

# HOLLYWOOD HEIGHTS VIEW

VOLUME V

ISSUE NO. 1

FEBRUARY 1986

## WE HAVE WON! THE BUNGALOW VILLAGE HAS BEEN SAVED!

After more than a year of setbacks that were heart-breaking, victories that were heart-warming, and a struggle that was never-ending, the historic Highland-Camrose Bungalow Village has been saved.

For more than a year we have been living with the threat that a developer would demolish 13 old-time movie studio bungalows on a secluded site near the Hollywood Bowl and replace them with a six-story apartment building that could bring nothing to this culturally important area but increased traffic, pollution and an ugly skyline.

The threat no longer exists.

For that we have many people to thank, foremost among them those residents of the Village led by Ron Max, who, against incredible odds, began a battle to prevent demolition and preserve history, and continued until it was won.

It is a bittersweet success for Ron and such staunch fighters as Elisabeth Plumb and Cate Bangs, for in winning that victory they have lost their homes.

The plans call for the Bungalow Village to become headquarters for the L.A. Philharmonic Institute for Young Musicians and Conductors, a plan all of us applaud, including the Village residents. But it means that those who fought most valiantly eventually will have to move from the bungalows they love so much.

The county and the city now are joined in an effort to purchase the Village from the Jan Development Co. and to use it so that the bungalows are preserved and the entire area enhanced.

"He (the developer) is interested in selling to the county, and we want to buy it," County Supervisor Ed Edelman told an elated group at a meeting in his downtown office last January 24.

"The only question now is the amount...hopefully we can come to an agreement with him. If not, we can go to condemnation (proceedings)."

City Councilman Mike Woo already has obtained from the Council \$200,000 in city park funds for the project. The vote on this motion was 13 to 1; the sole dissent came from 15th District Councilwoman Joan Flores.

The state also is involved, with Sen. David Roberti interested in plans to acquire other properties around the Bowl for public use.

At the meeting in his office, Edelman said he considered the purchase of the Village and other properties "a unique opportunity to enhance the community". Our community, he promised, will participate in the planning.

Until the properties are acquired, the use of the bungalows for the Philharmonic musicians and plans for adding picnic space, a "green belt" and parking cannot be discussed in detail, the Supervisor said.

"The main effort now," he said, "is to keep a six-story apartment house from being built there, either by this developer or any other...the main thrust is to get the property in public hands and then decide what can be put in there with public funds."

Woo's representative at the meeting, legislative deputy Patrick J. Michell, advised the Supervisor that the Planning Department and the city now believe that Jan Development's proposed maximum of 180 units was an "improbable" one, and "realistically, even with 160 units, we have reservations about that" because of questions about "the stability of the hillside". James Gilson, Edelman's senior deputy, said that the county negotiators were aware of this.

This was of particular interest to us, since Jan Development's original plan was for a 220-unit six-story building providing low income and efficiency apartments, which would be in existence today if he had not been stopped. (It

was not until the developer became embroiled with us that he reduced his plan to 180 units and began describing the proposed building as a "luxury" development.)

Now, it seems, even the reduced 180 units were more than could have been built safely. Yet at one point such Village opponents as Councilman Gilbert Lindsay and former Councilman Art Snyder were willing to let the developer, without hindrance, raze the bungalows and erect a 220-unit building.

Pat Moore, Hollywood Bowl superintendent of operations, discussed the possibility of building a road through the property which would exit on a widened Camrose. The groans from the rest of us indicated that this is not a welcome suggestion, and Brian Moore, Hillside Federation president and spokesman for Whitley Heights, suggested that a better exit would be on Highland, where other Bowl exits already are in place.

Others at the meeting were HHA Board members Cate Bangs, Barbara Betlem and Theo Wilson, and Ron Max, Village resident and HHA member who took the first important step by having the Village declared a landmark quicker than was believed possible. (HHA President Elliot Johnson could not attend because of a family emergency in New York.)

"You have my assurance," Edelman told Ron and Cate, "that we will not kick anybody out" of the Village prematurely. The county, he said, can be much more helpful to displaced residents than any developer.

The Village and other properties will be used for the benefit of the public, he said. We who live closest to the Bowl also are the public, and we intend to be deeply involved in future planning -- to guarantee that as the Bowl area is enhanced, so is our neighborhood.

-- by Theo Wilson

ANNIE KELLY'S ARTWORK  
REPRODUCED ON NOTE PAPERS



The HHA has bought from artist Annie Kelly some of the beautiful neighborhood sketches we have used in various issues of View.

With her permission, they have been reproduced on note papers, and are being sold by the HHA at \$2.50 for 10 notes and 10 envelopes.

Because of the many queries received from residents anxious to get this stationery with its charming views of our neighborhood, HHA board member Robert Axelrod has volunteered to be in charge of sales and distribution.

The fold-over notes are blue, white or beige, and measure 5 1/2" by 4 1/2". Descriptions of the scenes are printed on the back.

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## OUR PREZ ASSESSES PAST YEAR

HHA President Elliot Johnson, looking back on a trail of triumphs in 1985, says this hillside neighborhood can climb to new heights in 1986 if community spirit continues to soar.

"The reason we have organized is to communicate among ourselves and find out what our needs are and to then hold bureaucrats and politicians accountable to those needs," Johnson said in an interview with The View.

Among the key accomplishments cited by Johnson was the successful battle to save the Highland-Camrose Bungalow Village from demolition -- a fight which many said could never be won.

"Because of Ron Max we got historical status for the bungalows. When there was a question of whether the historical status would remain, we got into the infrastructure of government. We lobbied the mayor, councilmen, supervisors. Supervisor Ed Edelman finally said, 'Bravo! We'll use it for the Hollywood Bowl.'" (See story, page 1.)

Johnson also noted that with the sale of Hughes Market an HHA committee headed by Bonnie Wolfe and Morgan Woodward has worked hard and is still working to make sure the property development includes a market for residents and other useful and attractive shops.

The year ended on a high note with the HHA Christmas party, said Johnson. "There are so many people in this organization to thank for that. It was important for us to get together and have a good time. We are a community and we want to keep all neighbors on a first name basis."

He noted that the hillside had a special holiday glitter this year with many residents, including Maggie Barrett and Elizabeth Emanuel, decking out their houses in lights.

Looking to the agenda for 1986, Johnson said HHA will be in the

forefront of debates on zoning and hillside parking.

"We have to make certain new buildings that go up are in conformance with the community plan," he said. "Instead of duplexes and triplexes there will be more single family units."

"All of the things we have done have been done by the group," said Johnson. "And we must continue to work together. We have an activist Board and our goal is to interface with other hillside organizations."

"Our goal," said Johnson, "is to continue our hillside way of life undisturbed."

-- By Linda Deutsch

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## HHA "VIEW" IS STARRED IN L.A. TIMES

In both its West Side and Valley editions, the L.A. Times recently featured the "VIEW" in front page articles by staff reporter Stephen Braun, who described our HHA publication as "an uncommon little community newsletter."

Unlike most neighborhood association newsletters, Braun wrote, the "VIEW" uses photos and artwork, and he noted that "a recent issue contained a 2 1/2 page interview with City Councilman Mike Woo...and the last installment of a two-part series on crime prevention."

The article pointed out that the "VIEW" is edited by a professional newspaper writer (Theo Wilson, formerly of The New York Daily News)

with the help of other pros who live in our area, and gave us the interesting information that another professional newspaper writer, Gladwin Hill, formerly of The New York Times, also is involved with a hillside community newsletter, The Hollywoodlander.

"Theo's is a little more elegant than our own newsletter," Hill was quoted. Many thanks, Glad.

The L.A. Times did not publish a photo of part of the "VIEW" staff which was taken by Times photographer Cassy Cohen, using instead another shot Cassy took of the editor alone. But we have obtained a copy of the staff shot, and with the permission of the Times are using it in this issue.



LOS ANGELES TIMES PHOTO

Part of the "VIEW" staff, l. to r. Penelope Layne, advertising; Alice Kawan, staff writer; Bonnie Wolfe, distribution; Herb Berlin, staff writer; Theo Wilson, editor. Not available for the photo were Annie Kelly, artist; Linda Wright, processing; writers Joyce Breiman, Linda Deutsch, Neva Praeger.

## UP-BEAT QUOTES

On city planning: "...because they have the potential political clout to be heard, the real push for a responsive, responsible planning and development policy will have to come from the neighborhoods...While government sadly lags behind, it appears that neighborhoods and (the) design community are stirring, hopefully to somehow generate a much needed public discussion of the city's convoluted planning and development process." Columnist Sam Hall Kaplan, L.A. Times, 1/5/86.

On the CRA multi-million-dollar plan to revitalize Hollywood: "This is a big, big piece of business. This is a bigger geographical area than the central business district, which included Bunker Hill and Little Tokyo...We (the CRA) know we are in a fishbowl in Hollywood; there has been much more Hollywood citizen participation than there ever was in the central city...I understand (the power of) organized groups." James Wood, chairman, CRA Board of Directors, speaking to the HHA Board, 1/14/86.

On the plan to use the Highland-Camrose Bungalow Village as headquarters for the Philharmonic's Institute for Young Musicians and Conductors: "Students (now) have to be bused (to the Bowl). This (plan) would place everything at the same site...There's still a long way to go...but if we are all patient, we may get a great music school for everyone and a wonderful facility for advanced training during the summer." Ernest Fleishman, Philharmonic Assn. executive director.

On the \$35 million purchase and restoration of the 59-year-old landmark Roosevelt Hotel in Hollywood, which re-opened last month: "After all the years of promises, this is the first tangible improvement in Hollywood of a major nature. This is something you can

see." Terry Jorgenson, president of the Bank of Hollywood.

On the purchase by TV celebrity Merv Griffin of property on the northwest corner of Sunset and Vine, making him the owner of the entire four-acre city block: "Interest in Hollywood was a natural for (Griffin Enterprises) and (Murray Schwartz, president of Griffin Enterprises) is bullish that Hollywood's seedy neighborhoods will be redeveloped. What he paid is a sign that things are looking up in Hollywood. 'We paid \$10.5 million, and we bought our piece (next to it) seven years ago for \$1 million.'" Ruth Ryon in the "Hot Property" column, L.A. Times, 11/2/85.

--by Theo Wilson



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And for another \$1, you will receive the HHA decal for your windshield, which will allow you to get past the guards posted at all traffic intersections during the chaotic Hollywood Bowl season.

The HHA decal on your car windshield is a signal to the traffic cops and their helpers that you live in this area and should not be stopped. It has proven invaluable during past years, letting us get in and keeping parking violators out while the Bowl is active.

Membership in the HHA also means delivery of the HHA newsletter, "VIEW", which will keep you up-to-date on events affecting your life in this beautiful neighborhood. And membership will give you a chance to meet and work with residents dedicated to keeping this area as unique and charming as it is. This is a continuing challenge, and we need your help.

Join us by mailing a check for \$11 -- \$10 dues, \$1 auto decal -- to:

Don Wakefield, HHA Treasurer  
2152 Rockledge Road  
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**NOTE TO PAID-UP MEMBERS:** The decal you have is good for this season, but if you need a new one and have paid your 1986 dues, just send \$1 and a stamped, self-addressed envelope to the above address, and Don will replace your decal. Be sure to include the stamped, self-addressed envelope.

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## FUNDS NEEDED! PLEASE HELP.

The 13-month battle to prevent the destruction of the Highland-Camrose Bungalow Village by a builder who wanted to replace it with a six-story apartment house has been costly.

Both the Hollywood Heights and Whitley Heights Associations have made donations, as have individual HHA members, but more are needed.

Please send what you can to:

Friends of the Highland-Camrose  
Bungalow Village, c/o Elisabeth  
Plumb, 2111 1/2 N. Highland Ave.,  
Hollywood, CA 90068.

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-- Penelope Layne

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Offenhauser, Elliot Johnson,  
City Councilman Mike Woo.



l. to r. Elliot Johnson, Edward  
Andrzejczyk, Marcus Gellman

## WE THREW A GREAT PARTY!

If you missed the HHA holiday party you missed a rousing good time. Held on Sunday, December 15 at Yamashiro, the spirit of the holiday season was evident in the gaiety of the guests on this festive occasion.

There was dancing to the music of Ed Lerner's 40's band and many of the guests were dressed in costumes of the era.

Attended by about 150 HHA members and their guests, the purpose of the party was community interaction, fun and friendship. So successful was the party that it will continue as an annual event of the HHA. The idea for the event came from the block captains.

Special guests included City Councilman Mike Woo, who chatted with many HHA members; Phyllis Holzman, aide to Senator Roberti; Marshall Kaskey, leader of the PAC from the Community Redevelopment Agency; and Richard Allman of Vogue, author of "Lover's Guide To Hollywood" and a new resident of HHA. From the Whitley Heights Association was Brian Moore, president of the Federation of Hillside and Canyon Associations, and Norman and Carol Stevens. Carol is the former president of the FHCA.

Thanks go to the committee who made the evening such a success: Vera Richards, Ed Andrivejcvyk, Marcus Gallman and Jamia Riehl. Special thanks to Tom Glover of Yamashiro whose generosity enabled this to be a self-sustaining activity.

-- by Alice Kawan

## 1986 HHA COMMITTEES

The following committees for 1986, named by HHA President Elliot Johnson, were approved by the Board of Directors at its January meeting:

Block Captains: Jamia Riehl  
 By-Laws: Bob Shafer  
 City Hall Liaison: Bob Shafer  
 Community Sale: Mike Buscemi  
 CRA: Fran Offenhauser  
 CRA Liaison: Larry Becker,  
                   Marcus Gallman  
 Delegate to Federation of Hillside &  
 Canyon Associations: Herb Berlin  
 Directory: Frederica Cooper,  
                   Grayce Baldwin  
 Distribution: Bonnie Wolfe  
 Executive: Robert Axelrod, Grayce  
                   Baldwin, Barbara Betlem, Melinda  
                   Henderson, Elliot Johnson,  
                   Elisabeth Plumb, Don Wakefield.  
 Historical: Cate Bangs, Sperry  
                   Deuterman  
 Highland-Camrose Bungalow Village  
 Project: Elisabeth Plumb  
 Membership: Tom Glover, Grayce  
                   Baldwin  
 Newsletter (VIEW): Theo Wilson  
 Non-Resident Owners: Mike Buscemi  
 Ombudsman: Irv Bramberg  
 Publicity: Linda Deutsch  
 Security: Melinda Henderson,  
                   Irv Bramberg  
 Traffic and Beautification: Morgan  
                   Woodward, Sperry Deuterman  
 Zoning: Fran Offenhauser

## NEW 911 BROCHURE AVAILABLE

The Los Angeles Police Department and the Los Angeles Human Relations Commission have completed a new brochure on the 911 emergency number, which also contains the names, addresses and telephone numbers of city government offices.

In our neighborhood it is available at the Hollywood office of Councilman Michael Woo, 4640 Hollywood Blvd., and at the LAPD's Hollywood Division, 6501 Fountain Avenue.

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THE HILLSIDE FEDERATION  
By Brian Moore

As long ago as 1952, residents of hillside and canyon areas above Hollywood and Beverly Hills were concerned that our unique quality of life was being eroded by uncontrolled development and the short-sighted decisions of elected officials. That year, 10 neighborhood groups formed the Federation of Hillside and Canyon Associations, knowing that in unity there is strength.

Today, in its 34th year, the Federation is composed of 47 member organizations (including the HHA), representing over 200,000 households in the Santa Monica Mountains, from Woodland Hills to Mount Washington.

The Federation is a daily participant in the government arena, on municipal, county, state and national levels, working for its members. For several years the mutual concerns of our flatland neighbors has brought the Federation into increasing cooperation with adjoining "non-hillside" residents. Problems we share are transportation, redevelopment, infrastructure and crime.

Successful legislative efforts of the Federation include increased fines for drag racing on city streets, the return to local jurisdiction of the right to ban fireworks, responsibility for establishing landfills with appropriate adjacent land use, establishment of the minimum 5000 sq. ft. lot, the slope density formula, landform grading, the mountain fire district, the balance of import/export dirt in hillside grading, and a flood hazard management plan to minimize storm damage.

The Federation has been instrumental in obtaining flood insurance for hillside dwellers and additional paramedic units in those areas; in the preservation of cultural and historic landmarks; and in bringing alternatives to landfills

in Los Angeles for solid waste management.

It is a staunch supporter of the Santa Monica Mountain National Recreation Area and the California Santa Monica Mountains Conservancy. Over a 20-year period it has fought for recognition of parkland that has since become Runyon Canyon Park and Cross Mountain Park.

Two of its founders, John and Harriet Weaver, drafted much of the city's present Fire Code.

1985 was a landmark year for the Federation. It successfully sued the City of Los Angeles to bring zoning into conformity with its Community Plan, as ordered by the California Legislature in 1977. With this far-reaching decision, the Federation has reshaped the future planning of Los Angeles. Under the zoning laws, the City could have grown to a population of over 11 million. Under the Community Plan, only a growth to 4 million is allowed.

1986 sees the Federation facing diverse but integral problems: citywide sewer/storm drain capacity and maintenance, toxic waste dumps, polluted drinking water, deterioration of our city infrastructure, and, closest to home, modifications to the proposed Hollywood Redevelopment Plan. We will also continue our two-year effort to establish a restrictive citywide sign ordinance.

The Federation is dedicated to the betterment of the quality of life in Los Angeles. We are dedicated also to the belief that our elected officers must be accountable to all the people.

(Brian Moore, president of the Hillside Federation, is the former president of the Whitley Heights Homeowners Association and was responsible for the formation of the Hollywood Heights Association.)

## CRA CHAIRMAN MEETS WITH HHA BOARD

By Fran Offenhauser

The HHA Board was honored to have as a guest speaker at our January meeting James Wood, chairman of the Community Redevelopment Agency Board. He provided a refreshing counterpoint to the evasive jargon that many HHA members have had to swallow over 2 1/2 years of redevelopment planning for Hollywood. Although Mr. Wood could not offer any quick panacea for our considerable traffic and social problems, his honesty and forthright manner were highly reassuring.

Wood's board directs an extremely powerful agency which has substantial residential, industrial and commercial projects to combat "blight" in communities as diverse as Bunker Hill, Little Tokyo, North Hollywood and Crenshaw. In Hollywood, the CRA now is involved in a revitalization program which will cost an estimated \$900 million.

The Agency has broad, action-oriented powers, acting like a bank and real estate developer for the city. The functions of "planning", Wood told the Board, still reside solidly with the City Planning Commission.

Wood surprised the Board with his candor about the overall redevelopment process, offering believable explanations and solid information rather than pretending that real problems in redevelopment do not exist. For example, he explained that the CRA consciously loads the early years of a redevelopment project with commercial and business projects, so that these tax-revenue producers can start supplying the funds for the necessary and costly (but non-revenue producing) social projects that will follow.

He admitted that community groups, such as the HHA, are often frustrated by the CRA staff, which tends to "hold knowledge as a commodity", rather than exchanging full information with us and airing controversy.

But he promised that the Agency is "entering a new phase", in which staff members will be respectful of community concerns.

Administrator Ed Helfeld of the CRA is being replaced, and Wood told the HHA Board that he will arrange to have the new administrator address the HHA Board, to learn first-hand from us what we believe is important in Hollywood's revitalization.

Of greatest interest to the HHA were Wood's comments on two vital issues: traffic and community participation. He said that traffic comes under the category of "economic and business", so traffic problems will have some priority. As for HHA participation in a process where we have sometimes been made to feel like "outsiders", the CRA chairman promised us that his Board will be receptive to hearing any challenges from us of staff decisions.

"The expenditure of funds is a legitimate topic of discussion," Wood told the Board. "You have a right to come in and demand to know how money is spent...You can always come to us and say it (the project) is off-track." He also said we have every right to contact Councilman Mike Woo and the City Planning Department about our concerns.

At times during the zealous questioning of the chairman there were expressions of resentment and frustration from those who have had unpleasant experiences with staff. Wood promised that there will be changes for the better under the new administrator.

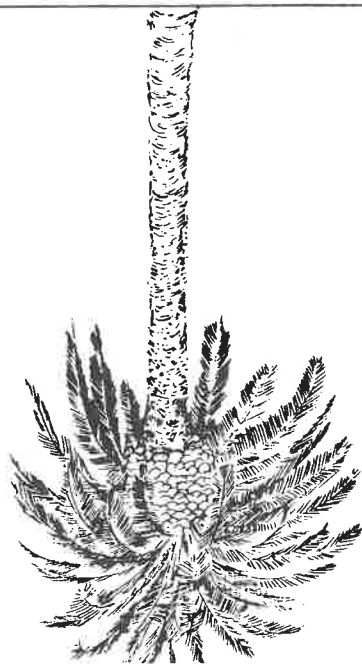
(Fran Offenhauser, an architect, is a former president of Hollywood Heritage, an elected member of the Project Area Committee, and HHA board member.)

## VIEW STAFF

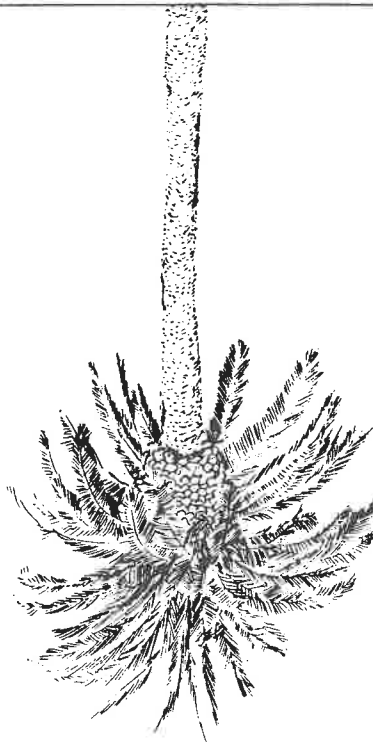
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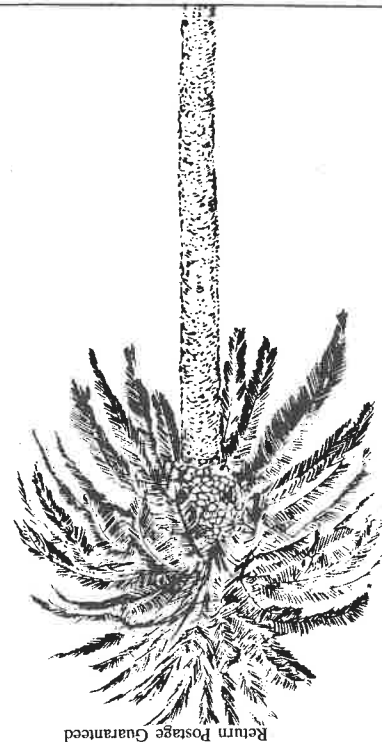
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