



**Cahuenga
Pass
Property
Owners
Association**

P. O. Box 1655
Hollywood, CA 90078

Representing the Cahuenga Pass Since 1952

The

PASSWORD

The Newsletter of the Cahuenga Pass Property Owners Association

October 2005

CAHUENGA BEAUTIFUL

President's Message by Krista Michaels

I had grown accustomed to the city's empty coffers, accustomed to giving in and giving up. Our commercial district grew less and less inviting: Fewer street trees, less greenery, more concrete and hardscape, that word that means less maintenance for the city and less beauty for the citizens.

And then two years ago, my epiphany: One morning I watched in silent despair as Caltrans workers hacked away at the few remaining eucalyptus trees leaning at the back of our El Paseo de Cahuenga Park. I had stood by as, year by year, our local park, once a lovely oasis, was de-greened: bushes slashed away, shade trees lost, flowers a memory.

The Cahuenga Pass Property Owners Association cried foul, and out of that experience five things happened.

The first: Council Member Tom LaBonge came to rescue our park the following morning at 8 AM. He brought with him officials from Caltrans, Rec & Parks, & DWP, and he was met by the CPPOA, the Hollywood Beautification Team and community activists. A plan to revive our park was born.

The second: I found out that the city has beautification grants for community groups who want to beautify our city and city personnel who actively want to help in creating that beauty.

The third: I founded Cahuenga Beautiful, a group devoted to the beautification of the Cahuenga Pass. Joining me were members of the CPPOA Board of Directors and citizens from the community. Re-greening our park became Cahuenga Beautiful's first project, still ongoing.

The fourth: We began to require that developers who were going to add traffic to our community must also add community improvements. The McGregor Company is building our first planted median in front of the former Hanna-Barbera building; DS Ventures will build (5) 200'-long planted medians on Cahuenga Blvd West from Hillpark to Woodrow Wilson/Mulholland and will contribute \$25,000 to Cahuenga Beautiful. The developer of the Braille site has promised us another big beautiful median in front of his condo project as well as a generous contribution to Cahuenga Beautiful. Nissan will work with CPPOA on neighborhood improvements and will contribute to Cahuenga Beautiful.

And lastly: CPPOA has reached out to our business community in an effort to join together to improve our neighborhood. The response has been heartwarming and generous. Some of our business owners are contributing to our graffiti-removal fund and others have agreed to water our future street trees.

Cahuenga Beautiful is just about to begin our second project: Tree-planting on Cahuenga Boulevard West.

Come join us. You don't have to pay dues. You don't have to join any boards. You don't have to work on anything but beautification. All you have to have is a desire to beautify your neighborhood.

Call me and I'll tell you when & where our next meeting will be held. You can reach me at 323-876-1316. You may get a little dirt under your fingernails but at the end of the day none of us will have to stand by, as I used to, in sad despair that we couldn't make a difference.

HURRICANE KATRINA

We offer heartfelt sympathies to any in our community who lost family, friends or property in Hurricane Katrina or Rita. The Cahuenga Pass Board of Directors has made a donation on behalf of this community to the American Red Cross.

EMERGENCY PREPAREDNESS SUMMIT

CPPOA will host a Emergency Preparedness Summit for community & business leaders, City & County agencies and first-responders to prepare an emergency plan for our neighborhood in case of fire, earthquake or terrorist attack.

CALLING ALL ANGELS ... Graffiti Angels, That Is

For the past several years this community has been the grateful recipient of an annual \$5,000 grant from Universal Studios for graffiti removal. This grant was passed on in its entirety to the Hollywood Beautification Team who twice a month removed graffiti on Cahuenga Blvd West from the Hollywood Bowl to Lankershim.

This year Universal Studios has not renewed its grant and the CPPOA is seeking a new graffiti angel -- or angels -- for 2006. If you have noticed the explosion of graffiti in our area, then here is your chance to make a real difference in our neighborhood.

CPPOA has pledged the first \$500 to this coming year's graffiti fund, and Universal Nissan, Hanna-Barbera developers Cahuenga Investors LLC and John Coffey have each made generous pledges to this fund.

If you would like to become a community angel and make a contribution of any size, your check will be a tax-deductible donation. Please make your check out to "H/LABT" [Calif. Environmental Non-Profit Corp 501(c)3; Fed Tax ID 95-4358515] and mail your check to our P.O. box marked "Graffiti Angel." *Thank you!!!*

DEVELOPMENT UPDATE

HANNA-BARBERA (3400 Cahuenga Blvd West) Construction is underway by The McGregor Co. to create the Pass' first mixed-use project: Ground floor retail & offices in the south bldg; offices in the middle bldg; L.A. Fitness Center in the north bldg; a new bldg at the rear of the property by the freeway will be 47 apartments. CPPOA worked with the city and developer Bill McGregor over 2 years and Bill heard community resident Tobie Bernstein's plea for "abundant parking." He has also agreed to CPPOA's request to locate a memorial to the Hanna Barbera animation studio on the property, as well as a planted median in front of the property, a new "smart" crosswalk and an additional street light to improve traffic flow. Target completion date: Early fall 2006.

UNIVERSAL NISSAN The dealership's plan to renovate and modernize, currently underway, will have lush landscaping, a multi-story structure with several floors of parking, ground floor offices & workspaces. CPPOA met with Nissan architects and landscapers over a 2-year period to oversee the project's design elements. Target completion date: Mid-Nov. 2005.

Nissan is also the new owner of the (former) Prime Post site at 3500 Cahuenga Blvd West. CPPOA is in discussion with Nissan about possible uses for the site.

"BANANA" BUNGALOWS (2775 Cahuenga Blvd West) Planned are 76 loft condos, aimed to sell for \$650,000 to \$750,000. CPPOA is still in the process of working with developer DS Ventures and succeeded in downsizing the project by eliminating the additional free-standing houses originally planned. Also agreed to by the developer are (5) 200' planted medians along Cahuenga Blvd West between the Bowl & Mulholland/Woodrow Wilson, a new traffic signal and a \$25,000 donation to Cahuenga Beautiful.

TERMINATOR SIGN Good news to report: The Terminator sign is gone... and gone forever. City attorney Don Cocek has had a decisive win in the city's battle with Viacom/Outdoor and building owner Robert Davis. According to Mr. Cocek, both have signed documents with the city acknowledging that no sign or mural may be placed on the wall without the city's permission, and the city has a ban on advertising murals. Additionally, the Cahuenga Pass falls under an ordinance that protects the Pass from visual blight as a scenic corridor. We saw the last of The Terminator as it was painted out on Sept. 9.

101 FREEWAY EXPANSION At this time Caltrans appears to have no plans to expand or doubledeck the 101. CPPOA had board members on both Area 1 and Area 2 Citizens Advisory Committees of the 101 Task Force sponsored by our 4th District Council Member Tom LaBonge to examine short- and mid-term projects to improve traffic conditions on the freeway and on arterials. We are waiting to see which of the short-term proposals will be funded.

GOODBYE TO SPECIAL EFFECTS Local business owner & Cahuenga Blvd West property owner John Coffey has purchased the property at 3325 Cahuenga Blvd West, formerly the special effects house north of Oakcrest Market. He has renovated the site and moved his Coffey Sound business into the building. We recognize John's signature Southwest architecture and salmon-pink colors. He will add two street trees and additional landscaping to the site.

BRAILLE SITE (3520 Cahuenga Blvd West) Braille Institute sold this site to the Armenian Church who resold approx. 80% to developer Steve Erdman who is proposing a 67-unit live-work condo project that would fully comply with the Ventura-Cahuenga Blvd Corridor Specific Plan. CPPOA has met with the developer to discuss the preliminary design, traffic mitigation and community beautification.

FORMER TUDOR AT 3255 CAHUENGA BLVD WEST After the fire that nearly destroyed this office building, CPPOA has been working with owner Kevin Mills, his architect and landscape designer on the final design and landscape plan. The building will have an entirely new look. Target completion date: Late October 2005.

BE A GOOD NEIGHBOR!

It is illegal to leave out your garbage cans unless it is your trash pick-up day or the night before.

Beware -- you can be cited.

Inspector for Street Services:

Inspector Albert Armijo

818-755-7850

Posting flyers or posters on public property is illegal and carries a fine.

For poster removal, contact:

Tim Walls

Street Services Investigation

213-485-3711

Email: twalls@bss.lacity.org

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IN THE CAHUENGA PASST...

by Florence Blecher
 Vice President

Did you know ...
 ... that the area now known as the Cahuenga Pass was originally inhabited by Gabriellino natives of Shoshonean descent? They had one settlement known as Kawengna which means "little hills" and another called Toluca or "fertile valley."
 .. that early passage through the rugged terrain of the Cahuenga Pass was so difficult, at one point the U.S. Army's "Camel Corps," 77 camels and dromedaries imported from Egypt and Arabia and used during the Civil War, was tried as a means of transportation? This unusual mode of transit was called "The Camel Freight Train." In 1828 a traveler through the area, a Mr. Alfred Robinson, called "the glen of Cow-wanga an indescribable mountain road" when speaking of the Pass and its ruggedness.
 ... that Barham Boulevard, which was originally called "Dark Canyon Road," was named after Richard Barham, community leader and publisher of *The Evening Herald*?
 ... that in 1901 Los Angeles was the first city in the United States to enact comprehensive zoning ordinances?

CRIME IN OUR NEIGHBORHOOD

The Cahuenga Pass is serviced by the North Hollywood police station, even though we are a Hollywood community. Below are our neighborhood's crime stats compared to the North Hollywood area as a whole:

	BTFV:	BURG:	GTA:	ROBB:	Burglary/Theft From Vehicle
Jan 2004					
BTFV	42	5	4	1	47
BURG	5	4	0	1	9
GTA	12	0	3	1	12
ROBB	6	1	1	1	7
Dec 2004					
BTFV	34	11	5	3	45
BURG	27	5	3	1	32
GTA	15	3	1	1	18
ROBB	3	1	1	1	4
Aug 2005					
BTFV	11	3	1	1	14
BURG	13	1	1	1	14
GTA	15	1	1	1	16
ROBB	2	1	1	1	3

Our community's LAPD Senior Lead Officer is
 Officer Robert Benavidez
 Off: 818-623-4001 Cell: 818-634-0978
 Email: 32151@lapd.lacity.org
 If you have a problem or a question about crime in our neighborhood, give him a call.

- CPPOA HOTLINE NUMBERS**
Clip this section & post for easy referral:
- Councilman Tom LaBonge**
213-485-3337
 - Supervisor Zev Yaroslavsky**
213-974-3333
 - Mayor's Office**
213-978-0600
 - Quick Access to City Hall**
Dial 3-1-1
 - No.Hwd Police Front Desk**
818-623-4016
 - Non-Emergency Police**
877-ASK-LAPD
 - Univ. Studios Noise Hotline**
818-622-2995
 - Dept. of Bldg & Safety**
800-524-2854
 - Senior Services**
213-252-4030
 - Graffiti Removal**
800-611-2489
 - Bulky Item Pick-up & Dead Animal Pick-up**
800-773-2489
 - Animal Services**
888-452-7381
 - Cable TV Complaints**
213-847-6851
 - Gas Leaks**
800-427-2200
 - House Hazardous Waste**
800-988-6942
 - Bureau of Street Services**
800-996-2489
 - Street Lighting Repair**
800-303-5267
 - Trees in Wires - DWP**
818-771-4800
 - Abandoned Vehicles**
800-222-6366
 - Sidewalk/Pothole Repair**
800-996-2489
 - Commuter Express/DASH**
213-808-2273
 - City Attorney**
Civil: 213-978-7000
Criminal: 213-978-7840
 - Business Tax & Permits**
213-626-9271
 - 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 Services/Med. Clinics
Parenting Resources
Property Tax Info & More

MEET YOUR BOARD

Patricia Weber is CPPOA's Hillside Federation rep and our Membership Chair. A resident of the Pass for almost 30 years, she is a real estate agent with Keller Williams in Studio City. She specializes in the Hollywood Hills, Studio City & Toluca Lake, but loves to work with buyers in any area of the city. Prior to her real estate career, Patricia worked in interior design & construction, and she holds a professional certificate in Interior Design from UCLA. "Our area has experienced more than a 20% increase for the past 3 years," Patricia says. "This area is extremely desirable because of its proximity to the studios and to downtown." She wants to remind sellers over 55 that Prop. 90 allows them to transfer their existing tax base if they purchase in L.A. County. And she adds, "Advice is free. Please call any time to ask questions." Her direct line is 818-432-1642.

Welcome to new Board Members
Jim Etheridge & Patricia Zinn Etheridge,
 CPPOA liaison to Highlands Hillpark Condos.

Congratulations to the newly formed **Cahuenga Pass Merchants Assn.** This group meets the first Thursday of every month at 4:00 P.M. at the Good Neighbor Restaurant. For info, call 818-840-1177

IN MEMORIAM
 On 9/11/05 the CPPOA, in concert with the Hollywood/Los Angeles Beautification Team, planted three flowering magnolia trees in our local El Paseo de Cahuenga Park in memory of three fallen firefighters who perished in New York on 9/11. The CPPOA will provide a bronze plaque.

Want the latest news?
 Visit our website: www.cppoa.org
 Questions or additions?
 Contact us at: info@cppoa.org

**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 Tel: 323-692-2772
 ANNUAL DUES: \$30 (Seniors \$20)

NAME _____
 ADDRESS _____ CITY, STATE, ZIP _____
 PHONE _____ FAX _____ EMAIL _____
 AREA OF INTEREST OR CONCERN _____

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