



BENEDICT CANYON
ASSOCIATION

21 YEARS OF SERVICE
TO RESIDENTS

OFFICE OF THE PRESIDENT
P.O. BOX 1265
BEVERLY HILLS, CALIFORNIA 90213

July 25, 1969

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Residents of Benedict Canyon:

During the past two months, the Benedict Canyon Association has been engaged in resisting the attempts of the Allied Canon Company and William Bone to develop a 500 unit planned residential development and private tennis club in Benedict Canyon. While most of you are aware of our opposition to this proposed development, I believe that you should know some of the reasons why we have taken this position.

After extensive investigation, including the assistance of experts in this field, we have concluded that the proposed development is detrimental to the best interests of the residents of Benedict Canyon for a great many reasons, including:

1. The proposed condominium would not conform to the surrounding land usage.
2. The proposed roadways would create greater traffic hazards than those presently existing and might well lead to the condemnation of private property for the widening of portions of Hutton Drive and Benedict Canyon Drive.
3. The proposed density (500 homes on 200 acres) is almost double that allowable under the Santa Monica Master Plan.
4. The proposed private tennis club includes commercial usage which does not presently exist in Benedict Canyon.
5. Presently existing school conditions are overcrowded and cannot accommodate the additional children from the proposed development.
6. The proposed development ignores existing deed restrictions in the area to be developed and disregards the rights of resident property owners.

7. The appearance of the natural terrain in the area will be altered by the removal of hills and the filling in of canyons to create a single, relatively level, surface for the developer.

8. No geological survey has been made by the developer to determine the safety of his proposed land usage.

9. No provision has been made by the developer or the City of Los Angeles to determine the cost to tax payers of off-site improvements; such as sewers, storm drains, water mains and roadways; which might become necessary if the proposed development became a reality.

*now in City -
to be -
reflected*

The foregoing conclusions, and many others, compel the position which we have taken.

In order to assert our position in a meaningful manner, it is necessary for us to have the full support of the community. From time to time, as we are notified of hearings, we will request your presence to give force and substance to the presentation of our opinions.

Meanwhile, unless we have your financial support, we will be unable to conduct the studies, hire the experts, and send out the communications which are necessary to the successful presentation of our position. Please fill out the tearsheet below, and send it, with your contribution, to the Benedict Canyon Association, P.O. Box 1265, Beverly Hills, California 90213. Your contribution will be greatly appreciated.

BENEDICT CANYON ASSOCIATION

BY: *Irwin Chasalow*
IRWIN CHASALOW,
President

BENEDICT CANYON ASSOCIATION
Post Office Box 1265
Beverly Hills, California 90213
RETURN REQUESTED

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No. 276
Hills, Calif.