

HOLLYWOOD HEIGHTS VIEW

VOLUME V ISSUE NO. 3

SEPTEMBER 1986

HHA PRESIDENT'S MESSAGE

During the past few months the Hollywood Heights Association has been involved in an unprecedented number of crises and news events of importance to our neighborhood.

Of paramount importance to all of us was the change in our City Council representative from Mike Woo to John Ferraro. This change, resulting from court-mandated redistricting, also changed our council district from the 13th to the 4th. Many of us expressed our views by attending meetings, writing letters, sending telegrams and telephoning our elected officials. We learned that when we express our views, we are listened to.

While Mike was our Councilman he worked tirelessly on our concerns. His accomplishments include requiring that the CRA contribute 10% of its tax-increment dollars to community social service needs; requiring that a design review committee review future Hollywood CRA projects; lowering proposed zoning for Franklin Avenue; requiring the City Planning Department to examine the high density zoning of the Highland/Cahuenga Corridor; and assisting our neighbors in saving the Highland Camrose Bungalow Village.

Councilman Ferraro, in whose 4th District we now find ourselves, promises to be as helpful to us as Councilman Woo has been. (See Councilman Ferraro's guest column in this VIEW.)

Supervisor Edelman continues to keep us apprised of the County's activities regarding the Highland Camrose Bungalow Village. The County is hoping to acquire the property on Highland Avenue south of the Bowl's parking lot and north of Camrose and convert it into a picnic area for Bowl patrons. We are watching this project very carefully since we want the area to provide a green belt, not an asphalt parking lot.

We continue to have discussions with the City and the developer of the proposed Hollywood Center Project. This project abuts Hollywood Boulevard, Highland Avenue and Orchid Street. As currently proposed, it will contain a 25 story hotel and a 28 story office tower along with additional structures, and will include 1,081,534 square feet. We are concerned with the impacts of traffic, parking, height, density and views, air quality, construction and mobile emissions. Our position as developed by a subcommittee of the Board requires that the project be substantially downsized and that its impacts be realistically addressed. That position has been adopted by the City Planning Department in a recent staff report.

Our thanks to our HHA Hughes Market negotiating team for a job well done. After many, many meetings, the team headed by Bonnie Wolfe and Morgan Woodward achieved a landmark agreement with Maurice Refoua, the new owner of the site.

Our thanks to Captain Taylor and Detective Tabak from the Hollywood Division of L.A.P.D. and Westec representatives for timely information on crime and crime prevention at our last General Membership meeting.

Elections for the HHA Board of Directors will be held at our next General Membership meeting, 7:30 P.M. at the Yamashiro on November 11, 1986. Please attend and cast your ballot for HHA Board members.

--- By Elliot Johnson



REDISTRICTING HITS US HARD

This was the summer of our discontent. Hollywood Heights, along with our neighbors throughout Hollywood, became a political ping pong ball in a game called redistricting played out at City Hall.

It was a summer of heated City Hall hearings, of letter writing campaigns and a battle that took us to the heart of city government.

We learned a lot about politics. And we learned some hard lessons. The battle began when the City Council, responding to a U.S. Justice Department order, launched the process known as redistricting. They had moved boundaries around before in 1982, but the Justice Department rejected that plan saying it provided inadequate representation at the voting booth for Hispanic residents.

The boundaries, they said, would have to be redrawn.

The Council moved with uncharacteristic speed. In early July, Councilman Richard Alatorre unveiled a plan which, in the words of the Los Angeles Times, "aimed his political scalpel at one district -- Councilman Mike Woo's."

Alatorre's plan would have moved Woo, the council's only Asian, eastward to a predominantly Latino district where he would face likely defeat in the next election. It also removed Woo from Hollywood.

The Asian community was outraged. Hollywood was outraged. We protested loudly. Many of us, including HHA President Elliot Johnson, made speeches and sat through hours of City Hall hearings. The plan ultimately passed but was immediately vetoed by Mayor Tom Bradley who said it would only serve to pit one minority -- the Hispanics -- against another -- the Asians.

Within the week another plan had been hammered out and approved. It bounced Hollywood out of Woo's 13th District and into the 4th District represented by Councilman John Ferraro. The plan also paved the way for a 1989 election fight between Ferraro and Woo for the newly redrawn 4th District.

In succeeding weeks, Woo bid

farewell to his Hollywood constituency and Ferraro took over (see message from Councilman Ferraro elsewhere in VIEW).

But as the VIEW went to press, confusion remained about the new plan. The Justice Department demanded that a new election be called next year in the redrawn, heavily Latino 13th District. The Council said it would resist such an election and would defend its plan against numerous attacks in federal court.

-- By Linda Deutsch

HHA GENERAL MEETING DRAWS
OVERFLOW CROWD

There was standing-room-only in Yamashiro's Sky Room on the evening of July 29, and the attraction was the Hollywood Heights Association General Meeting. More than 150 residents turned out to hear law officers and other experts report on the wave of burglaries which had terrified the neighborhood.

Members also were given an in-depth report on plans for the new Hollywood Center project, the closure of Hughes Market and the City Council's redistricting plan which removed Mike Woo as our councilman (see stories elsewhere in VIEW).

The epidemic of burglaries and measures being taken to stop it were discussed by Capt. Robert Taylor and Detective Don Tabak of the Los Angeles Police Department's Hollywood Division. They promised to respond to residents' reports of crime and offered us direct numbers to call. These are the numbers:

Capt. Taylor:	485-4301
Det. Tabak, Mon.-Fri.:	485-4321
Hollywood Detectives (on weekends):	485-4302

Members also heard from Randy Davis, patrol manager of Westec Security, who spoke of that service's efforts to keep our area crime-free.

Those who attended the meeting called it one of the most educational programs ever...mark your calendar for the next General Meeting on November 11 at Yamashiro. See you there!

-- By Linda Deutsch

PHOENIX RISES

On a warm Friday morning in June the reading room is active: a student studies a textbook; a woman leafs through a copy of House Beautiful; an elderly gentleman dozes over the morning paper. The Frances Howard Goldwyn Hollywood Regional Library is open to the public once again.

Head Librarian Georgette Todd surveys the new library with excitement and pride. The 1982 fire which consumed so much of the irreplaceable collection is not forgotten. But the staff -- after waiting for four years -- is back at the never-ending business of serving the community.

In their new home Librarians Evelyn Fenton, Claudine Gilpin, Warren Seid, Noreen Shaw and Barbara Testa bring with them both a knowledge and a courtesy which is unparalleled. They are aided by a clerical staff, also from the "old" Library: Heidi Meadows-Adagio, Susan Cole, Gene Faber and Norman Swirin.

Hollywood Library has traditionally supported and served the needs of an industry whose name is synonymous with Hollywood. The current exhibition spans 80 years, with posters, photos, books and mementos of the movie industry. Eleven hand-painted replicas of original posters grace the walls of the rooms, from "The Perils of Pauline" to "Casablanca".

Although some of the shelves are not filled yet, the serendipitous pleasure of discovery is all-encompassing. Todd refers to her 220 page list of books still to be delivered. "Thanks to gifts and donations -- and support from the community -- the new Library will have a collection greater than it ever was before."

The Hollywood Regional Library's history began over 80 years ago, when philanthropist Andrew Carnegie donated \$10,000 for a building at the corner of Ivar and Prospect Avenues. (Prospect is now Hollywood Boulevard.) With additional support from the Wilcoxes, the DeLongpres and other civic-minded citizens of what was then a suburb of Los Angeles, the first Hollywood Library became a reality in 1906.

In 1910 this item appeared in a librarian's annual report: "Much reference work was done for the scenario writers from 22 moving picture studios."

This magnificent library once again serves the Hollywood community: the casual browser, the student, even the elderly gentleman who dozes over the morning paper.

-- By Herb Berlin

NEW BOARD MEMBERS SOUGHT

The Nominating Committee will be interviewing prospective candidates for the 1987 HHA Board of Directors in September.

Both current and new interested candidates are asked to call Robert Axelrod at 851-8705 for further information. Basic requirements for Board candidacy are:

1. Dues paid.
2. Commitment to attend monthly board meetings, and active participation in our general membership meetings.
3. Commitment to keep informed on current issues of importance to our area.
4. Willingness to head a committee and/or major HHA project.

The Nominating Committee is headed again this year by Robert Axelrod, with Grayce Baldwin, co-chair, Board member Fredrica Cooper, and two members from the community.

-- By Robert Axelrod

NEIGHBORS TO LOSE THEIR HOMES
FOR BOWL PICNIC AREA AND ACCESS ROAD

From HHA Member Linda Wright:

The County is proceeding with plans to acquire and demolish all of the multifamily buildings along Highland Avenue between the Hollywood Bowl parking lot and Camrose in order to create a greenbelt/picnic area for Bowl patrons. The plans include widening Alta Loma Terrace, either in an extended U-shape to Highland or with access through to the Bungalow Village on Camrose.

(Continued on page 4)

When the first rumors of this plan reached me in early July, I called Pat Michell in Councilman Woo's office, who informed me that this plan was devised as "part of the Bungalow compromise" and that the properties "have definitely been earmarked for condemnation" by the County.

This came as a very rude surprise to your neighbors on Highland who had circulated petitions, written letters, made phone calls and taken time off work to attend meetings in the successful campaign to save the Bungalows, only to discover our efforts will result in the bulldozing of our own homes to make way for a picnic area which will be used by Bowl patrons three months a year, and by transients for the other nine!

Jim Gilson of Supervisor Edelman's office confirmed that the County is "interested" in expanding the Bowl Recreation Area south to Camrose. Potential funding sources are the Philharmonic, the County Roads, Public Works and Parks Departments, the Supervisor's discretionary funds (such as those he diverted from another project for the Bungalows) and State Senator Roberti's parkland funding bill, SB 2320, which has passed the Senate and is before the Assembly Ways and Means Committee.

Owners of the buildings have been contacted, and tenants were required to allow county appraisers into their homes in late July. Mr. Harold Boswell, the project manager in the County's Valuation and Acquisition Division, said offers could be made on the properties as early as October. The County will give tenants 90 days to relocate, then

will demolish the buildings (even though no definite plans or funds exist for developing the access road and picnic area).

A number of tenants have lived here for many years, and will not be able to find anything comparable to our spacious old buildings in decent areas at rents we can afford, even with the County's short-term relocation subsidy. This is especially true of my many neighbors who are low-income elderly and disabled people and refugee families.

Many of us have worked hard to push out the "bad elements" of a few years ago and make this a safe family neighborhood again; instead, Camrose and Alta Loma residents will lose us as their buffer between the Bowl crowds, street people and Highland Avenue traffic, dirt and noise. The bums, crazies and after-Bowl drunks will be at your doorsteps instead of ours.

At a time when the County Board of Supervisors claims it cannot afford to provide food and shelter for the homeless and care for the wandering mentally ill, I find it very distressing that the County can find millions of dollars to destroy scarce low and moderate income housing so that affluent Bowl patrons can have more picnic room in the summers.

Please consider carefully the impacts of this project on your neighbors and our Hollywood Heights community, and express your concerns to the HHA Board, Supervisor Edelman and our City Councilman -- before it's too late.



(L.to R.) HHA member Ron Max, LA Country Supervisor Ed Edelman and HHA President Elliot Johnson, as the supervisor received the HHA Certificate of Appreciation for his efforts to prevent demolition of the Highland-Camrose Bungalow Village.

(Photo by Abe Perlstein)

GUEST COLUMN

By Councilman John Ferraro

As many of you are aware, the City Council's recent court-mandated redistricting process has resulted in numerous modifications to district lines throughout the City. Under this adopted plan, the Hollywood Heights community, along with numerous other hillside areas, has now been incorporated into my Fourth Council District.

In the past two weeks I, along with my staff, have had the opportunity to meet with several of you to get your direct insights on issues facing our new district. I certainly share the concerns you have expressed, particularly the height and density of new structures in Hollywood, as well as the impact that new development will have on existing traffic conditions.

While our streets are tremendously stressed, I believe most will agree that the Hollywood community welcomes the vitality and improvements which come with new development. It is my hope that together we can strike that balance between reasonable commercial development and aggressively addressing the transit and parking needs of Hollywood.

Welcome to the Fourth District and I trust you will always feel free to call me or a member of my staff with any suggestions or concerns you have. My phone number is 485-3337.

(Note: Councilman Ferraro's deputy, Sharon Keyser, has already attended two important HHA meetings, one of the Board and another involving the Hollywood Center. We appreciate the Councilman's interest.)



City Councilman John Ferraro

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BIG CHANGES ON THE BOULEVARD

The City Planning Department calls it "possibly the largest and potentially most visible single development to emerge in Hollywood within the next 20 years".

In its August 20 report on the proposed Hollywood Center, the department has incorporated comments and concerns voiced by the Hollywood Heights Association during meetings and in a position paper submitted by President Elliot Johnson on behalf of the HHA.

"One letter was received from the Hollywood Heights Association which discussed problems and suggested mitigation measures," the department noted in its 12-page report. (It was the only such letter received by the department's advisory agency.)

The report pointed out that since this is the first Hollywood revitalization project, "other developments are sure to follow, and decision makers will look to (this) project as a precedent." It then stated:

"It is staff's recommendation that the project truly contribute to the unique environment, revitalization and public interest in Hollywood."

The project is offered by Melvin Simon and Associates of Indianapolis, one of the nation's leading shopping center developers. The HHA Board has met several times with the firm's representatives to get details of the plan and its impact on our neighborhood.

The Hollywood Center is a \$150 million entertainment-shopping-office complex proposed for the area around the Chinese Theater on Hollywood Boulevard. The development would utilize vacant land and parking lots between Highland Avenue and Orange Drive. Orchid Avenue bisects the site.

As proposed by the developer, Hollywood Center would include a 400-room, first-class hotel, a 400,000 square foot office tower, restaurants and entertainment facilities including cinemas, a food courtyard, specialty shops and the Hollywood Exposition, a museum designed to memorialize achievements of the entertainment industry.

The Simon plan includes two high-rise structures -- a 25-story hotel on Orange Drive and a 28-story office building on Highland Avenue. The remainder of the project includes two- to four-story buildings and five subterranean parking levels.

Jon Jerde, a widely respected architect and Hollywood resident for 20 years, is the designer.

"The nature and, for the most part, the design of the proposed project will contribute many positive elements to the Hollywood area," the City Planning Department report said. "However, staff has identified a number of concerns, most of them environmental, which require discussion and mitigation to the extent possible."

The HHA listed in its position paper traffic and parking as prime problems, and the report from the city planners concurred, stating:

"Traffic and circulation would be significantly impacted by the proposed project in an area with existing, severe traffic congestion."

According to Richard M. Takase, city planner, and Phyllis Nathanson, city planning associate, who signed the report:

"Hollywood is in desperate need of a community-wide traffic and parking program, the implementation to which all new development should be required to contribute. Unfortunately, no such program has yet been conceived."

They said a Department of Transportation study would cost about \$500,000, and developers should be required to pay "their financial fair share."

The city planners also shared the HHA's concern about the proposed office structure and the adverse impact of two high-rise buildings on what the report described as the "views currently enjoyed by those in Hollywood looking at the hills and by those in the hills looking out to the rest of the city."

Mr. Takase and Ms. Nathanson expressed doubts of the value of an office building to the area, since "Sunset Boulevard has been recognized as the emerging office center for Hollywood, and Hollywood Boulevard is regarded as more the tourist and retail center."

They recommended (as did the HHA in its position paper) that the proposed office tower be reduced in height to no higher than the 23-story Holiday Inn.

"Staff would like to ensure that the design of the proposed project is consistent with the designated Hollywood Commercial and Entertainment Historic District", the report continued, and recommended that the Cultural Heritage Board have approval on design plans.

The HHA recommendations included: downsizing the project, reducing the height of the proposed hotel and the office tower, additional study of parking facilities, routing traffic to Hollywood Boulevard rather than Franklin and Highland Avenues, preserving access to our community, developer-funded traffic studies, developer-funded preferential parking for adjacent communities.

During the actual construction, the HHA recommended strict limitation of construction hours, adequate parking, limited interference with traffic, and control of dust.

HHA members will continue to meet with Melvin Simon representatives and will speak at public hearings on the Hollywood Center. The HHA Board intends to monitor closely every stage of this precedent-setting project.

-- By Barbara Betlem,
Linda Deutsch and Theo Wilson

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OUR TOWN: Looking east down Camrose Drive. The strolling cat is unidentified. (Photo by Abe Perlstein)

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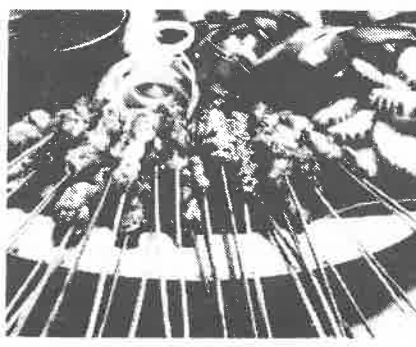
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HHA CELEBRITY PROFILE

HHA Board member and recording secretary Robert Axelrod has been busy in the world of show business. Having done excellent work in the Charles Bronson movie "Murphy's Law", released last December by Cannon Films, Robert was called upon by Mr. Bronson and his producer, Pancho Kohner, to co-star in the next Bronson pic, tentatively entitled "Assassin".

Robert also co-starred in three other movies, "Sorority" (from Roger Corman), "Danger Zone" and "Terror On Alcatraz" with Aldo Ray (remember him?).

Locally Robert has just completed acting in and directing a fine stage comedy, "Girls In Warm Snow", at the Celebrity Center Theater. The theater is housed in the historically significant Chateau Elysee Hotel, the big castle-like structure at 5930 Franklin Avenue at Bronson, at the foot of our Beachwood Canyon neighbors. The hotel housed many great stars in the 30s and 40s, and has undergone consistent and beautiful refurbishment since it was saved from destruction by Celebrity Center, an arm of the Church of Scientology.

ELUSIVE BURGLAR

A burglar who has invaded homes in both Hollywood Heights and Whitley Heights, often entering at night when residents are at home and asleep, has been the target of an intensive investigation by the Hollywood Police Department -- but so far has eluded capture.

The burglar was the subject of two local TV news shows. On Glencoe Way, several HHA members banded together to pay for a night-time walking patrol around their homes hired from Burns International Security Services.

Detective Don Tabak of the Hollywood Division, in charge of the investigation, said the burglar may have moved into another area, or been arrested on different charges, and there have been no recent reports of this type of burglary. Tabak admitted the case was the most "baffling" and "frustrating" of his career.

He recently released a composite of a man described by witnesses as a burglar who was chased from Hillcrest Avenue. The suspect escaped, after dropping shopping bags with loot from a burglarized apartment.

--- By Theo Wilson



Robert Axelrod

OUR LARGEST NEIGHBOR -- THE HOLLYWOOD BOWL

The Hollywood Bowl brings both joy and anguish to Hollywood Heights each summer. We treasure this cultural landmark, but are forced to battle increasingly horrible traffic problems in the summer months.

The Bowl season this year began with a bad weekend for the Heights. During a pre-season concert, the Playboy Jazz Festival on June 14 and 15, Bowl officials failed to assign guards to keep concert-goers from parking on our neighborhood streets. As a result, most streets were impassable and residents were unable to park in front of their own homes. Parking on both sides of the street was illegal and dangerous.

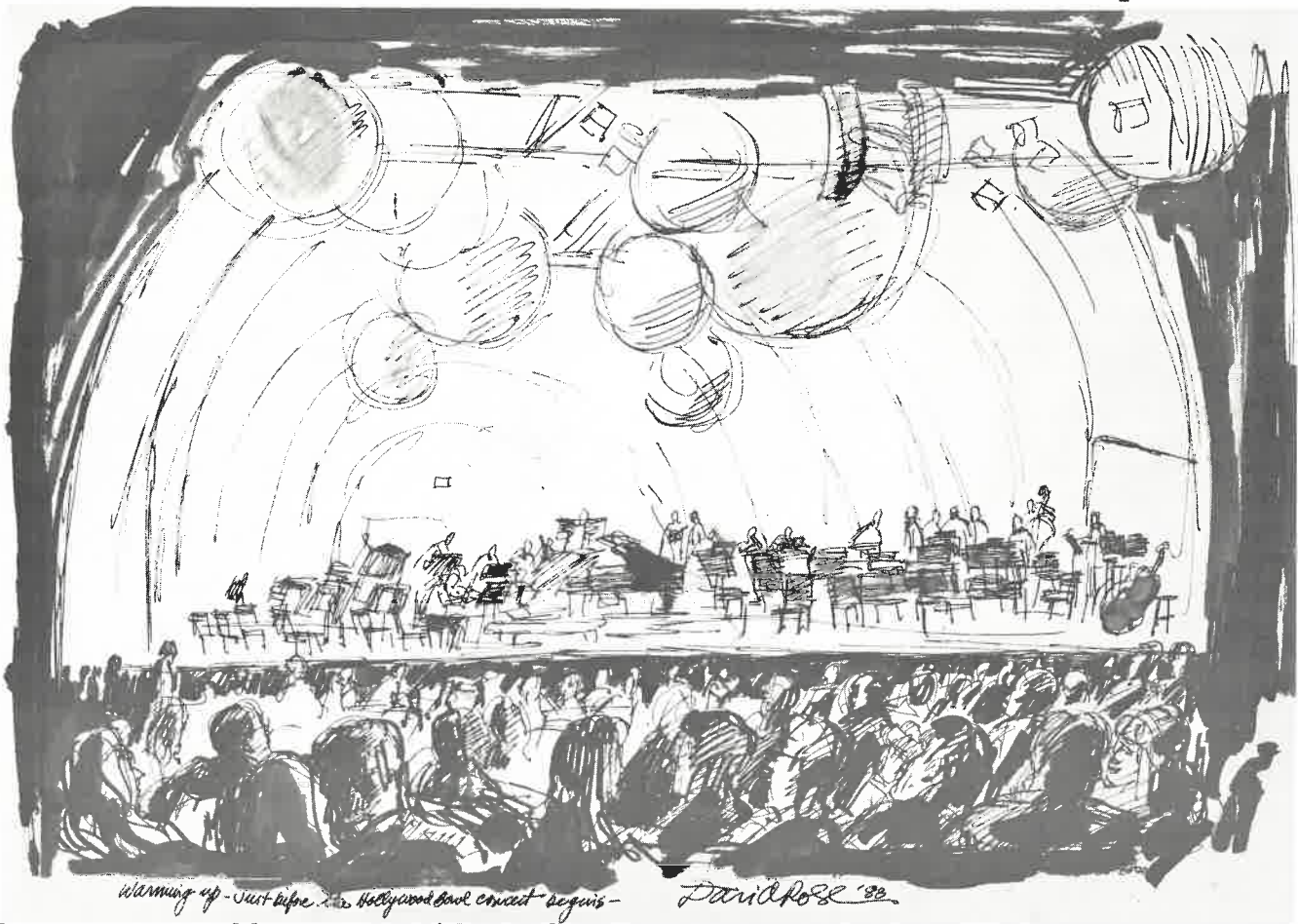
After strong protests by residents and the HHA Board, a letter was

received by Irv Bramberg of the security committee from Kaye Beechum, manager for the Los Angeles City Department of Transportation, addressing the parking problems. The letter acknowledged that sign postings in the area were insufficient to permit parking enforcement.

As a result of the incident, signs were re-posted and curbs repainted in "No Parking" areas. The Traffic Department also has assigned an additional traffic officer to the Bowl area for each event.

On a positive note: Bowl Manager Pat Moore has written to Hollywood Heights members promising cooperation and inviting paid-up HHA members to obtain free tickets to a Hollywood Bowl concert of their choice.

-- By Linda Deutsch



David Rose, a Hollywood resident for many years, is a well-known courtroom artist who has sketched the most famous trials of recent years here and abroad for the TV news. His drawings appear regularly on Cable News Network. David has exhibited his work in one-man shows around Los Angeles and has also been featured in shows focusing on the work of TV artists. David contributed to us this drawing of the Hollywood Bowl, sketched during a summer evening concert.

"REMARKABLE COMMUNITY ACCOMPLISHMENT"

These were words of praise spoken by Michael Davies of the Los Angeles City Department of Planning, after reviewing the agreement between our community representatives and the new owner of the Hughes Market property.

In order to obtain the right to develop this property as a commercial vehicle, it was necessary for the developer to obtain the support of our neighborhood association and then a plan amendment/zone change from our Council office.

A team of negotiators headed by HHA's Bonnie Wolfe and Morgan Woodward began meetings with the new owner, Maurice Refoua, and his consultant, Mark Brown, last October. Joined by delegates from Whitley Heights, Outpost, Hollywood Senior Citizens Center, they met regularly until July 1986, when the agreement was reached.

In essence, here is what the agreement means to our neighborhood: we will have a fine quality, full-service market to replace Hughes. It will be about 7,000 square feet and will represent 55% of all the buildings erected. Either it will house an on-site butcher department to offer fresh meat, fish and poultry, OR one of the adjacent shops will be designated as such.

Above all, it will NOT be a glorified liquor store or a 24-hour convenience mart such as 7-Eleven. The overall "L" shape, with the market centrally featured between two shops on one side and two or three shops on the other, will give the appearance of one unified marketplace instead of a mini-mall.

Our committee has full control over the major market tenant NOW AND IN PERPETUITY. We also have input into the selection and approval of the other (not more than) five tenants. We have imposed qualifying conditions limiting the kinds of businesses conducted by those tenants and certainly hope that they will meet the needs of our community.

We also have FULL DESIGN approval and have already seen renderings for buildings we will all be proud to have in our neighborhood. Parking will meet or exceed code (2.8 spots for every 1,000 sq. ft. of the

buildings). Adequate lighting and security will be provided.

When the completed document, authored by HHA President Elliot Johnson, was presented to Michael Davies, the City Hall planning assistant, Mr. Davies described it as "A REMARKABLE COMMUNITY ACCOMPLISHMENT".

The next step is to present it to the City Planning Commission; based on their recommendation, the agreement will be passed along to the City Council for final approval.

A public hearing on this issue is scheduled September 11 after 10 AM in the Van Nuys Women's Club at 14836 Sylvan Street.

-- By Grayce Baldwin

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GOODBYE TO ANOTHER HOLLYWOOD TRADITION

After nearly 40 years on Highland Avenue south of Hollywood Boulevard, the Star Sporting Goods Store -- where superstars like Elizabeth Taylor, Marlon Brando, Jack Nicholson, Sidney Poitier, Sylvester Stallone and Lauren Bacall came to shop -- has closed.

Owner Hank Kroopf, who described his corner establishment as "the largest independent sporting goods store in the area", said he had been trying to buy the building for all of these years, but the landlord "wants too much. Now he's raised the rent too high so I'm retiring."

Stores like the Star made Hollywood a neighborhood. It is a loss to all of us when stores that offer us a diversity of fine goods disappear -- and are replaced by franchise fast food shacks and blaring video stalls. Let's hope we lose no more fine Hollywood establishments.

--- By Theo Wilson

WARNINGS FROM A NEIGHBOR

Vera Richards, HHA member, has offered these reminders:

"For people who have pets, please be aware that coyotes have been sighted, even in the daytime, on Hillcrest and Glencoe. Hence, it would probably be a good idea to keep your pets indoors after dark.

"There have also been some deer grazing in the area -- in my garden on one occasion, as a matter of fact -- and although they are not harmful, they might be a traffic hazard, so drive carefully.

"For anyone interested in self-defense, there are classes being taught by Randy, a black-belt martial arts instructor, 818/506-7599, on Sunday afternoons, starting at 2:00

P.M. on the roof of the Franklin Towers, 7250 Franklin Avenue. The classes are free (although it is usual to give a donation), and they are ongoing."

ELECTIONS! ELECTIONS! ELECTIONS!

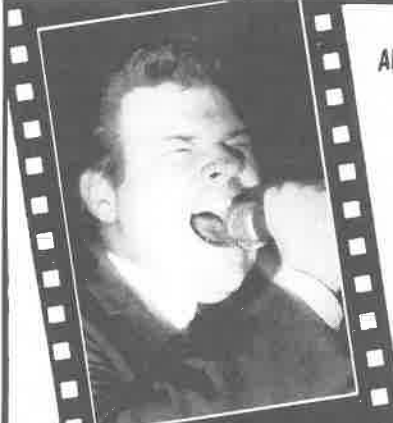
A general meeting for election of Hollywood Heights Association board members is scheduled for Tuesday, November 11, 1986.

It will start at 7:30 P.M. at Yamashiro, 1999 N. Sycamore, above the Magic Castle.

Only paid-up members may vote, but you can pay your dues at the door and participate in the election.

This is an important meeting. This is your chance to exercise your right to vote for the neighbors who will represent you on issues important to the future of Hollywood. The HHA is your voice in the neighborhood, in the city, in the county, and the state.

Remember: TUESDAY, NOV. 11, ELECTION DAY FOR THE HHA!



Abe Perlstein
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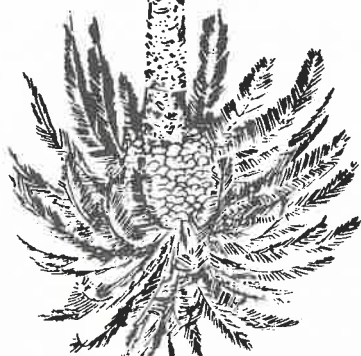
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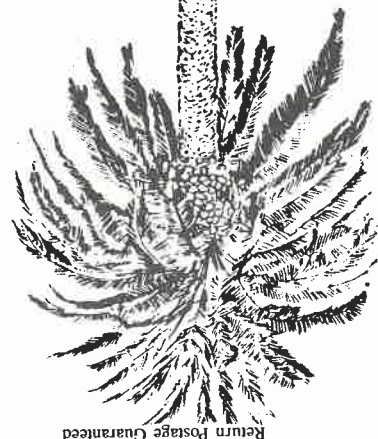
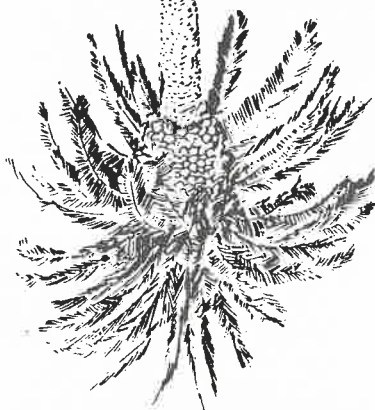
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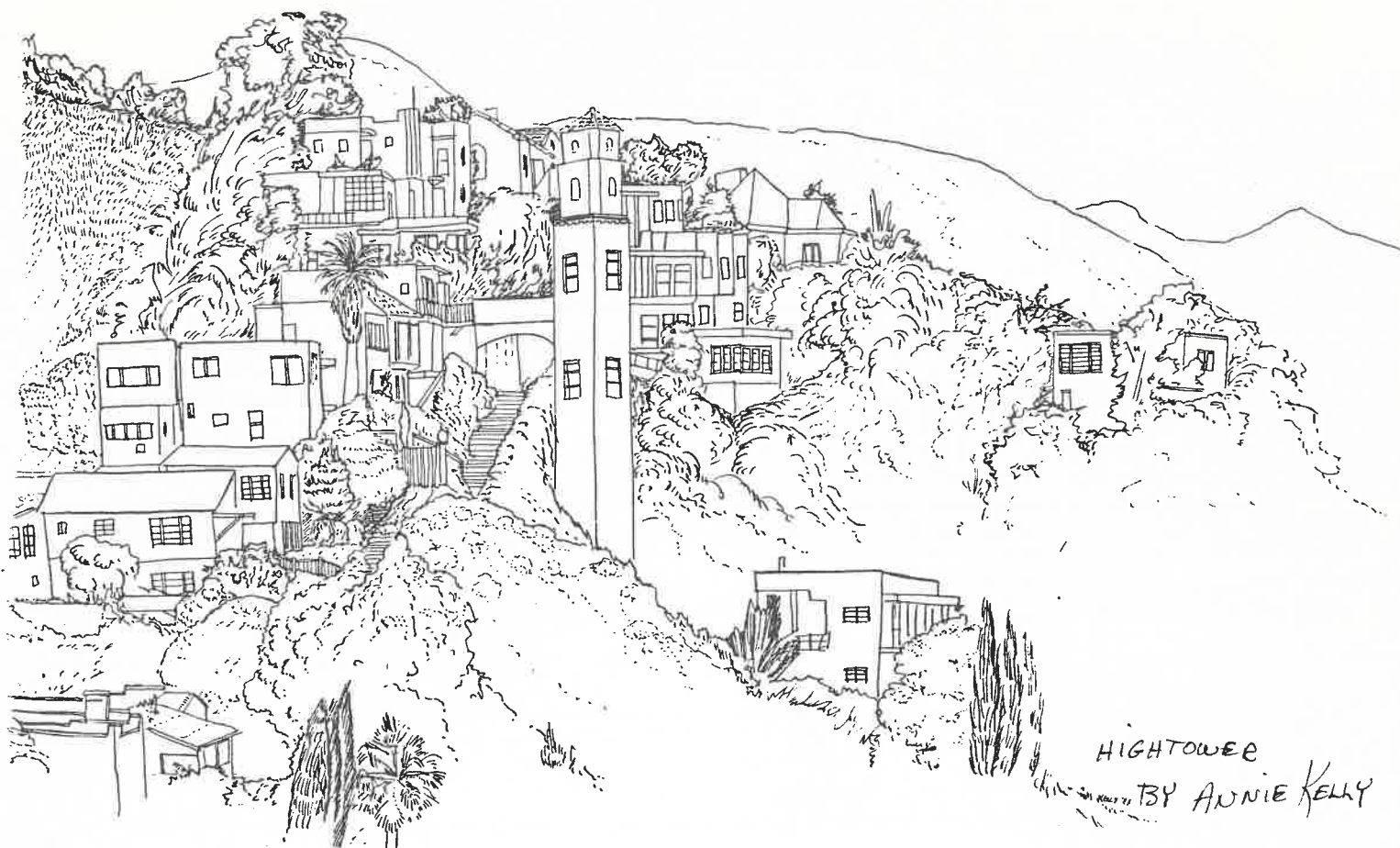
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