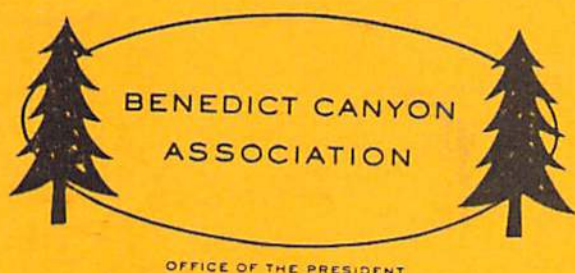


"A Better Community Through Community Effort"



P. O. Box 1265
Beverly Hills, California 90213

ANNUAL MEETING

BENEDICT CANYON ASSOCIATION

Friday, January 23, 1970

8:00 P.M.

RODEO ROOM

BEVERLY HILLS HOTEL

AGENDA:

ELECTION OF OFFICERS AND BOARD

AWARD PRESENTATION TO TED WATKINS OF THE WATTS LABOR COMMUNITY ACTION COMMITTEE FOR THE WORK DONE BY THAT ORGANIZATION IN BENEDICT CANYON LAST FEBRUARY TO CLEAN UP THE MUD DAMAGE CAUSED BY LAST WINTER'S FLOOD.

GUESTS: SUPERVISOR ERNEST DEBS
COUNCILMAN JAMES B. POTTER, JR.

SPECIAL SUBJECT: NEW PROPOSAL FOR THE DEVELOPMENT OF UPPER BENEDICT CANYON. MAPS WILL BE DISPLAYED. REPORTS WILL BE GIVEN BY OUR PROJECT COMMITTEE.

To your right as you enter the Rodeo Room will be a display table with material for you to take home -- material that could save your home, or even your life.

Watch your Canyon Crier for further reports from your Board!!!!!!

NEWSLETTER
December 1969

APPLICATION FOR PLANNED RESIDENTIAL DEVELOPMENT OF 500 DWELLINGS:

On August 21st, the City Planning Commission unanimously disapproved the conditional use application for Allied-Canon Company's proposed planned residential development in Upper Benedict Canyon.

Commission members stated that the planned development would not be desirable to the public convenience and welfare, and was not in harmony with the Santa Monica Mountail Area General Plan.

The General Plan was adopted by the City Planning Commission and by the City Council in 1964. Its purpose is to help preserve the character of the mountain areas, adapt building plans compatible with adjacent developed districts and prevent traffic congestion on mountain roads. Planning Commissioners announced that the 500 single family units planned by Allied-Canon would require excessive grading and result in building lots inconsistent with those in the adjacent area, most of which exceed minimum requirements. In addition, commissioners found the proposed single street access to be against the public welfare and safety.

In a letter to the Benedict Canyon Association, Board of Supervisors Chairman Ernest E. Debs congratulated members for their efforts in opposing the project. "Your research, your reports, and your highly technical and well-organized opposition has been very effective, and has led the way to a landmark decision," he wrote.

ATTENTION! THE ALLIED-CANON COMPANY HAS NOW
FILED A NEW TRACT MAP! SEE END OF NEWSLETTER
FOR DETAILS.

APPLICATION DENIED FOR TENNIS CLUB IN UPPER BENEDICT:

The Los Angeles Zoning Administrator has denied a request by the Allied-Canon Company for permission to construct a private tennis club in upper Benedict Canyon.

"The proposed development and use of the property involved for the establishment and operation of a privately operated recreation center would not be proper in relation to adjacent uses or the development of a community and to the various elements and objectives of the General Plan as applied to this particular area." This statement by Fabian Romano, Associate Zoning Administrator, was included in a letter to Allied-Canon explaining reasons for denial of the application.

Letters and protests of residents were also important factors in the final decision, according to Mr. Romano, as well as the Planning Commission's disapproval of the planned residential development the club was to serve.

Mr. Romano noted that the limited access to the club as presently constituted would cause traffic congestion, and unless precautions were taken, it could disrupt the normal peace and quiet of the canyon area. Pointing out that present residents have carefully adhered to current deed restrictions, Mr. Romano said granting a conditional use permit for the club would undermine the confidence these owners have in the stability and protection of zoning regulations. He also mentioned the danger in giving a special privilege to one applicant.

Denial of the application was announced on September 22nd. Allied-Canon had until October 7th to file an appeal. No appeal was filed.

LOT SPLIT APPLICATIONS IN UPPER BENEDICT:

The City Council's Planning Committee ruled against a proposed lot split in Upper Benedict, as did the full Council, on grounds it violates municipal code provisions requiring lot sizes to conform to those adjacent or nearby on the same street.

Committee members also based their decision on testimony given by the Deputy City Attorney at a public hearing August 19th. He stated that the parcel map containing the lot split had been rejected once and had been improperly re-submitted, and could not correctly be considered again.

This map had been approved by the Advisory Agency (Planning Department) and was taken on appeal by one resident to the Board of Zoning Adjustment and the City Council. Who says it doesn't pay to fight?????????????

TRUCKING MAY BE HAZARDOUS TO YOUR HEALTH!

As a result of an article by John Weaver in the Canyon Crier, calling attention to a loophole in the Municipal Code which prevented anyone in city government from having the power to prohibit a large trucking operation to import or export earth-fill, even when it was deemed dangerous to the public health, safety and welfare,

two ordinances have now been drawn up by the City Attorney and are making their way through City Hall which would remedy the situation. Both ordinances will eventually come before the City Council for a final decision and will need our full support. The Tower Grove-Beverly Grove sector was once subjected to a massive dirt-hauling operation which went on for several years, with huge dump trucks thundering around narrow hairpin curves at the rate of one every few minutes. With the large subdivisions currently being proposed throughout the hills the necessity for reasonable control of the import and export of fill is imperative.

CONGRATULATIONS.....AND MANY THANKS.....

to Dudley Trudgett, Benedict Canyon Board Member, who did a wonderful job of landscaping the lower Storm Drain Channel.

WATCH OUT!

Backing out of driveways into Benedict traffic is a dangerous undertaking during peak traffic hours. Let's be considerate - give your neighbor a break! STOP YOUR CAR and give Canyonites time to enter the traffic flow. If the thru traffic from the Valley doesn't like it, they can use a different route!

Also, if you slow down and observe the posted speed controls in our Canyon, the thru traffic will be forced to follow your lead.

NEW RULES FOR REFUSE CONTAINERS:

On November 1st, new rules governing the size, number and quality of refuse containers went into effect. Residents will be required to use containers which conform to the following specifications: 20 to 45 gallons in size, circular and tapered in shape, or metal, plastic or other sturdy material. Lids are required for containers holding garbage, and all containers should not weigh over 20 pounds empty, 80 pounds filled.

Cardboard cartons are allowed, but will be removed with their contents; grease-resistant and plastic containers are also approved if suitably fastened to prevent spillage.

Bureau of Sanitation Director Robert D. Bargnan points out that the new regulations will not only help solve collection problems, but will improve the appearance of our community. Remember, trash pickup day is THURSDAY, and cans should not be put out before Wednesday or left after Friday. Your neighbors will appreciate your thoughtfulness.

HEARINGS ON DISASTER COMPENSATION:

Hearings on a proposed state law to provide compensation for disaster victims was held in Los Angeles in October. Members discussed a proposal to provide reimbursement for up to 75% of the value of property damaged or destroyed by mudslides, landslides, floods or tidal waves. Payment would come from a fund supported by a real property transfer tax equal to 1/10 of 1% of the property's fair market value.

The Insurance Committee of the Federation of Hillside and Canyon Associations, Inc., is handling the follow-up on all insurance problems. We are most fortunate to have a Benedict representative knowledgeable in the insurance area on the committee. Our gratitude to Harriet and John Weaver.

REMEMBER THE FLOODS AND LANDSLIDES LAST WINTER?

How can we forget? A wonderful group, the Watts Labor Community Action Committee, helped a number of Benedict Canyon residents to dig out from this disaster. This group is now proposing to meet the needs of welfare mothers by providing a Child Care Center. This desperately needed service will permit these mothers to enter the labor market and become self-sufficient.

In order to build the first of five proposed child care centers, the WLCAC is raising funds - having received \$106,000. as a starter from the EYOA. To raise this money for the purchase of the land, WLCAC is sponsoring a dinner on January 30th, Friday, at the Century Plaza Hotel in the Los Angeles Room at \$25.00 per person. If you are interested in attending or contributing to this group, please contact Donald D. Richardson, 11129 So. Central Ave., Los Angeles, Calif. 90059, Tel: 564-6043.

PLANT NOW FOR EROSION CONTROL:

The same rains that can make a hill slide will also establish growth that can save it. Take advantage of the rainy season to plant ground covers and grasses, shrubs and trees that are slow and sometimes impossible to start under hot summer conditions on a dry hill. Not only will such plantings provide erosion protection against this year's rain but they will also be far advanced over any started next summer.

And while you're about it, look at your hill. Remove all dead brush and litter which may have accumulated since your last clean-up, and be sure all trenches are free of weeds and are draining properly. Pay special attention to gutters and downspouts clogged by leaves from the recent high winds. A handful of pine needles in the wrong place can mean hundreds of dollars in roof repairs.

HERE WE GO, AGAIN:

Under consideration at this moment in the City Planning Department is the most recent application of the Allied-Canon Company for a 405-lot subdivision in Upper Benedict Canyon - and a 23-lot subdivision at 2880 Benedict - and, whatever else --

Your Special Project Committee has been re-activated before we had a chance to apply the moth balls! Several new members have joined the "work Force" under the able direction of Marshall Geller, Committee Chairman and past President of your Association (1967).

The Committee is investigating the following problems: small lot sizes, widening of lower Hutton Drive, the channeling of the intersection of Hutton and Benedict to four lanes, lack of alternate access, traffic, drainage, geologic problems involved with massive grading.

The proposed subdivisions are being reviewed by our geologist, engineer planning consultant, etc. Your dues and generous contributions make it possible for the Committee to rely on competent professional advice.

First hearing on this proposed subdivision has been tentatively scheduled for about 30 days from now. Your officers, board members and committee members will handle the presentation and it is not necessary to have hundreds of people at the hearing before the Subdivision Committee of the Planning Department. If you wish to attend - you are most welcome. For any last minute information, call Marshall Geller, 274-2459.

We were fortunate in finding expert consultants to assist your Board in the many problems suddenly thrust at us. It is imperative that we follow through now with a specific community plan (our own mini-master plan), and preliminary arrangements are underway with our consultants, our committee, our councilman, and the Planning Director. Your help is needed. Many members have contributed generously, making it possible for your Association to carry through for YOU. If you have not yet sent in your check, please do so now -- the form is attached.

Success is sweet. Ours was earned. Let's continue to work together for the preservation of our Canyon - and work we must to assure its preservation.

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

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