

# THE ECHO

PO BOX 9949 GLENDALE, CA 91226

## 2017 CALENDAR OF EVENTS

### Dog Parade

Saturday, April 8  
11:00 am to 1:00 pm  
Glenoaks Park

### Canyon Cleanup Day

Saturday, May 6  
9:00 am to 11:00 am  
Canyon Marker

### Annual Board Meeting

Wednesday, September 13  
7:30 pm to 9:00 pm  
Joe Bridges Clubhouse

### Pancake Breakfast

Saturday, October 14  
8:00 am to 11:00 am  
Joe Bridges Clubhouse

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## Annual GOCHA Membership Renewal

**Dear Canyon residents, the Winter issue of the ECHO kicks off our annual membership drive. Consistent with previous years, we need your support more than ever. Please join GOCHA using the enclosed application. As a member of GOCHA, you will not only be able to help us project our beautiful canyon, but also stay informed of current events and activities.**

## President's Message

Before we turn the page on 2016 and move on to 2017, I would like to highlight a few of the accomplishments of Glenoaks Canyon Homeowner's Association ("GOCHA") over the past year.

With continuing concerns about the City's plans for the landfill, GOCHA was very active in 2016 monitoring such plans. GOCHA and other interested community members let their voices be heard at City Council meetings in 2016 and also met with City Council members on an individual basis, to not only share our concerns about the landfill, but also to seek confirmation of their individual positions on the landfill. In response to our regular presence at City Council meetings, Mayor Paula Devine invited a few members of GOCHA to meet with her, City Manager Scott Ochoa, and General Manager of Glendale Water and Power Steve Zurn to provide an update on the current status of the landfill. As result of the positive exchange between GOCHA and the City, Mayor Devine offered to have her team attend our Annual Meeting in



## MISSION STATEMENT

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**The Glenoaks Canyon Home Owner's Association (GOCHA), is a non-profit mutual benefit corporation, and an alliance of volunteer canyon homeowners and residents. Our mission is to preserve, protect and enhance the beautiful Glenoaks Canyon while fostering a strong sense of community. The Association achieves this mission by**

- **Monitoring proposed development**
- **Evaluating the City's ongoing plans regarding the landfill**
- **Working closely with Neighborhood Watch**
- **Preparing disaster preparedness plans**
- **Organizing various community events.**

September. At the Annual Meeting, City Manager Scott Ochoa presented a summary of the options the City is currently evaluating for the landfill. While confirmation of the City's interest in extending the life of the landfill was not good news, it still was helpful to the canyon residents to hear directly from the City what they are evaluating. Notwithstanding the positive steps GOCHA made in 2016, we know that our work is not done. In all likelihood, our efforts with respect to the landfill will be ongoing for many years to come.

To continue improvement of our communications with the Glenoaks Canyon community, GOCHA will utilize more email and social media in 2017 to keep our community informed. A newly revamped GOCHA website is also in the works to assist with the dissemination of relevant information. While we still intend to hand delivery the ECHO for the foreseeable future, we also want to keep up with the digital age.

After considering the amount of work ahead for GOCHA in 2017, I am asking our canyon owners and residents to join me in volunteering your time to preserve, protect, and enhance our canyon. Since GOCHA is a non-profit organization comprised primarily of volunteers, the results of GOCHA are a direct reflection of the effort we as a community put into it. We can use more assistance with our disaster preparedness program, neighborhood watch, landfill and development monitoring, and community activities (i.e. dog parade, pancake breakfast). Late in 2016, Isabelle Meyer informed me that she would be stepping down from her post as the Head of the Canyon's Disaster Preparedness program. Isabelle has been invaluable with her oversight of this program for many years. We will certainly miss her involvement and will be challenged to find someone with her expertise and dedication. Please join me in thanking Isabelle for her many years of voluntary service.

I wish you all a very healthy and productive new year.

Rick Marquis, GOCHA President

## Edwards Place Project Still Active

The Fall 2016 ECHO carried an article headlined "Story Poles on Edwards Place." The story poles no longer stand at 265 Edwards Place, but owners of the property, Peter Hatch and Francesca Martinez, apparently have not given up on their plans to build despite a setback at a public hearing of the Design Review Board on September 8, 2011, shortly after the printing of our Fall issue.

The property consists of two lots combined on what is indicated as a 54% slope. It is the same site on which a former owner attempted, over five-year period beginning in 2003, to build a house similar in size and position on the land, to the house in the present proposal. That earlier project was abandoned in 2008 after the owner was confronted with a series of intimidating conditions at a hearing of the City's Design Review Board.

The Design Review Board hearing that the current owners faced echoed the 2008 public hearing in many ways. More than one dozen neighbors attended the hearing. All of those who made comments spoke against the project. The proposed two-story house is listed at a generous 3,200 sq. ft., but the neighbors, in their comments, complained that, due to its positioning on the awkwardly shaped property and due to a profusion of terraces, decks, retaining walls, and other outside features, the house seems much larger than 3,200 sq. ft. Several of the neighbors also spoke about privacy concerns. Sewage and storm runoff issues were discussed, as well. Neighbors wanted to know what would happen if electric power went down in the midst of a strong storm. Would there be a backup generator for the designed pump? Finally, there was concern about the stability of the property in view of mudslides that occurred in 2005 and 2008.

Following comments from the neighbors, City staff, the owners, and others attending, each member of the Design Review Board provided his own comments and conclusions. The Chair of the Board, Mr. Simonian, spoke last. Based on what he had heard and seen, he said that the Great Room, in particular, presented challenges and that the "L" shape of the overall design was a problem. In fact, he said, "There is no support for the project at this point."

The findings of the Board may be summarized as follows:

- Scale and massing are too great.
- There are privacy issues that must be resolved.
- Design consistency is lacking. The flamboyant bridge for the driveway and the exterior of the "Great Room" are inconsistent with the rest of the Mediterranean style.
- Drilling for pilings is not adequately described in the plans.
- Review is needed on a covenant issue raised by neighbors regarding prohibition of two-story construction on the property.
- An up-to-date soils report is missing.

I have been told by Planning Assistant Vista Ezzati, who is assigned to the project, that the architect is working on redesigning the proposed plans to bring them into conformance with the conditions prescribed by the Design Review Board. In a conversation on December 28, she told me, however, that revised plans had not yet been received by City Planning.

Gerry Rankin

## Landfill Update

The Coalition for Landfill Alternatives (CFLA) has been arranging one-on-one meetings with Glendale City Council Members. Previously we met with Mayor Paula Devine and Councilmember Laura Friedman. On October 5<sup>th</sup>, eight CFLA members met at a canyon home with Councilmember Sinanyan, discussing, among other things, CFLA's and GOCHA's goals (no expansion which now includes the proposed anaerobic digestion system and power plant). We described the aesthetic implication of any and all expansion proposals, air quality and geological hazards, flaws in the siting process of the Anaerobic Digestion System, financial implications about moving the power plant to the Scholl Canyon landfill site and, finally, financially viable alternatives to expanding Scholl. Councilmember Sinanyan was very candid with us and we felt the conversation was a positive and productive one.

We plan to meet within the next couple of months with Councilmember Gharpetian and Councilmember Najarian. Although we have had no recent updates, we expect the Landfill Expansion will come before City Council for a vote by summer.

Thank you for your past support and we will be in touch with you via email, on the GOCHA website and Glenoaks Canyon Facebook page as to when and where we will need your presence and support to show a united front in our opposition to any and all expansion proposals.

## Status of Project at 2580 Sleepy Hollow Drive

In the Fall 2016 edition of the ECHO, we reported on a long-standing, slowly unfolding project on property located at the beginning of the unpaved portion of Sleepy Hollow Drive. This is the portion of the road that is shut off to vehicular traffic by a locked gate and where a "Wilderness" sign is posted warning that the road is closed each night to walkers and cyclists between 10:00 p.m. and 4:00 a.m.

The proposed house on this site has been characterized as "the foot-in-the-door" that would likely lead to extensive development of the ridge that separates Glenoaks Canyon from Eagle Rock. Our Fall article described a public hearing before the City Design Review Board on June 9, 2016, in which the Board did not entirely reject the project but called for its redesign, calling for a number of substantial conditions. Two of these were said to be requirements set forth by the Glendale Fire Department that the locked gate must be removed and that Sleepy Hollow Drive must be paved all the way to the ridgeline, the only practical place for fire trucks to turn around on the dirt road.

We claimed in a letter addressed to the Fire Chief that paving the fire road extension of Sleepy Hollow Drive and removing the locked gate would intensify, rather than reduce, fire danger on the ridge. Providing easy access to vehicular traffic would result in more late night "partying" on the ridge, with all its fire dangers. The popular viewpoint at the end of the dirt extension of Sleepy Hollow Drive is already abused by night-time visitors, who, despite the warning by the "Wilderness" sign of a 10:00 p.m. closure, often use this spot to consume alcoholic beverages, smoke tobacco and marijuana, and litter the site with ample evidence of their late hour carousing.

In response to our letter, the Fire Department clarified that removal of the gate was not required but that the dirt road must be redesigned to comply with the California State Fire Code for Fire Department access relating to planned structures. Vilia Zemaitaitis, Senior Planner assigned to the project, has since explained that she has had discussions with City officials indicating that the Fire Department was adamant that, if a house is built on the property, the road must be paved to the crest of the ridge.

In addition to changes in the road, issues with regard to stability of the site, design of the proposed driveway, design of retaining walls, and the proposed export of 2,800 cubic yards of fill from the site were major issues raised by the Design Review Board. Nevertheless, we have heard nothing about progress on any of these issues since the Design Review Board's hearing in June. In a brief meeting with Ms. Zemaitaitis on December 29, 2016, she told me that no revised plan had, as yet, been submitted.

Gerry Rankin

## Deficiency in Glendale Public Transportation

A recent letter was sent to the Glendale City council regarding funds available for public transportation in Glendale due to the passage of Measure M. Based on a Daily News article it appeared that Glendale was not on the list of recipients for any of those funds.

Our City council is apparently aware of the deficiency of public transportation in Glendale and are "outraged at Glendale's exclusion from regional transportation projects for the last 4 decades."

Councilmen Ara Najarian, member of the Metro Board, and Zareh Sinanyan, Vice-chair of the Eco Rapid Transit, both responded to our letter and assured us that they will be hard at work to ascertain that Glendale will be receiving funds from Measure M.

We still have not restored the one mile extension of Line 201 for one mile up Glenoaks Blvd. ( Presently we have a three hour wait between buses.) An extension to the Verdugo Hills Hospital was removed and to our knowledge has not been restored. Adam Hills Area had public transportation and that has not been restored.

It is always to our benefit to learn about events that have an impact on us and our City of Glendale.

Therefore, we hope that we have a full house at the special meeting at the Glendale City Council on JANUARY 17, 2017. Kindly mark your calendar.

CITY COUNCIL IN YOUR NEIGHBORHOOD

TUESDAY, JANUARY 17, 2017 . 6:00 P.M.

Glendale Memorial Hospital & Health Center  
(John Stauffer Auditorium)

1420 S. Central Ave., Glendale, CA. 91204 Parking will be validated.

Join the Glendale City Council for a discussion in your neighborhood on topics that are important to you.

Panel discussion by transportation professionals representing:

Metro, Metrolink, Eco-Rapid Transit, California High Speed Rail Authority

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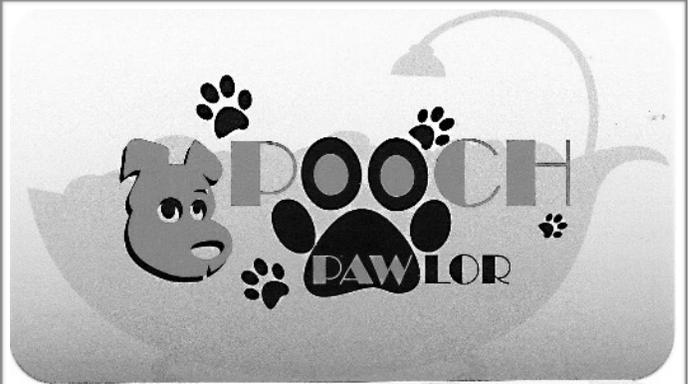
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