans (California Department of Transportation) is the state agency that has jurisdiction over our freeway system and their stated reason for the closure is safety: The new SB 101 on-ramp (often called the "drop-ramp") will be too close to the Barham off-ramp to allow for safe "weaving" of cars entering the freeway from the new on-ramp and cars exiting the freeway at the existing Barham off-ramp. An additional reason cited by Caltrans is an allegedly higher-than-average accident rate at the Barham off-ramp.

The drop-ramp has been on the City's planning books for many years. As the Evolution Plan developed, community leaders were told that NBCU wanted the Barham off-ramp kept open (it provides additional access to their site) and that NBCU was in discussions with Caltrans.

Our community found out about Caltrans' closure decision in late June 2014 from NBCUniversal. Caltrans held a public meeting about the closing of the Barham off-ramp on July 8, 2014. Since then NBCU has presented the traffic mitigations and answered questions about the Barham off-ramp at many community group and neighborhood council meetings.

**ANOTHER REVIEW**

In mid-November 2014, I joined with Anastasia Mann (Hollywood Hills West Neighborhood Council president), Daniel Savage (Hollywood Knolls president), and Michael Meyer (Outpost Homeowners Association president) in a conference call with NBCU to ask that they hire another transportation company to review the Barham on-ramp/off-ramp configuration and see what alternative could be found. NBCU has hired Iteris, Inc., a well-respected traffic engineering company, to find a possible new location for the Barham off-ramp and Iteris is in the review process now.

But community dissatisfaction remains high. A recently-formed local group, Keep The Barham Ramp Association (KTBRA), filed a lawsuit at the end of last year to stop the closing of the off-ramp. That lawsuit is pending.

**CPPOA OPPOSES THE CLOSURE OF THE BARHAM OFF-RAMP**

We are doing everything we can to find a safe way to keep access to our community as direct as it has always been. We have suffered for decades as NBCU's visitor traffic clogged our local thoroughfare, and when the "Harry Potter" attraction opens in 2016, we can expect a tsunami of additional traffic.

We worry that life safety personnel (fire, police, paramedics) will not be able to reach our community if there is greater traffic gridlock.

Our board is determined to find a configuration that will allow the new on-ramp and the Barham off-ramp to co-exist. Currently we are discussing other options that could eliminate the weaving safety issue.

**WHAT HAPPENS NOW?**

We are waiting for the results from Iteris's review and for a response from the judicial system. We send out regular notices to our members to keep them updated and to invite them to attend important community events and meetings.

We invite you to join CPPOA. We welcome owners, renters, business folks. We won't inundate you with emails and we NEVER release our email addresses for any reason, but we do send notices of issues important to our community. It's the only early-warning system we've got. And it works.

**DON'T FORGET TO VOTE !!**

**General Election: Tuesday, May 19, 2015**

We will have a new Councilmember for CD4, and that position has more effect on our daily lives than any other elected official.

**NEIGHBORHOOD BEAUTIFICATION**

CPPOA, along with all the associations representing neighborhoods adjacent to NBCUniversal's studio/theme park, will receive \$200,000 from NBCU to support neighborhood improvements.

In our neighborhood this money is dedicated specifically for improvements on Cahuenga Blvd West from Mulholland to Lankershim Blvd. A portion of this money will be used to construct three planted medians along the boulevard. These medians are designed to enhance the community's appearance and as a traffic-calming measure.

Besides planted medians, what other improvements would you like to see on Cahuenga Blvd West?

Email us at [info@cppoa.org](mailto:info@cppoa.org) and give us some suggestions.

**IMPROVEMENTS IN OUR LOCAL PARK**

As part of their efforts to improve parks in the neighborhoods adjacent to the theme park, NBCUniversal will soon begin an improvement project at our local El Paseo de Cahuenga Park. This initiative will include the construction of a 10-ft. high, 400-ft. long sound wall along the freeway, as well as new plantings and equipment for the park. Decomposed granite walkways will bring our park into ADA (Americans with Disabilities Act) compliance and will allow easier and safer access for seniors and folks with disabilities.



**Cahuenga  
Pass  
Property  
Owners  
Association**

P.O. Box 1655  
Hollywood, CA 90078

CLOSING THE SB 101 BARHAM OFF-RAMP  
INFORMATION IN THIS NEWSLETTER

**CPPOA BOARD OF DIRECTORS**

**OFFICERS**

Acting President	Krista Michaels
Vice President	(vacant)
Secretary	Timothy Thornton
Treasurer	David Kegaries

**COMMITTEES**

Development	Steven Goldfisher Azar Kattan Krista Michaels Steven Kates Judy Marlin
Hillside Federation Representative Community Beautification Ventura/Cahuenga Blvd. Specific Plan Design Review Board Hollywood Hills West Neighborhood Council Rep. Valley View Elementary Liaison Membership & Outreach Newsletter	Timothy Thornton
Transportation & Traffic	Krista Michaels Dan Bernstein Karen Riesenfeld Azar Kattan Krista Michaels David Kegaries Rich Joludow Sarah Hunt Dan Bernstein David Kegaries Curtis Wollman
Historic Preservation Bicycle Liaison City Services Safety / LAFD Liaison	

Website Design by Hillary Carlip of FlyHC Multimedia

**SHARE THE ROAD**

As more and more Angelenos use bicycles for transportation, remember to allow a minimum of 3 feet as a buffer space when passing a cyclist. The "Three Feet For Safety Act" went into effect in California on September 16, 2014.

*What is*

**"NEXTDOOR CAHUENGA PASS"?**

Nextdoor Cahuenga Pass is described on its website as a "free private social network for our neighborhood community." The website identifies its purpose as a way for "residents to get to know each other, ask questions, share recommendations and discuss safety." It's a great way to connect with others in our neighborhood.

For more information, go to <https://cahuengapass.nextdoor.com>

*IN MEMORIAM*

CPPOA would like to recognize the passing of long-time community member Max Zollman, who passed away on November 14, 2014.

Many of us remember Max's regular presence at the Theatre West polling place every election day. Max was an enthusiastic supporter of our community and he will be greatly missed.

**MEET YOUR BOARD**

Your Board of Directors is made up of community members who volunteer their time.

**DAN BERNSTEIN** has lived on Passmore Drive since 1973 and was part of the group that persuaded Universal Studios to cover its amphitheater. He has served on your Board of Directors continually since 1973 and as President from 1985-1990 and from 1999-2000. Dan helped form our Hollywood Hills West Neighborhood Council. In his professional life, Dan is a Certified Public Accountant.

**STEVEN GOLDFISHER** has lived in the Cahuenga Pass since 1990 and has served on the CPPOA Board of Directors for most of that time. He is an attorney whose professional practice is focused on the entertainment industry, publishing and new media.

**SARAH HUNT** moved to the Cahuenga Pass in 2002 because it offered a house surrounded by trees and wildlife but with the convenience of the city at her doorstep. She works in television and cares about preserving green space and preventing oversized developments.

**RICH JOLUDOW** bought his Cahuenga Pass home 19 years ago. He is a civil engineer and he wants to preserve our neighborhood from extreme out-of-character development.

**STEVEN KATES** was born and raised in L.A., and says he would like to retire – if only he knew what he'd be retiring from.

**AZAR KATTAN** has lived on Cadet Court since 2002. She served on the CPPOA board from 2007-2008 and rejoined the board in 2014. In her professional life, Azar is a hospital administrator.

**DAVID KEGARIES** has been a resident of the Cahuenga Pass since 1974. He has served as Treasurer for many years. David works in commercial banking and is also a Certified Wine Educator.

**JUDY MARLIN** has been a homeowner in the Pass for over 30 years, and has served as a board member since 2000 and as our President from 2012-2014. She was our liaison to NBCUniversal to re-paint and re-landscape our Fire Station 76, and she worked with CBS Outdoor to lower the brightness of the Disney billboard at Barham & Cahuenga Blvd East. Judy worked for 35 years as a producer, associate producer and post-production supervisor for feature movies, TV movies and mini-series.

**KRISTA MICHAELS** has owned a home in the Pass since 1986 and joined the board in 1987. She is a past President of CPPOA and is currently acting President. She was co-founder of Communities United for Smart Growth and is the owner of Designworks Architectural Signage & Graphics.

**KAREN RIESENFELD** is Hollywood born and bred and a 2nd generation Cahuenga Passer. She and her partner Steven live in the Bernett Drive home her parents bought in 1973. A Marriage & Family Therapist for most of her working years, she is now retired and volunteers at a food bank, co-leads a group at a Grief Support Center, and makes jewelry.

**TIMOTHY THORNTON** has lived in the Cahuenga Pass since 1993. He has been a member of CPPOA's board since 2012 and presently serves as Secretary. He has been appointed by Councilmember Tom LaBonge as a member of the Ventura-Cahuenga Boulevard Specific Plan Design Review Board, and in his professional life, Tim is an attorney whose practice is focused on commercial insurance.

**CURTIS WOLLMAN** has lived in L.A. since 1982 and in the Hollywood Hills for a decade. He is a personal trainer who has helped many individuals reach their fitness goals. His focus is on safety, enhancing our quality of life, and actively helping our community reach its goals.

**CPPOA  
HOTLINE NUMBERS**

*Clip this section & post  
for easy referral:*

**City Councilman Tom LaBonge**  
213-485-3337  
**County Supervisor Sheila Kuehl**  
213-974-3333  
**Mayor's Office**  
213-978-0600  
**Quick Access to City Hall**  
Dial 3-1-1  
**North Hollywood LAPD  
Front Desk**  
818-623-4016  
**Non-Emergency Police**  
877-ASK-LAPD  
**Univ. Studios Noise Hotline**  
818-622-2995  
**Dept. of Bldg & Safety**  
213-473-3231  
**Senior Services**  
213-482-7252  
**Graffiti Removal**  
Dial 3-1-1  
**Bulky Item Pick-up &  
Dead Animal Pick-up**  
800-773-2489  
**Downed Power Lines /  
Emergency - DWP**  
800-342-5397  
**Gas Leaks**  
800-427-2200  
**House Hazardous Waste**  
800-988-6942  
**Bureau of Street Services  
& Street Lighting Repair**  
800-996-2489  
**Trees in Wires - DWP**  
818-775-5398  
**Abandoned Vehicles**  
800-222-6366  
**Streets / Sidewalk /  
Pothole Repair**  
800-996-2489  
**City Attorney**  
213-978-8100  
**Neighborhood Prosecutor**  
213-978-7878  
**Business Tax & Permits**  
213-473-5901  
**Trash Pickup (Missed)**  
800-773-2489  
**COUNTY 24-HR HOTLINE**  
Dial 2-1-1 for  
**Crisis Intervention  
Domestic Violence  
Child & Elder Abuse  
Homeless Shelters/Work Info  
Health Svcs./Medical Clinics  
Parenting Resources  
Property Tax Info & More**

**PLEASE JOIN AND SUPPORT YOUR COMMUNITY**

**CAHUENGA PASS PROPERTY OWNERS ASSOCIATION**

A Non-Profit California Mutual Benefit Corporation Incorporated for Residents and Property Owners in the Cahuenga Pass

P.O. Box 1655, Hollywood, CA 90078

**ANNUAL DUES: Household: \$30 Seniors: \$20 Patrons: \$100**

NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_ CITY, STATE, ZIP \_\_\_\_\_

PHONE \_\_\_\_\_ FAX \_\_\_\_\_ EMAIL \_\_\_\_\_

AREA OF INTEREST OR CONCERN \_\_\_\_\_