

NEWSLETTER

24 YEARS OF SERVICE
TO RESIDENTS

AUGUST, 1972

BARBARA FINE, EDITOR

BENEDICT CANYON ASSOCIATION NEWS

LAS VEGAS NIGHT. We hope you've reserved Saturday night, September 16, from 7:30 p.m. until midnight for "Las Vegas Night at the Quincy Jones'." Come to 2670 Deep Canyon Drive for a truly memorable evening of F-U-N! FUN at the Quincy Jones' means: a "Casino Royale" with Las Vegas dealers; buffet dinner and drinks; live entertainment; and a raffle with great prizes.

Even though we've planned and planned for this special evening — and we've had a Las Vegas Night Committee hard at work for the past several months now — its success still depends upon your presence. That's right; we can't have a party without **YOU** — all of you! So, won't you please plan to attend? Send back those tickets enclosed in your invitations along with your check for \$5 per person or \$10 per couple to: Jaycie Zimmerman, 13420 Java Drive, Beverly Hills, California 90210.

Why hold a BCA fund-raising event just now? As you will see from some of the items below, our need for additional funds is great. Not only is our battle still raging with the Allied-Canon development, but two other proposed developments are beginning to be heard from, and promise to cause us all a bit of trouble in the near future. We'll need to print and mail more special bulletins and hire expert consultants. These firms, whether they are in the fields of geology, traffic or law cost money to retain — a great deal of money, as our recent experience with Allied-Canon has shown. So... your financial help is necessary, and what better way for you to help your community and also enjoy yourselves than by coming to our "Las Vegas Night"?

We'll need your help on one more item to assure the success of this evening. Those envelopes you've noticed enclosed in this Newsletter are for Blue Chip or S & H stamp books which our Las Vegas Night Committee need to turn in for cash value in order to purchase prizes for the raffle to be held that evening. Please, won't you enclose just one stamp book each, with \$.16 postage on the envelope, and return it as soon as possible to Mrs. Monroe Mendelsohn (Sally), 3027 Hutton Place, Beverly Hills, California 90210. If you have any questions about the stamp books, call her at 271-6340.

For further information on how you can help our Las Vegas Night be a success, please phone Committee Chairman Mrs. Jaycie Zimmerman, at 271-2406.

See you the evening of Saturday, September 16 at the Quincy Jones'!

BCA BABYSITTERS. The following BC Girls have completed a Red Cross Mother's Aid Course and are being recommended as baby sitters by our Association. HELENE COHN, 275-1268; LORI COLTON, 275-6763; and LESLIE CHACE, 274-1548.

BCA MEMBERSHIP. The Benedict Canyon Association needs your help now more than ever if we are to continue helping residents of Benedict Canyon! Please help us to help you: fill out the membership form on the back of this Newsletter and mail it, with your check for \$10, to: Benedict Canyon Association, Post Office Box 1265, Beverly Hills, California 90213.

BENEDICT HOUSING DEVELOPMENTS

PROPOSED WHITMAN TOWNHOUSES. Our thanks to all of you who turned out for the recent Los Angeles Planning Commission hearing on the zone change request made by Stuart Whitman, Inc., which would, if granted, allow 52 townhouses to be built on eight acres of a 21-acre parcel of land adjoining Kip, Clear View, Tower Grove and Benedict Canyon Drives. There was quite literally "Standing Room Only" in the Hearing Room of the West Los Angeles City Hall for the long (3½-hour) and lively hearing.

The decision of the Planning Commission on this zone change request will be announced after 1:30 p.m., September 21, 1972, at the Van Nuys American Legion Hall, 14541 Sylvan Street, Van Nuys. Plan to attend if possible. This zone change request is from the present RE 15-1-H to QRD 6-1-H. At present, the sole paved access would be via Kip and Clear View Drives.

During this hearing Councilman Wachs' office re-affirmed its position that the density of the proposed development is too high and that Mr. Wachs opposes this development. For further details please refer to the recent August, 1972, BCA Special Bulletin. The hearing examiner mentioned that numerous letters, mostly in opposition, had been received thus far, and that they were well thought out. Please continue sending your letters to:

Los Angeles Planning Commission
Room 561, Los Angeles City Hall
200 North Spring Street
Los Angeles, California 90012
RE: CPC #24374

ALLIED-CANON. As of press time, August 18, 1972, these are the latest developments in the rather complicated legal maneuverings concerning this development:

The developer's appeal to reverse a lower court decision upholding the 1½-acre deed restriction clause in effect for much of the land in Upper Benedict Canyon was denied on August 15, 1972. No California court has, to date, ever invalidated this type of deed restriction. As a result of this decision, it is estimated that 50 less houses may be built by Allied-Canon, possibly dropping the present total from 337 houses to well under 300.

The "Easement Battle of Deep Canyon" between Alan Keith, Quincy Jones and Allied-Canon continues. Thus far, both sides have requested, but have not been granted, restraining orders; Keith and Jones have requested theirs to keep the developer from taking their 26-foot easement, and Allied-Canon wishes to take this land and prevent Keith and Jones from re-claiming it.

A few weeks ago, Allied-Canon piled earth on the contested easement and proceeded to remove all utilities and the old Deep Canyon Drive from the area to prepare for construction of a huge drainage-retention basin. On August 17, Alan Keith brought in a bulldozer to dig out the old road, and had the utility companies remove their new installations on his easement. Television coverage, particularly on Channel 7, of these events occurred on August 14, 17, and 18, with Council man Wachs present on August 17.

On August 18, Superior Court Judge Robert Wenke ruled that Allied-Canon was not entitled to a restraining order. He stated that any further attempts at this time by Allied-Canon to build a water-retention basin on the easement in question would be in defiance of the Courts.

A decision on the Keith restraining order is due this week. Keep tuned to your television sets for further installments!

BEVERLY RIDGE. Yes, the 300-acre Beverly Ridge area is about to be reactivated. The now-flattened area is owned by the Teamsters' Pension Fund, and engineers retained by the Fund will be submitting a tentative tract map shortly for development of the area. It is expected this tract map will be for a conventional subdivision, under present zoning, which would be RE 15-1-H, or hillside single-family residential, 15,000 square foot minimum lot size. Possibly a golf course is to be included in these plans.

At this point, however, complications begin. If the density of the tentative tract map is not rolled back to one residence per acre, the new proposed hillside rate, the developers of La Costa, the exclusive resort-condominium development in San Diego County, will be conducting an economic feasibility study of constructing a type of Residential Planned Development in the area. The La Costa developers have obtained financial backing in the past from the Teamsters' Pension Fund.

Thus, it would appear that the important area to watch with this development is the density restrictions. We shall keep you posted on new aspects of this development as they occur.

TRAFFIC

BENEDICT TRAFFIC STUDY. The Benedict Canyon Association has retained Linscott Associates, Traffic and Parking Consultants of Playa del Rey, for a traffic study of the Clear View and Benedict Canyon Drives area in conjunction with our opposition at the Planning Commission hearing to the proposed Whitman townhouse development.

Although much of this study is intended to show the impact on traffic the 52 additional residences would have if built, some of its more general findings are well worth noting. Traffic counts were taken on August 8 and 9, 1972; a time when, according to the report, traffic was expected to be less than normal, particularly during the morning rush hour, due to school and work vacations.

During the morning peak hour on August 8, there 1,266 vehicles southbound on Benedict Canyon Drive, a "Collector Street" for local traffic, compared to 1,424 vehicles counted by the City one day last January. Evening peak hour traffic northbound was 1,626 vehicles on August 9, as compared to 1,384 in January.

For some sort of comparison of traffic flow figures, it was noted that Santa Monica Blvd., a "Major Highway," carried about 1,575 vehicles westbound in the north roadway during the afternoon peak hour near Century City. Laurel Canyon Blvd., a "Secondary Highway," carried 1,323 vehicles northbound when counted by the City in January, 1971.

Thus, portions of streets officially designated in the Los Angeles General Plan to carry the greatest amount of surface traffic actually carry less than Benedict Canyon Drive! The report further indicates that even though Benedict is only meant to collect and carry traffic to main arterial highways, "policies currently in effect subordinate this service to the demands of commuting through traffic."

Delay times of 23 drivers exiting from Clear View Drive were also taken: six were delayed more than one minute and one was delayed two-and-one-half minutes. Average delay was 43.6 seconds.

The report concludes that so long as the City continues its present policy of catering to through traffic on Benedict, gaps in the traffic flow during peak hours — southbound caused by an occasional slow-moving vehicle, and northbound almost non-existent because of the distance from the Tower Road signal in Beverly Hills — will continue to decline in number and time. Each new Canyon residence will increase the number of vehicles feeding into existing gaps as, at the same time, the number of vehicles using Benedict will continue to increase, mainly from overall increasing Los Angeles traffic.

The main solution the report offers is the installation of a system of traffic signal lights along Benedict Canyon Drive and other canyon roads to effect a metering operation for through traffic, thus creating more gaps for area residents to enter the traffic flow, even though this is contrary to conventional traffic-control theory.

MOUNTAIN MINIBUSES. Councilman Joel Wachs recently introduced into the City Council a request for a Southern California Rapid Transit District Minibus System across the Santa Monica Mountains. The proposed system would connect Ventura Blvd. with Sunset and Santa Monica Blvds. via Laurel Canyon, Coldwater Canyon, Benedict Canyon and Beverly Glen Blvd.

Wachs noted that "Presently both hillside residents and cross-mountain travelers have no public transportation system. I believe that the minibus could be a partial answer to that problem, for these buses. . . should be able to co-exist with the canyon environment. A good minibus system across the mountains might help eliminate the demand that our canyon roads be turned into freeways, though rapid transit is the obvious long-term solution to the problem."

Wachs hopes the minibus system could operate with relatively low fares in a manner similar to the downtown Los Angeles system.

The minibus motion has been referred to the Council's Industry and Transportation Committee for further study. Members of this committee are: John Ferraro, 4th District, Chairman, Room M-30, 485-3337; Marvin Braude, 11th District, Room M-39, 485-3811; and Donald Lorenzen, 3rd District, Room 281, 485-3486. Let these Councilmen, know, preferably by letter, how you feel about establishing such a minibus system, and whether or not you would be able to make use of it.

OPERATION: SELF-HELP

"Self-Help" is this Newsletter's designation for the many ways in which we, as individuals, can help control the quality of life in our Canyon.

SELF-HELP: BRUSH CLEARANCE. The season for brush fires is upon us now in earnest, and the danger in this year of drought is extremely high. Unfortunately, the Los Angeles Fire Department this year is doing little preventative inspection of hillside lots, so the responsibility for brush clearance lies more than ever in our own hands. Because of these factors, we again ask you not to wait until your fire insurance policy is cancelled, but to **CLEAR YOUR OWN BRUSH NOW.**

Mrs. John Weaver (Harriet), our brush-clearance and fire-insurance expert lists the following guide-lines for brush clearance. If followed, your land will not be "stripped" and open to erosion during the rainy season:

- Retain and prune all native trees, removing all dead wood, and trim trunks so as to maintain a two-foot clearance from the ground.
- Retain native shrubs; trim to approximately 6 x 6 x 6 feet in volume; keep at least 18 feet apart.
- Trim all remaining live brush so that it is not higher than 18 inches or lower than three (to preserve roots which hold soil in place).
- Remove all dead wood, decaying plants, dry leaves, combustible litter and dry grass.

- If possible, replant bare spaces with a fire-resistant groundcover and *keep well watered.*
- The Los Angeles Municipal Code requires brush clearance to be done within a radius of 100 feet from all structures, and ten feet from roadsides and driveways. Further clearance (to 200 feet radius) will, if possible, not only lessen danger but will also reduce your fire insurance rates.
- If there is brush within 100 feet of your house on land you do not own, even if it is across the street, call the LAFD and firmly request the owner be notified to remove it. Phone the Fire Prevention Bureau to report hazards at 485-6072.

We have now received notice of an emergency Fire Department telephone number for all of Benedict Canyon: 473-1155. For all other LAFD business, phone 478-0731, ext. 511 from lower Benedict; from upper Benedict phone 782-6125 and ask for the Fire Department. Please take note of these new telephone numbers.

SELF-HELP: OPERATION IDENTIFICATION. You may still help safeguard your possessions against burglary by renting the OPERATION IDENTIFICATION etching kit from the BCA. For a \$1 rental fee you will receive the etcher, instructions for operation, and a BCA window decal stating your possessions have been marked. According to the Chief of the Monterey Park Police Department, use of this kit has been proven most effective when all portable items such as bicycles, appliances, hi-fi equipment, etc., have been etched with your California driver's license number, since this number may be traced readily by law enforcement agencies. For rental information, please phone Mrs. Richard Mosk (Sandy), at 278-5498.

SELF HELP: LOS ANGELES HANDBOOK. Benedict Canyonite John Weaver's new book, *The Los Angeles Handbook*, a Price/Stern/Sloan paperback service guide, \$2.95, may now be ordered through the Benedict Canyon Association. This book is an extension of Mr. Weaver's article in *West* magazine "Help! A Hand Guide to Various and Sundry Public Assistance Agencies You Can Never Find Except When You Really Don't Need them." A must for all those frustrating phone calls to local government agencies! To place your order send your check for \$2.95 to: Mr. Stanley Sokoloff, 1800 San Ysidro Drive, Beverly Hills, California 90210.

SELF HELP: SIGN CONTROL. Our thanks to those of you who have been cooperating with our sign control program. It is our hope to convince residents by means of this program of the adverse effect excess signs on Benedict Canyon Drive have on the community. It isn't really necessary to post ten or 12 signs illegally on utility poles — covering up the "FIRE DANGER" signs in the process — for your garage sale. One or two posted properly on Benedict will do, and will be less of an effort for you to remove when your sale is over. Again, we ask those of you living on Benedict Canyon Drive to *remove* all signs illegally posted, not pertaining to our Canyon, or which are excessive in number.

LAPD HELICOPTER SURVEILLANCE

Based on your responses to our recent questionnaires, the Board of Directors of the Benedict Canyon Association will be supporting the establishment of Los Angeles Police Department helicopter surveillance in the West Los Angeles area. Called ASTRO (Air Support for Regular Operation), the program would at first consist of one conventional helicopter equipped with a powerful searchlight, loudspeaker and siren. Flying until 2:00 a.m., at which time a quieter jet helicopter would take over in case of emergencies, this helicopter would not usually land at the scene of a crime, but would keep track of a suspect and guide ground controls to him.

Below are the results, expressed in percentages of your replies to our questionnaire.

	YES %	NO %
1. Do you favor the use of LAPD helicopters for crime detection and deterrence in residential areas?	76	24
2. Do you feel helicopters would be effective for:		
a) crime deterrence?	76	24
b) crime detection?	80	20
3. Do you favor locating a police heliport on Mulholland Drive?	69	31
4. Do you favor locating a heliport or helistop within 1,000 feet of a residence?	22	78
5. Do you feel the LAPD should have landing rights in hillside areas:		
a) with unlimited access?	38	62
b) for emergency purposes?	87	13
6. Is noise a principal factor for your objection to the use of police helicopters?	46	54
7. Do you object to:		
a) helicopters in flight?	28	72
b) landings and take-offs?	50	50
8. Do you favor allocating city funds to provide the West Los Angeles police division with its own helicopter?	78	22

☐ DONATION
☐ Enclosure includes
dues plus donation

☐ New
☐ Renewal

DUES: 197

TELEPHONE NO. _____

NOTE: If your number is unlisted, please indicate. Your privacy
will be respected.

CITY _____ STATE _____ ZIP CODE _____

ADDRESS _____

NAME _____ SPOUSE'S NAME _____

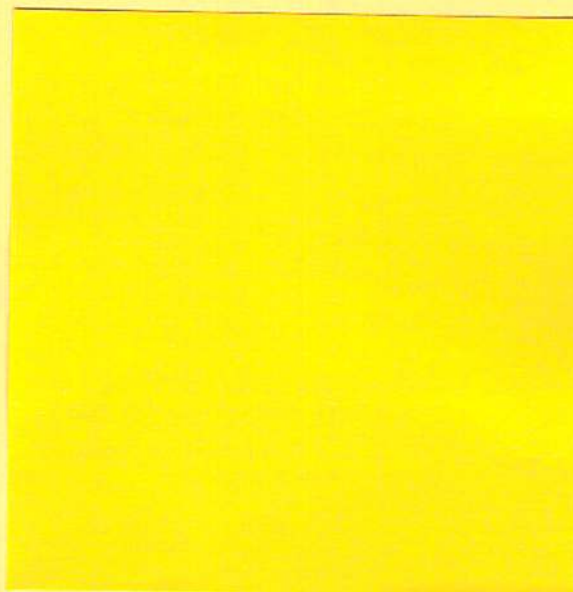
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