

# TPOA NEWSLETTER

SUMMER 2005  
VOL. 42 NO. 3

## PRESIDENT'S LETTER



*Helen Itria Norman, TPOA President*

"Summertime, and the livin' is easy . . ." We hope that was the theme song for most of you, and that memories of lakes and streams, cruises, foreign soil and sounds, of simply "letting go" in your own back yard still linger with you as we head into late fall and the "serious season."

We - your TPOA Board members - did our share of vacationing, too. As you know, we take a break from board meetings during July and August simply because quorums are almost nonexistent. But issues stick around and cannot be ignored without serious consequences. So we were busy. Here are some of the developments - or proposed developments - that kept us going to meetings and planning/zoning hearings:

Walgreen's - They wish to locate at the southwest corner of Ventura and Mecca, where El Torito has been a popular fixture for so many years. We have met with their representatives over the span of two years and still have not reached accord on acceptable plans. A hearing is scheduled for September 22 before the South Valley Area Planning Commission at 4:30 at the Marvin Braude Center in Van Nuys.

Barsana Dham - This proposed "meditation center" on Donna Avenue south of Ventura Blvd. is opposed by the residents of this one block-long residential street. Land-use attorney Rob Glushon has been hired to represent them.

Subdivisions, the new Orange Line busway, condos along Topham and vicinity all were discussed, analyzed and, when necessary, appealed with strict conditions attached.

Also, we regret the closing of the Mann Theater. As outlined in our Spring Newsletter, the developer plans to replace Brown Center with a new, upscale retail/restaurant center, to be built in three stages. Phase One starts from the Mann Theater and extends through the Shoe Pavilion. Phase Two will continue across Yolanda through The GAP. Phase Three, well into the future, entails condos and parking. It is our hope that, with constant urging, the developer will include a new up-to-date movie theater in the second phase.

Response to the survey questionnaire which was included in our last Newsletter was heavy and gratifying. Tabulated results of that questionnaire may be found elsewhere in this newsletter. Let's keep making our wishes known ... and keep the good thought!

## **"SAFARI UNDER THE STARS"----- -- JOIN THE FUN!!!**

Tarzana Chamber of Commerce is set to celebrate its 75th Anniversary with a gala dinner on Saturday, September 10 at 6 p.m. in the Tarzana Community & Cultural Center garden. Music - even Jungle music! Silent auction! Dancing! Mystery guests!

For more information, call 818 343-3687. Better yet, drop into the Chamber office at the Community Center and pick up their colorful announcement with full details. Come alone — Come together — Sponsor a table for eight. Whatever works for you, but COME AND ENJOY!!

TPOA NEWSLETTER

*Published quarterly by the*

TARZANA PROPERTY OWNERS ASSOCIATION, INC.  
P.O. Box 571448, Tarzana  
CA 91357

Phone: (818)344-2137  
Fax: (805)578-2262

Editor: Elizabeth Tigar

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BOARD MEETING SCHEDULE

Second Monday of each month  
Except July and August

At

THE TARZANA COMMUNITY  
& CULTURAL CENTER 19130  
Ventura Blvd., Tarzana 91356

TARZANA MANN THEATER SURVEY

Summary

The TPOA Spring Newsletter included a survey requesting input from members about recently discovered plans to close the Tarzana Mann Theater coincident with the Brown Center renovation plan. There was an excellent response, with 178 residents providing input. Congratulations! Following is a summary of the responses.

A majority of respondents, 163 or 92%, said they attend the Mann Theater. Of those who attend, 51% say they go to the Mann at least once a month. The majority of respondents were 55 or older (80%) and 20% were between the ages of 25 and 54. Respondents were primarily female (51%), and the remainder included 26% males and 23% reported as "husband and wife".

Residents were asked to estimate the value of the Mann Theater to themselves and the community. An overwhelming majority (79%) felt the Mann theater was an important draw for local business and 77% felt the Tarzana Mann Theater was important as the sole freestanding theater remaining on Ventura Boulevard. Of those who responded, 80% felt it was important to them personally to have the Mann Theater in Tarzana.

Many surveys included a brief handwritten comment in support of the Mann Theater and often expressed shock or dismay at the possibility of losing it. Many residents also included suggestions for improving the theater and others were concerned that modernization of the facility would make the theater inaccessible to them (such as stadium seating which is popular in mall theaters but is extremely difficult for older patrons to negotiate). Several residents included one or two page letters detailing their fond memories of the Tarzana Mann Theater (including an old promotional campaign known as "Thursday night at the movies") and expressing their concern for the future of the Tarzana business district without the Mann Theater as a destination point.

*Nancy Theroux*

**BECOME A TPOA MEMBER**  
**\$15.00 PER YEAR IT'S**  
**YOUR BEST BUY IN TOWN**

# COMMUNITY

## ....."Unbuildable" Land Gets Reprieve

Six lots on Edleen Drive..... 18801 to 18825..... once "red tagged" by the City as unsafe for home construction are now considered suitable for redevelopment. This change was recently announced to the Land Use Committee of the Tarzana Neighborhood Council by Ray Wooden, Principal Building Inspector for Building & Safety. The "unsafe" label was applied following such severe earthquake damage in 1994 that the City ordered the homes demolished and purchased the property. Wooden said changes in grading standards now make it safe to proceed with development.

To get these lots back on the market, the property must be declared surplus and made available for sale by City General Services. TNC has asked Councilman Dennis Zine to facilitate this change in status and that the lots be sold and developed as a whole rather than individually.

## .....Walgreen's: two years, no progress

Walgreen principals, representatives and attorneys continue to press their plan to locate at the corner of Mecca Avenue and Ventura Blvd. but apparently only on terms that are completely out of sync with what is allowed under the Ventura-Cahuenga Blvd. Corridor Specific Plan.

## ..... 18620-18644 Ventura Blvd.

This is the former Brown Center project that will be built in three phases, the first involving only property now occupied by Mann Theater and Shoe Pavilion. They will be replaced by 53,000 sq .ft. of retail stores and restaurants. Because this is located in the middle of Tarzana's Pedestrian Oriented Area, the Specific Plan referred to above requires 50% of wall frontage to have non-reflective glass allowing maximum visibility into the interior of the stores, creating a more welcoming atmosphere. The developer agrees to conform to the Specific Plan and will incorporate the Tarzana Safari Walk theme in design elements.

Project personnel are aware that air pollution and traffic impairment are unavoidable during construction and are committed to minimizing these impacts. It is expected work will begin in October and be completed within one year.

# PLANNING

## 5040, 5050 Corbin Ave.; 19610,19624, 19646 Citrus Ridge Road

### ..... Scene I .....

These six lots comprise the approximately five-acre tract on the east side of Corbin Ave. between Wells Drive and Calvin Ave. that was approved in August 2002. Residents in the neighboring community were concerned about drainage and vehicular safety along Corbin Ave. as well as maintaining the rural and visual character of the land. They participated actively in the hearings and supported conditions that would achieve these objectives, one of which was that there be no direct vehicular access to and from Corbin Avenue. The Deputy Advisory Agency agreed and the tract was approved subject to the conditions requested.

### ..... Scene II .....

Contrary to expectations, that was not the end of the story, because in November last year the applicant filed a request to subdivide two of the lots into a total of four, making a total of eight lots. That request was heard before the Neighborhood Council Land Use Committee in July and opposed. It is hoped that the City will agree so that this project can go through as originally planned.

## Donna Avenue Meditation Center Update

A little more than a year ago, JKP Barsana Dham purchased the property at 5530 Donna Avenue for a Meditation Center comprising 11,000 square feet and a two-story guest house of about 3500 square feet. While foremost a house of worship, the Center would contain administrative offices and living quarters for a maximum of 15 Hindu clergy and devotees.

Center activity contemplates attendance of 40 devotees at daily meditation sessions from 7:30 to 9:00 in the morning and 7:30 to 9:00 in the evening, except Wednesday, Saturday and Sunday with 80 expected to attend. 40 yearly classes and events drawing 150 people are anticipated as are 10 annual holiday celebrations, also drawing 150 people. Meals would be served at holiday events and might last one or two days.

Concerned about the Center's intensity of use and its potential traffic impact on this one-block long street, the residents are united in their opposition.

## COMMUNITY ALERT!!!

Copy for this Newsletter had already been delivered to Tarix Printing when President Helen Norman called to tell me that Sr. Lead Officer Kip Jackson had just put out a Community Alert and asked if there was a chance it could be printed in the Newsletter. Here it is.

**"ATTENTION Residents in the Tarzana/ Encino neighborhoods located south of Ventura Blvd. in the vicinity of the Braemar and El Caballero Country Clubs.. There is a residential burglar problem in your neighborhood. This particular area is experiencing a number of residential burglaries. These crimes are occurring mainly during daytime hours and most frequently on weekdays. Suspect(s) are entering residences primarily through unsecured doors and windows but have also smashed windows and pried doors to gain access. Cash and jewelry, among other types of property, are being taken."**

## NEIGHBORHOOD WATCH

This is a plea to our members and neighbors to attend the monthly Neighborhood Watch Meeting held in the community room of the new West Valley Police Station, 19020 Vanowen Street, Reseda, on the third Tuesday of each month. Tarzana's Senior Lead Officer Kip Jackson urged each of us present on August 16 to bring new faces to these meetings to help develop action plans for reducing crime.

While Tarzana's relatively low crime statistics may be the envy of other communities, as far as Jackson is concerned, they should and could be lower. For example, there have been 300 Burglaries/Theft from Vehicles in the year to date. Were you one of the victims?

July crime figures totaled 80: 4 Robberies, 24 Burglaries, (from homes and businesses) 36 Theft from Autos and 16 Stolen Vehicles. In an attempted burglary, two suspects shut off the power to a house, climbed a ladder to the second floor balcony and attempted to enter. The "victim" awoke and yelled at them, causing them to flee. Jackson noted that this experience makes the case for placing a lock on the switch-circuit breaker box if it is located outside the house, making sure to keep the combination or key in a safe place.

While the majority of these crimes occurred north of Ventura Blvd. which is more densely populated, 14 of the 24 burglaries occurred south of Ventura Blvd. If you want help in protecting your neighborhood or apartment building, Officer Jackson is available to help. In his experience, the neighborhood group meeting is the most effective crime prevention tool. Call the Senior Lead Office at (818) 374-7638.

*(This article was written prior to receiving the "Community Alert" message from West Valley LAPD... Ed.)*

## YES, THE BUS REALLY IS COMING

Before you receive this Newsletter, MTA will have begun testing buses on the Metro Orange Line from North Hollywood to its terminus at Warner Center. Their 60-foot "Metro Liner" vehicles will first test-run intermittently on the eastern portion between Lankershim and Van Nuys Blvds., and in mid-September will expand testing to include the entire 14-mile route. Actual service is scheduled to begin at the end of October.

In all the elements noted, the impact of the Busway on residents within its vicinity is certainly the most direct, and they have been working intensively with MTA over the past two years on the following issues of concern to their neighborhoods.

### ..... Safety .....

The L.A. Sheriffs Dept. is responsible for safety on the Busway itself, aboard the buses and in the parking lots. Illegal drivers on the Busway have been and will continue to be cited. LAPD is responsible for safety on the bikeway.

### ..... Parking .....

Closest to Tarzana, are the parking lots on Oxnard and Reseda Blvd. There are 400 spaces on the west side of Reseda, designated "park n' ride", and 132 on the east, designated "kiss n' ride" The latter term reflects the intended use of the lot as a place for bus riders to be dropped off to board their bus. There is a "kiss n' ride" lot at Tampa and Topham. A big concern here is the impact on residential neighborhoods from overflow parking expected.

### ..... Landscaping .....

While appreciating the attractive landscaping along the entire route, notice has been called to weed-filled curbside areas that have not been improved. MTA advises that all of its property will be

*..... continued on Page 5*

landscaped and that they are working with the City of Los Angeles, owner of the implanted areas, to have weeds, trash and debris cleared from the city property by the time the Orange Line opens.

**..... Bikeway /Pedestrian Path .....**

Parts of the bikeway were being used even before it had been completed, and that use has now increased, adding to the concern about traffic safety and delays at intersections.

**.....Graffiti.....**

Currently, graffiti removal is the responsibility of Metro's construction contractor. While the contractor has been reasonably successful at responding quickly, Metro expects response time to improve when its own staff takes over Orange Line maintenance on opening day

Many may recall the trolley that operated along Chandler Blvd years ago with little or no adverse impact in the community. The more than double digit population increase has changed that relationship, and we are grateful to those who have been and continue to spend so much time in an effort to keep negative impacts at a minimum.

Our thanks to TPOA member Lisa Cerda for all the information she contributed to this article.

**TARZANA GETS NEW BLACK AND GREEN TRASH CONTAINERS**

More than ten years ago the Department of Public Works delivered the first automated black and green containers. Now at the end of their service life, Public Works is committed to replacing all containers in the city free of charge, and they are being delivered in Tarzana this week.

Blue containers will also be replaced free of charge when they reach the end of their service life.

**.Will fees ever be charged?**

Yes. You may have as many extra blue containers as you need at no charge. However, a charge is made for extra-capacity black and green containers. If Public Works records show that you are not now paying a fee for extra-capacity black or green containers, a notice will be attached to those containers and they will not be replaced with new larger containers. However, if you are already paying for the additional capacity containers, please call (800) 773-2489 so the record can be corrected and a replacement made.

**.....Need more than one black/green container? .....**

If you need additional containers, call (800) 773-2489, and the Department will work with you to determine how much additional capacity would best meet your needs. There is an extra-capacity charge of \$5 per month for each additional 30 gallons of black container capacity and \$2.50 per month for each additional 30 gallons of green-bin capacity. The extra-capacity fees are included on Department of Water and Power bills.

**.....Last But Not Least .....**

**Please, please** place refuse containers out and retrieve them as called for in L.A. Municipal Code Sec. 66.27.

*The regulations state, in part, that where refuse is scheduled to be collected between the hours of 6 AM and 6 PM, containers should not be placed out before 6 PM of the day preceding the scheduled collection nor left out after 8 PM on the day of actual collection. Violation of these regulations may result in citation followed by fines and even confiscation of containers.*

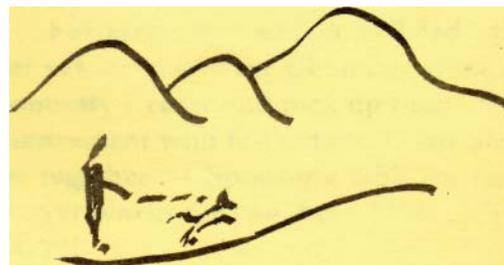
Most of all, cooperate with your neighbors in placing and retrieving containers as called for to keep our streets looking well kept.

**TARZANA ACCESS TO MOUNTAIN TRAILS TO IMPROVE**

According to an Aug. 12 Daily News story, Rep. Brad Sherman has secured \$800,000 for the Santa Monica Mountains that will be used to complete the Backbone Trail and improve access from Tarzana to the trail network. The funds were part of the 286.4 billion transportation bill.

Sherman reported that the National Park Service will use \$200,000 to build the last 11/2 miles of the 60-mile trail linking Will Rogers State Historic Park to Point Mugu, and \$400,000 of the funds will help buy private land along the trail.

About \$200,000 will pay for improving trailhead facilities at Marvin Braude Mulholland Gateway Park, Tarzana.



## **COMMUNITY ALERT NOTES**

**SOME HOME SECURITY TIPS FROM SENIOR LEAD OFFICER,  
KIP JACKSON, WEST VALLEY LAPD, 19020 VANOWEN STREET  
RESEDA, CALIFORNIA 91335**

- 1. Lock all doors and windows, including rear and garage doors, before leaving your residence.**
- 2. Ensure that sliding glass doors have strong working locks.**
- 3. Minimize exterior shrubbery, trees, walls and gates that would provide cover to would-be intruders or prevent the observation of a possible suspect(s) by neighbors or other passersby.**
- 4. Do not "advertise" that you are going to be away on vacation - and do not leave answer machine messages indicating such on home or cell phones.**
- 5. Record the serial numbers of your electronic and computer equipment and keep in a secure location.**
- 6. If suspicious activity is observed, obtain a description of the individual(s)' physical appearance, actions and any vehicle descriptions including license plates numbers; contact the police immediately by calling 911 (emergency) or 877-ask-lapd (non-emergency). Do not confront suspicious individuals**

**If you have additional questions or can provide any information about the above crimes, please contact West Valley Area Burglary detectives at (818) 374-7766 or the Senior Lead Office (818) 374-7630. Weekends and after hours, contact the West Valley Area Watch Commander at (818) 374-7670**