

# Hollywoodland

THE NEWSLETTER OF THE HOLLYWOODLAND HOMEOWNER'S ASSOCIATION

JUNE 2017

## President's Message

Among other news, this issue has two articles to help clear the confusion over the ranch lawsuit and the closing off the Beachwood gate. The HHA is aware that many are upset about the loss of access, but we continue to seek balance with the City regarding residential use access vs. tourist destination points.

## The HHA Responds to the LA Times

We read with interest the LA Times Editorial regarding the Sunset Ranch lawsuit (May 3), and on behalf of the Hollywoodland Homeowners Association (HHA), submit the following corrections and additions to the conversation.

The residents of Hollywoodland understand why HOAs neighboring Beachwood Canyon are so upset about the court decision to close the private entry to Griffith Park at the top of Beachwood Canyon Drive. They worry that the traffic, fire concerns, sanitation problems, and crime wave that followed the illegal opening of the Beachwood Gate will now be visited upon their neighborhoods in the wake of its closure.

This is why we continue to ask that the City work with us, and all the residential communities bordering Griffith Park, to create a comprehensive, safe, and legal plan for managing visitors to the Park and Hollywood Sign. However, we believe it highly important to point out the many ways our neighbors, the larger public, and the Times, seem to have misunderstood and mischaracterized the conflict surrounding the Beachwood Gate.

The Los Angeles Times editorial board compared the Hollywood Sign to the Eiffel Tower. While we agree that both are international symbols, the similarities stop there. The Eiffel Tower stands in a metropolitan area, easily accessed by car, bus, and taxi, and visitors are encouraged to climb the Tower right to the top. The Hollywood Sign stands behind a fence, at the top of Mt. Lee, which also serves as a critical communications center for the City of LA, as well as the site of a major LAFD helipad used for water pumping. You can't climb the Sign, it's accessible only by foot or horseback, and despite the mass of reporting that states otherwise, there is no historic basis for access to the parkland on which it sits through Beachwood Canyon.

A bit of history:

The parkland that abuts Hollywoodland, the parcel known as the Hollywoodland Gifted Park, was gifted to the City by the

Sherman Company in 1944. There was no public access to this parcel attached to that gift. In fact, the official opening to Griffith Park at the time, and today, remains via Canyon Drive in Brush/Bronson Canyon.

This is because then, as now, there is no infrastructure to support that access. Historic Hollywoodland has some of the narrowest, windiest residential streets in the city. We have no sidewalks for visitor safety, no security, no lighting, and no public facilities.

The easement at question in the suit between Sunset Ranch and the City predates the Hollywoodland Gifted Park by four years, and is permanent to the land upon which Sunset Ranch sits. This is because Hollywoodland was conceived as an equestrian development -- the stables were an original feature, and all the earliest advertising for the tracts featured the bridle trails as prime amenities.

This is why we in Hollywoodland take issue with the idea that the property rights suit between Sunset Ranch and the City is being reported as a fight between aggrieved neighbors. In fact the Court found that the City violated the stables' long time easement, which predates the park, not to mention access to it.

Any decision to encourage visitors over Sunset Ranch's easement was and still is undertaken without due process - no environmental reviews, no traffic studies.

The argument over the Beachwood Gate, therefore, is not about warring neighbors and neighborhoods. It's about a City that needs to think long and hard about the best ways to manage development and tourism across the city in a fair, legal, and safe way.

We look forward to partnering with our neighbors and Councilmember Ryu to do just that.

Respectfully,  
Board of Directors, Hollywoodland Homeowners Association



## Sunset Ranch Hollywood Stables, Inc. v. City of Los Angeles Lawsuit: Dispelling the Myths

There is a lot of misinformation circulating regarding the Beachwood Gate closure. This article is to dispel some of those myths. Don't just take our word for it. You can read the court ruling yourself at:

<http://www.hollywoodunitednc.org/Sunset%20Ranch%20March%2013%20Order.pdf>

<u>Myth</u>	<u>Fact</u>
Beachwood Canyon residents forced the city to close the Beachwood Gate in the lawsuit	The only parties in the lawsuit were Sunset Ranch and the City of Los Angeles. No residents or homeowners were parties in the lawsuit
Beachwood Canyon residents paid for the lawsuit	The lawsuit was paid for by Sunset Ranch and the City of Los Angeles, the parties in the lawsuit
Closure of the Beachwood Gate was the result of a settlement. The city could have decided not to close the gate.	There was no settlement. The gate was closed as the result of a judicial ruling or court order
The public was not made aware of the lawsuit.	There was no duty to make the public aware of the lawsuit. However, lawsuit filings are publicly available. The lawsuit was filed on March 24, 2015 and would have been available shortly thereafter. The existence of the lawsuit was publicly known and published in the Los Feliz Ledger on 7/28/16. <a href="http://www.losfelizledger.com/article/ranch-sues-city-over-sign-tourism/">http://www.losfelizledger.com/article/ranch-sues-city-over-sign-tourism/</a>
The public was not allowed to comment on or participate in the lawsuit	Only the parties in a lawsuit can participate. The court ruling was based on the facts and the law. Public opinion has no role in a lawsuit. Furthermore, the public was represented on behalf of the City of Los Angeles.
The Sunset Ranch easement is not exclusive and therefore can be used by the public	The easement is not exclusive, however the city "Unduly and unreasonably interfered" with Sunset Ranch's use of the easement. The city's agents (the guards) were turning away Sunset Ranch associated motorists and 15,000 pedestrians per month were being channeled onto the easement to access the Hollyridge Trail via a connector built by the city in 2001. This means that while the city can use the land in common with the Ranch and cannot exclude the public (coming from another trail for example), it cannot use the easement for any purpose that it wants (i.e. hiking trail) if it interferes with the Ranch's use of the easement. Since the violation is ongoing, the court found injunctive relief, i.e. closure of the Beachwood gate to be appropriate.
The court ordered a new access be opened "as close as possible" to either the Beachwood gate or the pre-2001 Hollyridge Trail	The court ordered that the city provide pedestrian access to the Hollyridge trail "as closest to the start of the subject easement... as is practicable", which has a much different legal definition than "possible". The other locations that are practicable are the established entrances at Canyon Drive and Vermont. Any re-establishment of the trail at the end of Beachwood would interfere with the easement, in violation of the court order. Furthermore, Rec and Parks never recognized the Beachwood Gate as an official park entrance.

IN THE HILLS OF  
*HOLLYWOODLAND*



Join The HHA  
for A Family Friendly  
**SUNSET RIDE & BBQ**  
@ **SUNSET RANCH**  
Sat June 17th  
4 pm Ride / 6 pm BBQ \*

\* OR JUST COME FOR THE BBQ! (\$25) \*

RIDE + BBQ \$125  
EARLY BIRD \$100 (BY JUNE 6)  
+ 20% OFF HHA MEMBERS  
USE CODE: VEHGC92D

BOOK HERE (select June 17):  
<http://bit.ly/2qFtec6>

QUESTIONS?  
INFO@HOLLYWOODLAND.ORG  
PHOTO CREDIT: SUNSET RANCH

## Village Green Planters

There is so much turmoil in our neighborhood these days it's nice to be able to celebrate something positive. A year ago, the HHA board approved an expenditure to replant and spruce up the planters in the village green...we wanted something more esthetically pleasing that also represented our values of community and water conservation. We approached Jennifer at My Fair Lady's Flowers and she happily joined our effort and designed and filled our planters with a beautiful array of succulents and drought tolerant flowering plants. We luckily had a rainy winter, which along with careful pruning and tending, has given us three lush container gardens making our village green a beautiful place to meet neighbors, sit and relax or just enjoy the beauty.

This year we have repaired and upgraded the containers' sprinkler system and will next deal with the fountain...the cat has been complaining about the murky water!

If you're pleased with the planters and the overall look of the village green, please let Jennifer know by patronizing her shop and urging neighbors who are not members of HHA to join. It is our association and all the household members that are paying for the upkeep, beautification and liability insurance for our neighborhood gathering spot. The asset to our community of the village green is one thing we should all agree on.

## Visit to the Sherman Library & Museum

We would like to think General Moses Sherman, the landowner and developer of Hollywoodland and significant portion of Los Angeles (all 47,500 acres, stretching from Hollywoodland, West Hollywood, the Valley, south to Playa del Rey), continues to watch over us and encourage us to protect his name and developments. To learn more about this interesting gentleman and Hollywoodland please join us for a visit to the Sherman Library and Museum on Monday, June 19, 10:00 AM (tentative). Library Director Paul Wormster will share historical Hollywoodland treasures and info with us. We will wander their interesting succulent gardens and dine in the cafe, returning around 2:00PM. HHA members, please indicate your interest in attending by emailing us at [info@hollywoodland.org](mailto:info@hollywoodland.org) with the subject line: Sherman. Garden entry and lunch will be no host. Carpooling caravans, drivers needed.

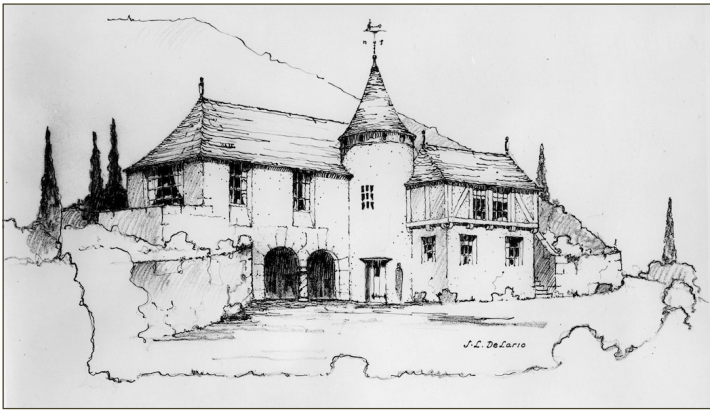
## HHA Security Cameras

After a spate of burglaries in the Village the HHA voted to install security cameras around the businesses there. Beachwood Drive has coverage from the uphill stop sign, the intersection with Belden in front of the Market and the downhill stop sign and that intersection as well. We have provided clips to the LAPD for a smash and grab at the view site and helped Alex prove that some automobile damage did not take place in his parking lot. We're saving up for a high-resolution camera that can grab license plate numbers, which would have been helpful in the smash and grab.

Images from the Village cameras are available to HHA members.

## Happy Neighbors Enjoying the 2017 HHA Easter Egg Hunt





## John DeLario Property Owners Unite!

We are collecting all the addresses, photos and documents of all the John DeLario structures in Hollywoodland. Our goal is to learn more about this creative man and to eventually grace his unmarked headstone with the recognition it deserves. We hope to have house tours and architectural lectures here in Hollywoodland and other sections of the city where DeLario beautified southern California. Involvement will include hosting gatherings, researching data, archiving materials and some fundraising.

We are hoping to kick off the DeLario Club with the completion of the restoration of the historic east gate. All interested John DeLario property owners please email us: [info@hollywoodland.org](mailto:info@hollywoodland.org) using DELARIO in the subject line.

## DeLario Entrance Gate Ready for its Second Act

Our village hosts many beautiful visuals with the most dominate being the historic entrance gates. The shake roof on the east gate has a big gaping hole. The HHA has allocated funds, secured a contractor and is ready to begin the project. We have been waiting to get a response from the city regarding the necessary permits. We feel the permit, as well as any fees associated with this gate (a public structure), should be underwritten by the city. This is especially true since we are willing to pay, supervise and restore the gate. Our project has been ongoing since January. What would Moses Sherman have said about this pace? Maybe something like this: "I had all those Italian stone masons building those extensive walls, stairs and entrance gates throughout Hollywoodland and they did it in less time than the city took to decide to pull a permit and clear it!"



## Hollywoodland Real Estate News

Hollywoodland has experienced a considerable increase in home sales in the first five months of 2017 compared to the same time last year. As of May 15th, the total 2017 sales volume is \$23,116,915. Comparatively, during this same period in 2016 sales were only \$8,666,165. This represents a 166.75 % increase. Two homes, one selling at \$3.875M (highest price year-to-date) and the other at \$2.815M, have pushed this increase to an unusually high degree. Putting those two anomalies aside, the increase is equal to \$16,426,915 which represents an 89% increase.

Year-to-date, the average days on market is 49 days, versus 54 days during this same period a year ago.

The average 2017 sales price is \$2,101,537, while in 2016 it was \$1,444,160. The two extremely high sales tend to skew this number. A helpful gauge is the price sold per square foot, the average sold price per square foot so far in 2017 is \$697.04 versus \$612.96 in 2016, this represents a +13.7% increase year over year.

These numbers reflect a very strong and robust market. Hollywoodland has always attracted home buyers for many reasons. Centrally located, close to the Studios, it also offers easy and convenient access to the freeway, as well as the City's main thoroughfares. Architectural styles are varied, a buyer can find anything from 1920s Storybook homes to mid-century, and beyond.

Notably, 3 architectural homes have sold this year, including a classic 1928 Hollywoodland Spanish at 3200 Durand, a Frank Green designed home at 2829 Westshire Drive, and Ed Niles 1966 Milt Davis house at 2867 Belden Drive.

Aside from architecturally significant homes like these, what Hollywoodland offers above all else is a sense of community, a rare and wonderful feature in this broad and wide-ranging city. It is something that eludes many other parts of L.A. and draws all demographics, from young professionals, families, empty nesters, and more. I myself am a proud resident, and find great joy in the fact that my daughter, now almost nine years old, knows our neighbors and their pets by name, she can safely walk to the market and chat with Alex, play at the fountain, and enjoy her favorite dish at the Beachwood Café.

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