

Chase Knolls Garden's Time Line

My name is Barry Cullison and I compiled this information on May 20, 2009. It is my opinion that the Chase Knolls Garden Apartments were saved by its own design. Ralph Vaughn's design created an apartment complex with powerful socially interactive areas. This in turn created a community that encouraged people to have access to and to be in touch with their neighbors. The 3 courtyards, the backyards and the pathways, all brought neighbors together. News can travel fast at Chase Knolls.

Its not rich living but it is certainly house-like comfortableness and a totally unique living experience, as compared to apartments that are double loaded corridor designs. At Chase Knolls each apartment shares but one wall.

This design creates pride in the neighborhood because Chase Knolls not only compliments and blends in with the houses in the community but also provides a park like atmosphere just down the street, for all to share. The mature trees and grounds are a buffer, a green belt, which protects the neighborhood from the 101-expressway pollution and brings peace and quiet from busy Riverside Drive's hustle and bustle.

There was already an established tight knit community in place, fostered by Mr. Vaughn's design. So, when the complex was threatened with demolition the designed social areas created discussions that would eventually lead to preservation. These residents and neighbors, new and old, who were brought together by design, rose up to not only protect and defend their neighborhood but to also preserve this Garden City way of living.

The design protects its self. It becomes a glimpse of the past as well as a plan for the future.

This document is in draft form and subject to additions, changes and corrections.

1949

Finished in 1949, Mr. Ralph Vaughn's Historic Chase Knolls Garden Apartments are a product of the Garden City Movement and the Modern Movement. They are significant in the architectural history of L.A. as an exceptional example of a Modern garden apartment complex. This attractive type of housing was important in the development of Los Angeles after World War II, as a meaningful alternative to single family residential development and as affordable multi-family housing for the surging population.

Ralph Vaughn is the architect of Historic Chase Knolls and happened to be a black man. Since a black architect was almost unheard of at the time Mr. Vaughn's partner, architect Heth Wharton a white man, became 'architect of record ' in order to sell it. A female landscape architect, at this time, was rare as well but Ms. Margret Schoch designed the landscape. Chase Knolls was built with an FHA loan on the Chase family's dairy farm.

Chase Knolls was declared historic by Los Angeles on the merits of its design, not because the architect was a black man. Had it not been such a user-friendly complex and with such a spectacular lay out, the community would not have been so passionate about its preservation. Few knew or cared who designed it. But Mr. Vaughn should be given full credit for this jewel of the Garden City Movement that became, " A Working-Class Monument."

2000

1/1/00: Legacy Partners has plans to demolish Chase knolls. They plan to build a giant 400+ unit apartment complex on the site.

1/6/00: Legacy Partners sends a letter to the residents stating that they have bought the 260 unit complex from the Chase family. The letter says, "We are dedicated to providing you with a clean and comfortable place to live." Legacy Partners District Property Manager Preston Fincher signed it. There is no mention of their demolition plan.

1/9/00: Tenants start to see teams of strangers walking the grounds, taking soil samples, surveying, writing notes on clip boards and tenants find this curious. What's going on?

3/1/00: Tenants meet with Ellen Michaels, West Valley Community Development Corp. and Executive Director. She says we should immediately contact LA Councilman Mike Feuer and Mr. Ken Bernstein, from the LA Conservancy. She says, "You might not win but you'll learn a lot."

3/7/00: The LA Times reporter Bob Howard on page B6 writes, "Apartment Shortage Leaves Poor Out in Cold." The Valley needs more low-income units, but developers say such projects are no longer profitable.

3/17/00: Residents are starting to notice that apartments are remaining vacant after renters move out.

3/24/00: A grassroots movement to save Chase Knolls has organized called Chase Knolls Residents Assoc. (CKRA). CKRA introduces themselves to the community with a hand delivered newsletter. They distribute their first newsletter to the complex and to the surrounding neighborhood of homeowners. 1,000 to 1,200 are delivered with each papering. There will be at least 50 to 70 of these deliveries over the next 8 years.

The papered neighborhood is bordered roughly by Magnolia Street to the north, Coldwater Canyon to the east, Riverside Drive and highway 101 to the south and Woodman street to the west.

The newsletter educates the neighborhood as to what 'the real' plans are that Legacy has in store for the neighborhood, which is development thru demolition. It

informs the community that, “ We don’t have to move immediately, (because) Legacy must go through several lengthy and public procedures before they (can) do anything. The length and number of these procedures may be increased if they (Legacy) are properly resisted.”

The newsletter announces that Chase Knolls is worth saving and that it was designed to blend in with the homes in our neighborhood. It’s in good enough shape to last another 50 years providing affordable housing as it has always done.

There will be a community meeting at the Notre Dame High School cafeteria to head bang ideas on how to preserve it.

3/29/00: In the afternoon Councilman Feuer is given a tour of the complex. He does not seem very interested or impressed with Chase Knolls. This alarms CKRA. His assistants Ms. Jane Blumenfeld and Ms. Sharon Meyer are with him. We find out that Councilman Feuer has already met with Legacy and was informed about the supposed generous relocation packages being offered to the tenants and the Councilman seems ok with it.

The elderly were offered by Legacy Partners \$15,000 to leave their homes and were told that the fee was not taxable. That was a lie. After taxes, and the expenses of having to move, it was calculated that the \$15, 000 relocation fee would supplement the elderlys relocated rent for a year to a year and a half. Then, on a fixed income, the elderly would be faced with a \$300 to \$500 increase a month in their rent alone. Legacy Partners hire a relocation company who prey on the older folks making them panic. Pestering them with lies about their future. The other relocation packages are \$10,000 for families with children and \$2,000 for single tenants.

3/29/00: Organized by CKRA, the first community meeting is held at the Notre Dame High School cafeteria, to discuss Legacy Partners’, yet to be announced, plan to demolish 260 affordable apartments at Chase Knolls and build a 400 luxury unit monster. About 400 trees would also be destroyed. Over 200 neighbors attend.

A survey is taken of the Chase Knolls residents to find out the demographics of who they are.

CKRA resident’s have set-up a ‘Who’s Your Buddy’ watch to assist the older tenants who are stressed-out by the pressure to re-locate. Most had lived there for 30 to 40 years and were at a loss as to what to do.

There is lots of bickering about the next steps. Should we invite Councilman Feuer to speak or not, at the next meeting? Is there a possibility to form a non-profit entity and buy the complex back from Legacy? Could the complex be renovated and become condos? How much would that cost?

3/30/00: The LA Times staff writer Gregory J. Wilcox writes, “Fighting For Home Turf/ Residents fear loss of apartments.”

3/31/00: The LA Times reporter Sylvia Pagan Westphal writes on page B1, “Task Force Recommends Fewer limits on Housing.”

3/31/00: Legacy Partners sends another letter to the residents stating, "It is unfortunately necessary that all tenants re-locate by June 30, 2000." Chase Knolls is to be destroyed. At the bottom of the letter it was stated that the letter was not an official 30-day notice.

4/4/00: Reporter from the Daily News, Gregory J. Wilcox, writes on page one, "Tenants oppose eviction/ Tenants to take on management over eviction."

4/5/00: Mike Feuer, the neighborhood's City Council person, attends the second community meeting at the Notre Dame High School cafeteria. There is a lot of fear now that the false eviction notice has been sent to the Chase Knolls tenants. When the Councilman sees the turn out, about 150, when he sees the elderly tenants being assisted with the Who's Your Buddy program and the passion in the community, he is swayed to help. He answers questions for over an hour and promised, "No one will work harder for you than me."

(I remember seeing Councilman Feuer's face when he realized there was a grass roots preservation movement growing right under his feet.)

4/6/00: On page B6 of the LA Times, Roberto J. Manzano writes, "Chase Knolls Residents Meet to Fight demolition of 53-Year-Old Apartments."

4/6/00: In Our Times Karen S. Kim writes, "Residents of Chase Knolls Garden Apartments despair over eviction notices."

4/9/00: The Daily News reporter Gregory J. Wilcox writes on the first page, "Bad things can happen in a good economy." 'Relocation lacks personal touches.'

4/13/00: Our Times reporter Karen S. Kim has the headline, "Business as legal, not moral."

4/14/00: Another CKRA newsletter is delivered, Volume 1, Issue 4, 2ed.

After the community meeting on 4/5/00, CKRA realizes that the homeowners are just as passionate as the residents about preserving Chase Knolls and they change their name to Chase Knolls Residents and Neighbors Assoc. (CKRNA).

It reports Councilman Feuer's commitment to help.

It explains why the eviction letter received on March 31st was not an eviction notice because no demolition or site plans have been approved and that the process will take a long time. Legacy is using scare tactics to make people flee their homes. This way they can claim the complex is not financially viable or that it's not making them any money. But they have deliberately left apartments vacant so of course they can show a loss.

There is an article with the headline, "Legacy Partners- Masters of Misinformation," how Senior VP of Legacy Partners Dennis Cavallari lied to the Daily News about Legacy's plans to demolish Chase Knolls. And he told KABC-7 reporter Adrienne Alpert that Chase Knolls was, " substandard, inadequate and out dated"

housing. He later remarked, “ This is still a capitalist society and land owners have rights.”

4/18/00: A meeting at the Notre Dame High School cafeteria. CKRNA is starting to grow in numbers and momentum. Letter writing campaigns are organized, information is shared and strategies are discussed. People are upset and afraid.

4/??/00 Councilman Feuer holds a meeting in his down town office with CKRNA. It is decided that a Historic Site status could help preserve the apartment complex but not necessarily the tenants who live in them.

4/20/00: The LA Times prints on page B7, “Historic Status Recommended for Sherman Oaks Apartments/ City panel is asked to consider designation, which could prevent the postwar-era garden units from being razed as planned,” by Roberto J. Manzano.

4/20/00: The Daily News writes, “Feuer asks panel about old complex.”

4/23/00: The Sunday LA Times has an editorial on page B16, “Memo to Developers.”

4/26/00: Councilman Feuer nominates Chase Knolls for Historic Site status to the L.A. City Council. It passes 13 to 0.

This was the first time that CKRNA would hand out make shift booklets to give Councilman Feuer some visual information on Chase Knolls to work with. They are so successful that Mr. Ben Resnik, Legacy’s lawyer, wants one.

CKRNA learns from Mr. Ben Resnik that Ms. Christy Mcavoy, had been hired by Legacy Partners to evaluate Chase Knolls in January 2000. CKRNA was amazed to hear that her report had concluded that the complex was indeed worthy of preservation. Evidently that was the wrong conclusion for Legacy Partners, as it did not fit in with their plans, so they fired Ms. Christy Mcavoy and hired Mr. Chattle. Mr. Chattle assured CKRNA that Chase Knolls was substandard and would never qualify for preservation.

4 /27/00: CKRNA starts making more comprehensive information books with photos to illustrate Chase Knolls’ unique history and beauty, it also contains reproductions of the many news paper articles on the value of Chase knolls. These informative albums are to be given to all Los Angeles City Council members to entice them to visit Chase Knolls. Very few who visit have not been won over after they’ve seen just what a jewel of the Garden City Movement Chase Knolls is.

4/27/00: Teresa Grimes presents a Historic Cultural Monument application to the Cultural Heritage Commission.

4/27/00: The LA Times prints, "Apartments Given a Reprieve/ Chase Knolls owner protests as City Council votes to start process for possible historic status," by Patrick McGreevy.

4/28/00: CKRNA along with Mr. Ken Bernstein, from the LA Conservancy, share the view that Chase Knolls must be saved. Together they start to lobby the City Council, for the hearing, armed with the elaborate, informative books. Mr. Bernstein proves to be an invaluable advocate.

5/1/00: In the Daily News Nick Pacheco, Maria Elna Durazo and Stanley Michota Jr., writes on page 11, "Affordable housing a misnomer in L. A."

5/??/00: Legacy Partners starts to board up vacant apartments. It scares and intimidates the neighborhood who worry that the junky look of the property will increase criminal activity. At one point Legacy boarded up windows and doors on an apartment with unsuspecting renters still inside it. Now trapped in their own home they had to make phone calls to get out.

5/11/00: In the Community Forum, in a letter to the editor, Pascal Behr writes, "Passive-aggressive moves are making Chase Knolls unlivable."

5/5-11/00: In the LA weekly, page 10 there is an article by Christine Pelisec titled, "Garden City Demolition."

5/13/00: CKRNA's Home Pride Saturday. The apartment's grounds have suffered terribly from "reduced services" or no watering and no gardeners, since Legacy Partners purchased the property in January. Residents and neighbors unite to spring clean and revitalize the garden aspect of Chase Knolls. They pick up trash, weed, plant flowers, clean stairwells, hoe flower beds, etc. . . Notre Dame students help.

5/13/00: SOHA-TV's Cable show is dedicated to the plight of Chase Knolls with a around table discussion. No one from Legacy was there.

Additionally KJAZ (1260 AM & 1560 AM) with Larry Margo & Jill Barad, feature two Chase knolls residents who were to debate Legacy Partners' Sr. VP, Mr. Dennis Cavallari but he was suddenly unavailable at show time.

5/14/00: In the LA Times Barry Cullison and Meg McIntyre, both residents of Chase Knolls, have letters to the editor, on page B16.

5/15/00: In the San Fernando Valley Business Journal, Shelly Garcia, writes, "Valley Facing Historic Struggle in Apartment Dispute."

5/? /00: The LA Times gives Legacy's Dennis Cavallari a chance to voice his opinion on page B17 he writes, "Existing Policy Could solve the Housing crisis. LA supports infill development but doesn't allow it. Therein resides the problem."

5/17/00: The Cultural Heritage Commission (CHC), a politically appointed board from the Mayors office, tours Chase Knolls. The Commissioners are Ms. Polly Wyman, Ms. Catherine Aaronson, (there was one other) with CKRNA, Mr. Preston Fincher, Mr. Chattle, and Mr. Resnik along with Ms. Teresa Grimes and the Daily News reporter Mr. Ron Russell.

At this time watering and gardening had been cut way back and the grounds were looking sorely neglected. The boarded up windows already made the place look pretty shabby and affected morale in the neighborhood. This is not good if you want the property to impress important visitors such as CH Commissioners. CKRNA picked up the slack by buying 20 extra long garden hoses and organized volunteers to water the parched grounds by hand. With regularity they performed gardening chores and trimmed the hedges to spiff up the place. CKRNA did these up-keep jobs for months. But the boarded up windows still affected morale with their visual blight.

5/20/00: Volume 1, Issue #6 of CKRNA's newsletter. It's to inform the neighborhood that evictions have been put on hold. Legacy cannot evict or even begin legal proceedings (3-day or 30-day notices) until the council votes again regarding Chase Knolls' historic status. This gives residents some small breathing room.

The newsletter gives a run down on the three steps to historic status. #1 Cultural Heritage Commission, #2 LA City Council's Arts Committee, #3 LA City Council for the final vote.

5/21/00: In the LA Times, in a letter to the editor on page B20, Gregory Walker writes, "I find Dennis Cavallari's article a bit disingenuous."

5/24/00: A community meeting at Notre Dame's H S cafeteria. People are still scared about their future. An attorney is present who specializes in tenant and elder law. Police Sergeant Wong is there to help organize the community for the missing security. Also a 911-Emergency operator plus a member of the Fire Dept. to discuss emergency responses were informative.

5/25/00: The Our Times reporter Karen S. Kim writes in detail, in the section, City Notes, of the Cultural Heritage tour of the complex.

5/??/00: Cultural Heritage Commissioner Ms. Kay Beckham tours the property with CKRNA privately.

6/1/00: CKRNA was distributing one to two to three newsletters a week at this time. Trying to stay ahead of the rumors and share research and facts

6/6/00: An LA Times article reports on page B1 that, "Apartments [are] Historic, City Architect Says." 'Developer's attorney calls it just another 'garden variety'

complex,' by Patrick McGreevy. In the article Jay Oren, the chief architect of the Cultural Heritage Commission, recommends Chase Knolls be designated Historic.

6/7/00: The Cultural Heritage Commission (CHC) holds a meeting to vote on the matter of recommending Chase Knolls as a Historical Monument. Only 3 of the 5 Commissioners attend. This is the first time CKRNA sees Legacy's slide show representing the developer's view of the property. It's so skewed that it angers a lot of residents and neighbors.

Councilman Feuer urges the panel to follow the lead of Jay Orin, their staff architect, who recommended that the property be a Historic Cultural Monument. Three votes were needed but only two voted in favor of the measure, CHC President Catherine Schick and Commissioner Kaye Beckham supported Historic status.

6/8/00: The LA Times Valley section, page 1, "Book Drafted in Fight to Preserve Chase Knolls."

6/8/00: Patrick McGreevy writes for the LA Times on page B5, "Heritage Panel Takes No Action on Chase Knolls." "The city commission deadlocks.'

6/8-14/00: The New Times publishes Ron Russell's expose, "Wreckers Paradise. So why is LA always tearing down its most beautiful and historic buildings? Ask Dick Riordan."

6/8-14/00: A supplement to the LA Times, Community Forum, has an article by the editor Rhonda Hillberry, "Twisting in the wind at Chase Knolls."

6/? /00: CKRNA and Mr. Bernstein are still lobbying City Councilmembers.

6/8/00: The LA Times reports, "Heritage Panel Takes No Action on Chase Knolls."

6/9/00: CKRNA hand delivers their newsletter and announces a community meeting at the Notre Dame High School cafeteria.

6/11/00: In the LA Times Ken Bernstein, Director of Preservation Issues for the LA Conservancy, writes on page B21, "Historic Status Is Not Farfetched." 'Although much of the Valley's postwar architectural heritage may not be worth saving, Chase Knolls distinguishes itself.'

6/11/00: In an LA Times letter to the editor on page B20, Mary Kulczycki writes, "These seniors will lose their financial independence." She is writing of the overly touted relocation packages that Legacy keeps bragging about.

6/11/00: CKRNA papers the neighborhood with another newsletter to announce another Community meeting.

6/15-21/00: A supplement to the LA Times page 1, Our Times, reports, "Keep the home fires burning" by Karen S. Kim.

6/15/00: CKRNA arranged a neighborhood meeting at the Notre Dame High School cafeteria. Trying to calm people's fears by getting them to write letters to the City Council and the Cultural Heritage Commission (CHC). Stories and ideas are shared.

6/11/00: The Sunday LA Times has an editorial on page B20, "How Not to Mend a City."

6/18/00: The Sunday LA Times has an editorial on page B18, "A Working-Class Monument. You don't have to be an expert to recognize that there is something special about Chase Knolls."

6/? /00: Ms. Rita Walters tours the complex and says, "None of this is coming down." She was very impressed by how little Chase Knolls had been changed since it was built.

6/21/00: CHC re-votes to approve or disapprove Chase Knolls' addition to the list of L A's Historic Monuments. It was a 2 to 2 deadlock, so once again the motion failed to pass. With no CHC recommendation this leaves it up to the City Council to make the final decision on 6/28/00.

By this time there had been 40 articles in the media about Chase Knolls,

6/26/00: The motion of Historic Site designation goes to the Arts Committee, an LA City Council sub committee, chaired by Councilwoman Rita Walters. The other Council Committee members are Hal Bernson and Alex Padilla.

6/28/00: The City Council unanimously approves a motion by Councilman Michael Feuer to extend the dead line for action by 15 days, to 7/11/00.

6/28/00: Legacy Partners is threatening to rescind relocation money offers.

6/ to July 5/00: In the LA New Times, Volume 5 #26, Ron Russell reports, "The Bulldozers Friend/The city's developer-friendly Cultural Heritage Commission once again shows its stripes." 'Chase Knolls is the latest flashpoint in L A's battle between preservationists and developers.'

There is also a letter to the editor in this issue by Dion Neutra titled, "The farce of historic preservation in LA."

6/30/00: CKRNA papers the neighborhood with another newsletter to encourage everyone to attend the City Council meeting on 7/11/00. It is announced there will also be a bus available for those who can't drive. There is a map for those who will car pool friends and neighbors.

One learns that politicians don't like the term 'affordable housing'. They prefer 'blue collar housing'.

7/? /00: A meeting with Councilman Nate Holdman, to lobby him to vote yes for a Historic Chase Knolls, is held in his office. He feels the complex is quite unremarkable and that Garden City sites like Chase Knolls are quite common in Southern California. Yet he's never been to Chase Knolls to see for himself. He vows to vote no.

Meanwhile CKRNA is horrified as it starts to learn about the hell residents are living at Lincoln Place Apartments in Venice California. Lincoln Place, built around the same time as Chase Knolls, is another Garden City complex designed by Chase Knolls' architect Ralph Vaughn, or at the time we thought the designer was Heth Wharton.

A company called TransAction Financial is evicting the Lincoln Place tenants to demolish the 750 plus apartments of affordable housing (or blue collar housing). A Mr. Robert Bisno owns this company. CKRNA knows nothing about him at this time but . . .in the future he will be the developer/owner of Chase Knolls.

There is an all out assault against Garden City complexes across America because developers know they inherently contain copious courtyards of 'wasted' space and they can label the apartments as un-rentable by keeping apartments vacant or through 'benign neglect'. What will be built on these sites is anything but affordable housing.

7/5/00: CKRNA hand delivers newsletters announcing time, place and agenda for the City Council hearing on 7/11/00. That will be the day to show the City Council just how many voters do not want Chase Knolls to be destroyed. CKRNA and Councilman Feuer have also provided a bus, to deliver the elderly and those who don't drive, to City Hall.

7/6/00: Councilman Feuer gets a letter from Steve Afriat. Mr. Afriat is a lobbyist with considerable clout and in the letter he requests to speak at the City Council hearing in favor of Chase Knolls being declared a Historic Monument. He stated that he would, "waive his usual and customary fees to do so." Mr. Afriat is an extremely pro developer lobbyist and so there was a question as to, why he would want to do this? He said he lived near by Chase Knolls and had always admired it and felt strongly that this significant landmark in the heart of Sherman Oaks deserved protection. So the Councilman and CKRNA say, yes. They ask him to please speak and use whatever influence he has. Mr. Afriat responded by saying he had already talked to Councilman, (so and so), so you don't have to lobby them.

About 4 years later we found out, that at this time, Mr. Afriat was also working for Mr. Robert Bisno. He is the owner of the Transaction Company that is trying to demolish Lincoln Place apartments and in the future he will own Chase Knolls.

7/10/00: CKRNA do an all out newsletter blitz to motivate the neighborhood to write letters, make phone calls to supporters, to E-mail the Council members, and to attend this crucial hearing. They also rented a bus.

7/10/00: Station KCET's, 'Life and Times' on PBS channel 28 airs a 30 minute piece on Chase Knolls with reporter Ms. Gay Yee. It was shot on the weekend before the hearing.

7/11/00: Is the City Council hearing, which will determine whether Chase Knolls is designated a Historic Cultural Monument or will it be immediately demolished. 13 Council members are present. Chase Knolls will need 10 votes to survive. Each side of the issue has been given 30 minutes to speak. About 250 residents and neighbors, who support Chase Knolls' preservation, attend. At times the proceedings become heated. Those against preservation are Ben Reznick, Legacy's attorney/lobbyist, and Robert Chattle, their architectural expert.

Chase Knolls was declared a Historic Monument by a vote of 13 to 0. (And yes Mr. Nate Holden was there. I think all involved on both sides were a bit stunned.)

7/11/00: Councilman Feuer immediately releases this victory to the Council newspaper NEWS, "City Council Unanimously Designates Chase Knolls Apartments An Historical Cultural Monument."

7/12/00: The Daily News reports, "Council names Chase Knolls a landmark/ Owner still vows to demolish," by Rick Orlov.

7/12/00: The LA Times reports, "City Grants Protection to Chase Knolls / delaying the wrecking ball for now."

7/12/00: The LA Times reporter, Annette Kondo, writes on page B10, "1940s Apartment Complex Wins Landmark Status." 'Residents and neighbors of Chase Knolls say its owner shouldn't demolish it. But that could still happen.'

7/13/00: The Daily News reports, "History wins out at Valley apartments," by Dennis McCarthy.

7/16/00: The Sunday LA Times has an editorial on page B14, "Good-Faith Review Needed"

7/20-26/00: In the New Times reporter Ron Russell writes "Unexpected Victory/ Riordon's Cultural Heritage Commission gets a black eye."

7/23/00: Michael Feuer has a letter to the LA Times in the Letters to the editor on page B16.

7/25/00: The community has a Victory celebration at the Norte Dame H. S. cafeteria. A video is played of the 13 to 0 vote at City Council on 7/11/00 where Chase Knolls was declared a Historic Cultural Monument.

7/26/00: Legacy files a permit to demolish Chase Knolls.

7/30/00: In the LA Times, Letters To The Valley Edition, Herbert G. Rosenbloom and Albert Knight have letters.

8/2/00: Chase Knolls is item # 6 on the agenda for a CHC hearing. They are to determine whether to object to the issuance of a permit for demolition.

8/3/00: On page 5 the Daily News reports, "City panel denies demolition permit."

8/3/00: In the LA Times, section Our Times, Karen S. Kim writes, "Chase Knolls tenants now hope to buy complex." 'Owner says historic status will only delay demolition.'

8/6/00: In the LA Times, Letters To The Valley Edition, page B16, Greg Golden, Michael Feuer and Pat Davis have letters.

8/10-16/00: The Our Times reporter Karen S. Kim writes, "Legacy Partners to tear down more apartments." "Tenants in Bluffside House apartments and Promenade apartments say they feel resigned about eviction.'

8/12/00: On page 10 the Daily News reports, "City adopts [a new] eviction ordinance."

8/12/00: In the LA Times section, Valley Roundup, Patrick McGreevy and Stephanie Stassel, both have articles on page B3.

8/14/00: LA Times has an article, "Chase Knolls Tenants Celebrate Victory." It reports that at a celebration picnic was held in the Greenbush courtyard of Chase Knolls and that Councilman Feuer, LA Conservancy Director of Preservation Issues, Kenneth Bernstein, West Valley Community Development Corp. and Executive Director Ellen Michael, were given honorary ficus trees. CKRNA wanted to show how grateful they were for their participation and expertise in the struggle to preserve the neighborhood.

8/26/00: The LA Times has an editorial with the headline, "A Job but No Place to Live."

9/?/00: In the LA Conservancy News, Ken Bernstein writes, "Council Approves Historic designation for Chase Knolls Apartments."

9/20/00: Mr. Ken Bernstein, of the LA Conservancy, appears before the CHC and gives a preservation progress report.

10/17/00: A CKRNA newsletter is delivered. One article is, "What's Next?" 1; Develop a financial plan of our own to save the complex from demolition. 2; Protect the property. 3; Organize. There is a form for membership and donations to CKRNA.

Another article is, "Maintenance Anyone?"

11/18/00: Nearly 400 people visit Chase Knolls as part of the LA Conservancy's first "modern" tour of the San Fernando Valley. Residents acting as docents become tour guides leading groups of 20 or more thru Chase Knolls, now recognized as one of the best examples of post-World War II housing. The boarded windows alarm the visitors.

12/10/00: Volume 2, Issue 2 of CKRNA's newsletter is delivered. Legacy still keeps the tawdry window boards up. Seeing as how the complex has been blighted for so long by these drab eye sore plywood window boards, people are encouraged to Christmas decorate them and show that our spirit shines brightly this holiday season.

It reports that Legacy Partners has begun the Environmental Impact Report (EIR) process.

It reports that people are still being boarded up in their apartments or locked out.

2001

1/7/01: The Sunday LA Times reporters Rebecca Trounson and John Johnson write, "Housing Strain Unravels Community Ties." 'Beyond money, the cost to the state is neighborhoods dispersed, families displaced.'

1/12/01: In the Daily News Gregory J. Wilcox, reports on page 1, "Realtors push affordability."

1/14/01: The Daily News Staff Writer Gregory J. Wilcox writes, "Pierce project slow to start up." A Legacy story is in the business section, page 1.

1/25/01: A meeting at soon to be Councilman Mr. Jack Wiess' field office. This is CKRNAs first meeting with him since he visited Chase Knolls before the election. We were trying to figure out Legacy's next move. There is still the stress and fear of eviction.

If Chase Knolls is a Working Class Monument then why can't the working class afford to live there? Who, on a local level, will ultimately determine what constitutes preservation for Legacy Partners? Who defines the parameters - - CHC?

Craig? City Council? Planning Department? Could CKRNA have some input through their own experts?

Will the new Councilperson Wiess protect and champion the cause of Chase Knolls the way Mike Feuer did? (No. He did nothing.)

2/26/01: Patrick McGreevy writes an article for the LA Times, "Affluent Area Draws Big Field With Strong Resumes." '5th DISTRICT: 11-Candidates Seeking Seat on City Council.'

2/27/01: Morris Newman writes in the LA Times, "Investors Scout Hollywood Locations." 'Prices are rising fast on historical apartment complexes as landlords restore them and charge higher rents.'

(This is what happens at Chase Knolls. A 2-bedroom apartment that was \$300 to \$400 a month will eventually become \$1,600 to \$1,700 a month in just a few years. The boarded up apartments become 'fair market value.')

3/4 /01: There are 2 editorials in the LA Times, "Preserve Vintage Architecture" and "Creative Residential Design Needed."

3/14/01: Helen Gao, staff writer for the LA times, writes, "Team Tapped for Town center, "Caruso/Legacy 'to bring life' to Glendale."

5/14/01: The State Historic Preservation Office (SHPO) receives Legacy's Historic Preservation Certification Application. Ms. Christy Johnson Mcavoy has prepared it. Mr. Cavelliri's name has been crossed out on the form and a Mr. James Landelson is written above it.

6/26/01: Bob Howard with the LA Times writes, "REIT Invests in Venice Units." The company AIMCO comes to Lincoln Place.

10/1/01: EDM/AIMCO is interested in meeting with the 'leadership' of CKRNA. There is no leadership.

11/? /01: Legacy Partners and the CHC negotiate a historical property contract under the Mills Act. Because of the size of Chase Knolls, 13-acres and 260-units, it is the biggest Mills Act contract ever negotiated. It therefore follows that it would then provide the largest tax break ever. The tax break is 20%. At this time the Historic Contracts manager is Mr. Dillhoeffer.

11/1/01: In the LA Conservancy news Mr. Ken Bernstein writes, "Chase Knolls Apartments To Be Preserved, Rehabilitated."

11/26/01: Matthew G. Dillhoefer, Historical Property Contracts Manager from the CHC, meets with CKRNA. He is very emphatic and feels that the Cultural Heritage Commission (CHC) can totally protect Chase Knolls, now that Legacy Partners has signed on to the Mills Act. Because of the Mills Act, Legacy, or any other owner,

must adhere to the 10 Secretary of Interior Standards (SIS).

What is not known at this time is that the CHC is about to be dismantled. It will be reduced to a staff of 2 and be absorbed into the Planning Department building. The LA Planning Department is very pro developer so this move to the Planning Dept. building blurs and confuses the jurisdiction of CHC. This reorganization cost CHC its independence and authority. Its effectiveness will be greatly diminished.

In the line of hearings, that are the processes of an EIR, CHC will find itself dead last to rule on the Chase Knolls preservation issues. Now, why would the agency (CHC), that specializes in managing Historic Cultural Monuments, that understands rehabilitating them and could assist all the other agencies on compliance with Secretary of Interior Standards, be put dead last in the EIR's line of hearings?

2002

1/26/02: The LA Times writer Brad Berton writes, "New Project Planned for Hollywood." Legacy Partners' proposed \$282-million mixed-use development.

2/4/02: CKRNA meets with Councilmember Jack Weiss and Ms. Bonnie Kopp. He is not very interested in CKRNA's concerns.

(Maybe he knew that soon we would not be in his district and our Councilperson would be Ms. Wendy Greuel.)

2/4/02: A CKRNA member talks to SHPO Architect, Tim Brandt. He says certification of Part 2, of the Legacy Partner's plan, happened on July 23,'01. Musser Architects drawn Sheet # A47A of the plan was submitted May 8, '01. He says, "Local jurisdiction could stop these plans if they do not meet local codes or planning."

Legacy Partners plan, now, is to build 47 huge luxury apartments and destroy over 400 mature trees.

2/22/02: The Pasadena Star-News writes, "Church makes pitch for campus project, "Official urges residents to back Legacy plan," by Elizabeth Lee.

3/13/02: The LA Times writer Morris Newman writes, "Development diplomacy." 'A proposal for the site of Ambassador College in Pasadena raises citizens' ire.' It's a Legacy Partners story.

5/1/02: The Pasadena Star-News writes, "Legacy pullout clouds picture," by Elizabeth Lee on page 1.

5/13/02: Residents of Chase Knolls are sent a letter by Ms. Linda Thigpin, Business Manager, to stop watering the parched landscaping or you could be evicted.

8/12/02: In certified mail to the residents it is announced that, "Legacy Partners has sold all its interest in Chase Knolls to EDM Realty Corp." It's signed by Mr. Preston Fincher, District Property Manager, as Agent for "seller."

What CKRNA won't know for a while is that Mr. Robert Bisno owns EDM Realty Corp. with Mr. Ernie Mieger.

8/13/02: A letter is sent to tenants announcing Knolls Associates, LLC, as the new Owners of Chase Knolls. They are going to start renting out apartments. It is signed by Ms. Sue Gold, the new manager. (Or an old manager. Almost two years ago she was a new manager after the first sale of Chase Knolls.) Now, will the boards start to come off the windows?

10/15/02: CKRNA sends a letter to Sue Gold, Manager, telling her how hard Mr. Marcelino Vazquez worked over the past 2 and ½ years at Chase Knolls and how singlehandedly with few resources, Mr. Marcelino Vazquez kept Chase Knolls functioning.

10/17/02: Mr. Dillhoefer is contacted. He is no longer working for CHC and feels he can't say too much about CHC and EDM's negotiations. He feels he should wait 5 years before he can talk of specifics concerning CHC.

He said he could tell me EDM lawyers wanted to nullify the Mills Act. They tried to find ways to get around the Mills Act but after the meeting realized they'll have to make it work. They liked the tax break, he said. (There is a 20% tax break.)

11/4 /02: The LA Times prints Stephanie Stassel's article, "Historic Apartment Complex Starts a Comeback Under New Owners." " The owner/President of EDM Realty Corp., Mr. Ernie Mieger says, "We're just going to lease apartments. We're not developers."

Chase Knolls is to be renovated. There are about 160+ vacant units. One-bedroom units will rent for about \$1,020 a month and two-bedrooms will be about \$1,200 a month. So, if the seniors, who were scared, off come back they'll find their \$400 a month apartment is now \$1,200 or more a month.

2003

2/23/03: There is a Sunday meeting on the grounds, arranged by CKRNA, to meet Councilperson Wendy Greuel. This worries manager Sue Gold, who has concerns about insurance and liability issues.

(While sipping coffee our party was buzzed by security on bicycles. I thought they were going to run over someone. I never saw this type of security in the past and I never saw it again.)

4/22/03: TransAction Financial and Knolls associates, LLC schedules an 'Information Session' for the neighborhood regarding the proposed development at Chase Knolls. The meeting is held at the Notre Dame High School Lecture Hall.

It did not go well for them. They thought the neighborhood would greet them as saviors, because of Mr. Afriat's participation in the Historic vote at the City Council hearing. Instead the crowd became very agitated. The audience didn't think new buildings and luxury apartments with more cars were a good idea not only for Chase Knolls but also not a good idea for the whole neighborhood. The crowd was under the wrong impression that Chase Knolls was spared these kinds of changes because it was declared Historic.

Mr. Afriat, who is TransAction's lobbyist and expediter, played very wounded and betrayed and felt the audience was not being realistic. TransAction would never be this open and public again.

6/3/03: Mr. Robert Bisno is in Washington D.C. and appears and testifies before a National Park Service Subcommittee. He says, "Abuse of the National Register process and other "preservation" mechanisms will become the number one tool to stop economic development.... unless you take immediate steps to stop it."

(He complains about the National Register process devaluing the Lincoln Place property. Yet, in the face of that, he still buys Chase Knolls, even though it's already been declared historic.)

6/8/03: Notice of Preparation and Pre-Draft EIR. There is a request for public comment.

6/18/03: The Santa Monica Daily Press' reporter John Wood writes, "Rent control tenant sues city over new law." Mr. Bisno's Santa Monica landlord says his apartment is not Mr. Bisno's main address and plans to raise his rent, under a new 'rent control' law, from \$1,000 to \$4,000. 'Bisno claims the Santa Monica law is illegal because it was never put before voters.'

(This is exactly the same argument CKRNA will make against TransAction's decisions from the NPS.)

7/00/03: The "scoping process," for the Chase Knolls EIR is now asking for public comment. This is when Mr. Hendricks, from the Planning Department's Environmental Review Unit, receives about 30 neighborhood letters. The deadline is August 6, 2003.

It's 2½ years of construction, 5 massive 3-story buildings with a total of 141 additional units, increased traffic from 270+ additional cars, with neighborhood parking problems and safety impacts also affecting the two schools in the area, construction of a pool and accessory building in historic courtyards, the loss of about 50 mature trees and the demolition of 47 car ports and storage units.

7/16-22/03: In the Santa Monica Mirror, Kathleen Herd Masser, writes, "Venice Landlord Has SM Housing Problem." 'When Mr. Bisno was asked whether his experience with the Rent Control Board has changed the way he views his Lincoln Place tenants, he said only, "The two are unrelated."

"A longtime rent control activist, who asked not to be named said, "It's just a shame that the case getting the most attention involves a self-serving enemy of affordable housing."

8/13/03: First meeting with Councilwoman Greuel and her Planning Deputy (PD), Dale Thrush.

Content: Introductory discussion of community views on Chase Knolls and the proposed development. Specific concern voiced about the various city departments involved *not* being on the same page.

(*i.e* holding different views on everything from basic procedures to interpretation on the Mills Act Contract plus where will the CHC hearings be placed in the process. CKRNA hopes CHC will be the first hearing.)

Results: Councilwoman Greuel volunteers to hold a meeting with representatives from the Planning Department, the Cultural Affairs Department, and the City Attorney's Office, to get every one on the 'same page.'

(CKRNA will try to find out if this meeting never took place, but there was no explanations or any follow-up contact from Council Office.)

9/26/03: Kaplan Chen Kaplan, hired by Mr. Bisno, conducted an historical resources impact analysis of a proposal to add 5 new three story buildings, thus adding 141 new apartments to the complex. At this time TransAction wanted to demolish the large garages on the Huston Street side of Chase Knolls. They also had 11 pop-out bedrooms and 96 pop-out bathrooms that were to be grafted on to the historic buildings. There will be a removal of, '232 diseased, unstable trees'.

11/4/03: Legacy has submitted a permit application to the Cultural Heritage Commission, to rearrange interior partitions or to create enough floor area to install a second bathroom. Lambert Giessinger of the CHC approved this request. It was also Mr. Giessinger's idea to do the pop-out bed and bath rooms.

(So it's obvious that the CHC is willing to assist the developer in ways of developing the property and making it more valuable. But one wonders just how much square footage of historic green space would be lost, if these pop-outs are constructed?)

11/20/03: Sue Gold, the manager of Chase knolls, sends a letter to the residents stating that a 6 foot fence will be constructed along the perimeter line of the property. For 56 years the park like grounds have been openly enjoyed by the whole neighborhood. It was designed to share its tranquil park areas and be a part of this community. A fence is supposedly needed for security.

Once again Mr. Giessinger does not object to the fence but suggests the fence be more recessed and less obvious. (Rather than the prison look of a perimeter fence.)

11/26/03: The Santa Monica Daily Press' reporter John Wood writes, "City Hall to tweak rent control law. Suit pits wealthy tenant against landlord. Abshez (one of Mr. Bisnos' lawyers) described the rent control law as a "boondoggle for landlords."

12/00/03: During 2003, '04, '05, '06, TransAction Financial, and Chase management, would send letter after letter to the tenants announcing their victories and successes and all the support they have won in the community for their giant project.

12/3/03: LA times writers Anna Gorman and Patrick McGreevy write, "Donor Tells of Campaign Gifts,"

They write another article that I can't find the date on called, "Campaign Finance Probe Targets L.A. Developer," that says Jack Wiess and Wendy Greuel received some of these illegal contributions.

12/15/03: The Santa Monica Daily Press' reporter John Wood writes, "Rent board welcomes suggestions on 3304." Mr. Abshez is quoted, "We have somewhat of a mess now because people's rents have been increased, some people have been displaced."

And at this very moment TransAction is evicting Lincoln Place tenants. And tripling Chase knolls rents.

We have been trying to contact Councilperson Greuel's office but, so far, they won't return our calls.

2004

??/??/04: Someone in management came up with the idea to rent furnished corporate apartments. They rent for \$3,000+ a month. CKRNA is concerned that this type of lease could destroy community.

1/26/04: LA Times writer Patrick Mc Greevy reports, "Contractors Deny Any Contributions Plot," on page 1.

1/??/04: The Draft Environmental Impact Report EIR No., ENV-2003-1228-EIR State Clearinghouse No., 2003071049 is released.

It's the proposal to add 5 new three-story buildings, thus adding 141 new apartments to the complex. At this time TransAction wanted to demolish the large garages on the Huston Street side of Chase Knolls. They also had 11 pop-out

bedrooms and 96 pop-out bathrooms that were to be grafted on to the historic buildings. There will be a removal of, '232 diseased, unstable trees'.

Even as configured, the 5 proposed buildings are still too large in mass and scale and fundamentally incompatible with the historic structures. They need to comply more with SI Standards. They divide the historic superblock in half.

By eliminating character-defining structures and whole categories of open spaces, the revised project will create a historic "dead zone" at the centre of the property.

Even with additional levels of subterranean parking, the revised project does not provide sufficient parking to meet the needs of residents and the neighborhood.

Given the importance of Chase Knolls' mature landscape to its historic status, there must be a landscape plan by now.

The applicant is to be commended for abandoning plans to destroy the parking structures on the Huston Street frontage.

The density of the revised project is too high and not consistent with the densities of similar garden apartment complexes in the area or with the areas zoning law.

??/??/04: The property loses two large Pine trees during the rains, one in the Greenbush courtyard and another on Sunny Slope.

2/17/04: TransAction Financial resubmits a revised project to the Office of Historic Preservation (OHP) & the National Park Service (NPS) to establish tax credits. It's NPS project # 537.9-19-0253 (7769) or # 537.9-19-0328 NPS # 7769.

TransAction is adding a 6th building to their plan to help comply with SI Standards. The Plan includes 11 pop-out bedrooms and 96 pop-out bathrooms.

I seem to remember that when TransAction agreed not to destroy the Huston street facing garages, that it was considered a grand gesture on their part. That's why they were granted such an invasive and out of touch with SI Standards project.

Why is a Mills Act property having an EIR filed against it in the first place? Couldn't the developer and CHC work together?

2/20/04: Small meeting (Councilwoman, PD Dale Thrush, and two CKRNA members) to reopen lines of communication.

Content: Discussion of breakdown in communication, including their failure to return phone calls and, as they promised, did they hold a interdepartmental meeting on Chase Knolls and if so why weren't we there? There is still ongoing concern voiced about sequence of proceedings, (Where will the CHC hearing fit in? Hopefully not last.), and how can we a stop a new move to fence the property. CKRNA Invite the Councilwoman to tour the property.

Results: PD Dale Thrush apologized for failure to return calls; admitted the interdepartmental meeting did take place with the developer representatives, but was at a loss to explain its content, beyond saying that it was technical stuff we wouldn't have been interested in.

Councilwoman agreed to visit Chase Knolls for a tour of the planned development sites. PD Thrush volunteered to get an extension of the deadline for

the DEIR comment period; but did only after a reminder faxed to him a week later. PD Thrush also secured and delivered a copy, after many requests, of the developer's fence plan for residents to study.

2/23/04: There is a SONC Land Use Committee session. Mr. Dale Thrush is there to hear concerns from the community about a perimeter fence that is to ensconce Chase Knolls. The very idea of closing off the Historic Monument, from the neighborhood that made it historic, arouses strong feelings.

3/25/04: Kaplan Chen Kaplan, hired by TransAction, submit their study on adding new buildings to the Historic Chase Knolls site.

4/8/04: The Daily News reporter Ryan Oliver, on page 8 writes, "Chase Knolls residents planning fight.

4/12/04: Site visit by Councilwoman, Mr. Thrush and Candace Campbell, Field Deputy.

Content: Tour of site with emphasis on backyard areas slated for construction. Included a brief comparison of development site plans (Legacy Partners vs. TransAction).

Results: Councilwoman agreed to try to slow down fence installation. Arguably she succeeded: After the Huston Street garages were gated and one entrance to the Nagle Street Courtyard was fenced (the later on April 30), construction was halted for a month

4/26/04: The Santa Monica Daily Press' reporter John Wood writes, "Man's lawsuit against City Hall dismissed, Beverly hills man may no longer enjoy his rent-controlled apartment." Mr. Bisno lost. The judge 'tossed out' his lawsuit.

4/30/09 – 5/6/04: Multiple contacts with the Council Office seeking intervention in the National Park Service (NPS) consideration of TransActions's development plan.

Content: Upon learning that the developer's plan barely got approved at the state level, residents urged the Council Office to intervene at the federal (NPS) level. Object was to delay those proceedings until the local EIR process was complete or, barring that, allow public input to inform the federal decision.

Results: Councilwoman intervened as requested on May 6, 2004.

5/6/04: Councilmember Greuel, at the behest of CKRNA, writes a letter to Ms. Sharon Park, Chief of Technical Preservation Services of the National Park Service (NPS). She writes, " There is concern among my constituency that a consistency finding [on Secretary of Interior Standards] will be made by your agency [the NPS] without input from the affected community and that such a finding will prejudice the outcome of the local process."

5/14/04: It is at this time the CHC is being dismantled. The staff is to be reduced to 1 person for nearly 800 properties and 200 Mills Act contracts. Mr. Dillhoefer is

gone and Mr. Lambert Giessinger will replace him, as Historic Contracts Manager. Then the Council decides they can afford one more person on staff and they appoint Jay Orin as staff architect. These two will be all that's left of the CHC.

6/1/04: Meeting with Councilwoman Greuel to encourage her to be more proactive on behalf of Chase Knolls. The meeting included residents, neighbors, the L.A. Conservancy, and the president of Notre Dame High School, Brother William.

Content: Discussion dominated by TransAction's submission of a new plan to the NPS and the implications of its possible acceptance.

Results: Councilwoman expressed anger at developer's submitting plans without informing her or providing the Council Office with a copy. She agreed to a series of public meetings with us, starting with her appearing before the community to discuss the issue once she was up to speed on it.

6/04/04: CKRNA has been passing a petition around that urges the developer to reduce the projected number of new units, to refrain from fencing off the complex and to retain the garages. The petition generates 240 signatures.

6/??/04 The National Park Service (NPS) issues a Final Determination, that the revised project is consistent with the Secretary of Interior Standards (SIS) and not only that but, on page 39 of the DEIR, the NPS said no other government institution or agency could refute this conclusion. It reads, in part:

"The determination that the Revised Project is consistent with the Secretary [of Interior]'s Standards is not subject to reconsideration by the City of Los Angeles.... or its Cultural Heritage Commission [because] . . . at the present time, the City of Los Angeles (and its Cultural Heritage Commission) is not a Certified Local Government under...the National Historic Preservation Act...."

Was everything settled behind closed doors in Washington, D.C., and there's no requirement that the local public be heard? Even if there were, L.A. City Council and its Cultural Heritage Commission supposedly are not "qualified" to take action according to the developer and National Park Service. They evidently feel there is no need for Cultural Heritage Commission hearings on this matter.

Is local decision-making being eliminated? Remember, in L.A. it's the developer who pays for an EIR and hires the people to write it. The Planning Department just reviews the document, requests any changes it deems necessary, and approves the final product. In this instance, they appear to have approved an opinion from this developer that is contrary to the way the city currently handles these kinds of matters. We question the Planning Department's position.

This is unusual because it's always been the LOCAL government agencies; in L A's case it's the Cultural Heritage Commission (CHC) that makes the final decisions

on what meets Secretary of Interior Standards (SIS). After all it is the local community that will have to live with the project.

In the past CKRNA had been assured by Tim Brandt, a SHPO architect that had worked on the Legacy Partners plan, that all of these projects were subject to local laws. More recently, Mr. Antonio Aguilar, a NPS Historic architect, stated in a letter that the NPS has always understood that the final decisions on SI Standards were left to the local communities.

SHPO and NPS do their review to establish tax credits only and nothing more, certainly not to make policy for individual communities. (And, by the way, the proceedings to establish those tax credits were closed to public participation as well. The determinations were based on TransAction's evidence, none of which was contested.)

Ms. Sharon C. Park, FAIA, Chief Technical Preservation Services NPS, wrote to Councilperson Greuel, "Neither the owner nor anyone else should assume that a decision by the NPS will determine the outcome of the City's review process."

Ms. Park would later confide that the tax credit level for Chase Knolls, was highly political.

So now CKRNA is under the 'false' impression that it would still be possible to, locally, make the project more manageable for the community. To make the project more consistent with and more in compliance with Secretary of Interior Standards, than what the NPS had found.

But soon, those that had assured CKRNA that local input was still possible, received letters from the head of the NPS, Steve Martin, to stop making such assertions. He maintained NPS's lofty position that only the NPS can judge compliance with SI Standards.

(Was this one more way to marginalize the Cultural Heritage Commission (CHC) and CKRNA? Developers were going to control the preservationist movement with NPS government policy, like a bully. So now that a Final Decision has already been decreed by the NPS, when the document is presented to LA voters for local comment, it's the equivalent of saying, you can talk but we won't be listening. Why would the NPS do this?)

6/17/04: The NPS Historic architect Antonio Aguilar writes to Mr. Bisno that the EIR cannot be certified until the Landscape plan is submitted. There is still no Landscape plan.

6/22/04: In Colliers Seeley, Herb Chase writes, "TransAction Financial Corp. Acquires Chase Knolls Apartments." It states that TransAction paid \$30 million for the complex.

7/1/04: After a month of phone calls that elicited no responses, Mr. Thrush invited a group in to see TransAction's newest plan yet. (The new plans were hard to keep up with.)

Content: There was viewing, discussing and copying of the new plan. The Developer will not present it to the community we were told; we will.... There is no explanation given for this arrangement.

Ambiguities of the plan were pointed out. Some were explained, like the pop-out bedrooms; others, like the color-coding of the landscape symbols, were not.

Results: As a result of Councilwoman Greuel's letter to the NPS, CKRNA learned that NPS would not intervene. It was stated that the NPS was bound by regulations to complete processing of plans within 30 days of their receipt. However, NPS architect, Ms. Susan Park wrote, "Los Angeles has its own legal authority for acting in the matter. Neither the owner nor anyone else should assume that a decision by the NPS will determine the outcome of the City's review process."

7/16-22/04: Reporter Gustavo Arellano writes in the O. C. Weekly, "Campaign non-Disclosure." 'New evidence further establishes mega-developer as Alvarez's political papi.'

7/22/04: There is a community meeting at the Notre Dame H S cafeteria to present to the neighborhood TransAction's revised plan. This new plan is the addition of another building, which brings the total to 6 new buildings, and pop-out bedrooms and bathrooms. CKRNA is trying to get Councilwoman Greuel to one of these meetings to help present this bloated TransAction idea of complying with SI Standards.

7/30/04: Ms. Ellen Vukovich writes in the Sherman Oaks Sun, "Tricks of the Trade." 'What Developers may not want you to know.'

There is also an article by homeowner Maria Stassi, "Historic Chase Knolls Apartments Faces Development Once Again."

8/12/04: The developer holds dinners at the Sportsman Lodge, periodically, to sway tenants to not only support their development plans but to also bash and berate CKRNA. A tenant attended this meeting and took notes of comments from the developer. "CKRNA are nothing! They are nobodies. They couldn't fill a table in this room. They are bullying all opposed to their ideas. They (the developer) tried to get in touch with CKRNA but no one returned their call." And, "CKRNA is responsible for them losing trees because they stopped them from trimming trees."

8/16/04: Over 200 people attend a Community meeting and Councilwoman Greuel is present. It is clear that there is massive opposition to construction on the site and confusion as to how such a bloated plan could have made it so far in to the process. Ms. Greuel said, "We can challenge them (the developers) on any thing that impacts the (historic) designation."

With hind sight that proved to be very untrue. We can challenge all we want but the developer pretty much gets everything they want, historic or not. The developer kept repeating that the NPS ruling was irrefutable and that it trumped local ideas of what truly complied with SI Standards.

8/??/04: Councilperson Wendy Greuel wants CKRNA to come up with and design an alternative plan to Mr. Bisno's development plan. It seems like an over whelming job, even ridiculous. But CKRNA decides to tackle it.

Councilwoman Greuel has told CKRNA that this is a 'by-rights' project for the owner/developer. And this is what ties her hands as to just how much she can intervene in this process. (By-rights means that a development complies with all of the existing land use laws and the owner then does not need a variance or exemption from any one of these governing laws. This means that as long as they are with in the laws, codes and proper permits, they can do what they want.) But because of Chase Knolls' historic status CKRNA felt there where a lot of precedent setting steps that could be established at this crucial juncture. And it would take guts to do so.

An example would be when the Building and Safety Department found TransAction's 141 units on their tract map to be too dense for it's zoning code. (See 10/21/05) The project violated the zoning law so they would need a variance to keep the 141-units. Now, it's no longer a 'by rights' project. But the Council office made no issue of it at all. It was a chance to negotiate for a less dense design.

9/1/04: A Chase Knolls newsletter is hand delivered. "The fence – A community Buster", is one story, "Landscape Watch" is another.

9/8/04: The city circulates a Draft Environmental Report (DEIR) Supplement, State Clearing house No.: 2003071049, to inform the public that the revised plan was found to be consistent and with in the SI Standards. The public has a 30-day comment period, which ends 10/8/04.

Since the NPS has already made an empirical ruling, on SIS back on 6/??/04, one wonders if input is futile.

9/20/04: A community meeting at Notre Dame H S cafeteria. CKRNA encourages written public comment on the DEIR Supplement. The DEIRS now has a 6th building, still with 141 units, 11-pop-out bedrooms, 96-pop-out bathrooms, both of which intrude on to supposedly preserved backyards.

10/6/04: This is the date of the CHC Hearing on the EIR but it is only 2-days till the dead line on the DEIRS comment period. This puts a crunch on those who are trying to participate in both events of the EIR process. The Community urges CHC to reschedule for a more convenient time and place for the hearing so more of the neighborhood could participate in letter writing for the DEIR and also attend the hearing.

CKRNA has to expend a lot of energy to keep the community abreast of such false alarms and changed dates.

10/8/04: The public comment period on the 6 building 141unit project, in the DEIR Supplement, is closed.

12/3-17/04: Mr. Robert Bisno rebuts Ms. Maria Stassi's article in the Sherman Oaks Sun, July 30- August 13 Issue.

12/9-15/04: The LA Weekly does an article on Lincoln Place Apartments called, "Heartless In Venice." In the next issue, December 16-22, '05, tenants from Lincoln Place have letters to the editor.

2005

1/21-27/05: In the O.C. Weekly, Gustavo Arellano, writes, "A Questionable Transaction." 'Alvarez continues to reap thousands from developers eyeing Santa Ana projects.' It's a story with TransAction in it.

1/28/05: In the Sherman Oaks Sun, Barry Cullison rebuts Mr. Bisno's response to Ms. Maria Stassi. "Chase Knolls Rebuttal Take II"

2/1/05: CKRNA is meeting on an almost weekly basis to hammer out an Alternative design. A design to imitate the historic buildings with smallish courtyards is introduced.

3/4/05: 3 healthy magnificent mature pine trees are cut-down by management on the property. There is a great out cry from the tenants. It is one of the largest knoll areas on the property.

4/5/05: A CKRNA newsletter is hand delivered to announce a community meeting on April 11.

4/11/05: Mr. Dale Thrush, Councilwoman Greuel's Deputy, attends a community meeting to answer questions at the Notre Dame H S cafeteria.

5/??/05: The Final Environmental Impact Report (FEIR), volumes 1 and 2, EIR No., ENV-2003-1228-EIR, state Clearing house No. 200307049 is released by the LA Planning Dept. There is still no Landscape Plan. There are many excellent letters from the community in the Scoping process, the DEIR, the DEIRS and the FEIR. The Chase Knolls zoning code is [Q] RD1.5-1.

6/23/05: CKRNA is scheduled to meet with Mr. Bisno at Councilperson Wendy Greuel's behest at her North Hollywood office at 5:15. CKRNA is to present their alternative plans to Mr. Bisno. Mr. Bisno is declaring that Chase Knolls, as it is, is not a financially viable investment with out his 141 unit changes. CKRNA requests a pro forma, so he can prove this un-viability, but he refuses to open his books or use any financial numbers to prove his assertions.

We have learned that a developer need NEVER to prove financial infeasibility to demolish because an EIR is an Environmental document therefore, "proof" of

financial infeasibility, or a pro forma to prove such assertions does not have to be presented.

Mr. Bisno Brushes aside the CKRNA Alternative Design as financially infeasible. He wants the 6 buildings and 141 units or nothing, plus the pop-outs. CKRNA is asked to provide and submit financial numbers for their alternative plan. Yet, Mr. Bisno refuses to do the same for his plan.

(You can't demand things from people you won't do yourself. All participation in the EIR process has been a waste of time and effort. The final decision on the project was destined from the outset. The decision was made in private meetings between the developer and the NPS, no public participation or opposing views allowed.)

8/24/05: Ms. Sharon Park, of the NPS, has sent a letter to Mr. Lambert Giessinger of the CHC, saying it's a great project and the CHC has nothing more to do with it.

9/14/05: Mr. Abshez, Mr. Bisno's lawyer, writes a letter to Mr. LoGrande, who will be running the Planning Dept. hearing, to request approval of the parcel map application and to certify the EIR.

9/15/05: A CKRNA newsletter is delivered, to drum up participation in the September 20, Planning Commission Hearing. The Final EIR, on page 39, still contains language that negates all local authority to rule on the historic value of Chase Knolls. CKRNA wants the language struck from the EIR. Basically CKRNA is defending the CHC's authority in these matters.

9/20/05: The Planning Dept. Hearing at the Marvin Braude Building, 6262 Van Nuys Blvd., to vest tentative parcel map;
LA No. AA-2004-509-PMLA
Final EIR 2003-1228-EIR
State Clearinghouse 2003071049

This begins the local process of trying to have influence on the project. CKRNA is still concerned that the FEIR is trying to by-pass local decision making.

Mr. LoGrande, says he's inclined to certify the EIR, after taking public testimony. And he does exactly that.

10/15/05: CKRNA appeals the Planning Department's decision.

10/21/05: CKRNA finds a clause in Building and Safety that eliminates the 'by rights' aspect of the proposal. TransAction's new tract is too dense for a RD1.5 zoning. Instead of 141 units they are zoned for 118 units. This means they would need a variance from the City. It could be used as leverage to lower density. This should no longer be a by-rights project. But Council Wendy Greuel did not act on it.

10/22/05: Rumor has it that TransAction is trying to sell Chase Knolls.

12/6/05: Construction has started on 4 apartments for pop-out bathrooms.

12/10/05: A CKRNA newsletter gets delivered to get supporters and participants to attend the Planning Commission Hearing.

12/15/05: On page 6 of the Sherman Oaks Sun, Ellen Vukovich writes of, "by-right" commercial real estate projects. "It doesn't mean you or this community has lost your/our rights."

12/15/05: The Planning Commission Advisory Agency Hearing at the Marvin Braude Building, 6262 Van Nuys Blvd. They are a sympathetic body. CKRNA felt a City agency was listening to them and taking their arguments seriously.

The Advisory Agency considers sticking the developer with the consequences of his own subdivision (A loss of nearly a third of his units). Council Deputy Mr. Dale Thrush warns the commission off. (Once again the Council office has had a chance to challenge the 'by-rights' laws of the project.) What is substituted is a compromise that calls for three and a half buildings of the six to be lowered one story.

The Commission President apologizes to the community members before the vote. The end result is, the project is reduced in size by 20,000 sq. ft. (about 15% of the units or approx. 25 to 30 units). CKRNA will appeal this decision as will TransAction.

CKRNA was encouraged by some members of the panel to make Councilperson Wendy Greuel our champion. That she would be instrumental in shepherding a smaller impact design through City Council.

12/16-29/05: In the Sherman Oaks Sun, Ellen Vukovich writes, "Settlement Reached in Lawsuit with City Over Best Buy." 'It was a backroom deal by depriving, you the public, [of] the right to challenge the revised Decision.'

12/22/05: TransAction starts construction on 2 pop-out bedrooms.

12/30/05-1/12/06: The Sherman Oaks Sun reporter Amy Lyons writes, "Progress made in Chase Knolls preservation and development issue."

2006

1/6/06: The City receives the CKRNA appeal of the entire decision of the Deputy Advisory Agency Hearing held on December 15, '05. The appeal is for Case NO. AA-2004-509-PMLA, ENV-2003-1228-EIR.

1/13/06: The City Council adopts Motion (Greuel - Weiss) asserting jurisdiction over the December 15, 2005, action of the City Planning Commission Advisory Agency pursuant to the City Charter Section 245.

This act negates and reverses all progress made on December 15, 2005 by CKRNA. We would have to start over. Then Council Greuel fails to tell CKRNA of what she has done, which is important now, because the clock is running out on a two-week deadline for City Council to act. The two-week deadline starts when adopting Section 245. Until CKRNA finds out about Section 245, they are losing valuable preparation time.

(This act confused CKRNA. Why would Councilwoman Ms. Greuel do this? It never made any sense. The move benefited only the developer.)

1/18/06: CKRNA hand delivers another newsletter with the announcement that TransAction will present their designs to the neighborhood, on January 3,'06, at a Sherman Oaks Neighborhood Council (SONC) Land Use Committee Meeting.

“Do you have questions about: Parking? Density? Construction? The Parcel Map? Are they selling again? Is there already a new owner?”

1/18/06: It's around now that CKRNA finds out about Section 245. Another newsletter goes out to inform the neighborhood about City Council using Section 245 and that and a City Council Planning and Land Use Meeting (PLUM) has been scheduled for January 24, '06.

1/23/06: The Sherman Oaks Neighborhood Council (SONC) Land Use Committee meets at the Sherman Oaks Library at 14245 Moorpark St. It is chaired by Mr. Rick Meyer. TransAction is to present their modified construction plans to SONC, so of course the neighborhood turns out in force to ask questions.

But TransAction never shows up. A letter is sent by, Mr. Afriat, that is read by Mr. Meyer to the crowded room. It says that if that if SONC takes any action on either Mr. Bisno's plan or CKRNA's alternative plan, TransAction Financial will sue SONC. So now TransAction is leveling threats at SONC? This propels SONC to call a meeting of the whole SONC body on 1/25/06 to vote on the issue.

1/24/06: This was to be the Council's PLUM hearing but it was postponed to February 3, '06. When these events get canceled it makes CKRNA super busy trying to keep the neighborhood up to date on the City's schedule plus other events.

1/25/06: The Sherman Oaks Neighborhood Council (SONC) meet at the Dickens Elementary grade school. Both SONC's Planning and Land Use Management (PLUM) Committee and the full board are present. They endorse CKRNA's alternate plan design.

The CKRNA Alternative Plan was developed by stakeholders representing renters, homeowners, businesses and educational / religious institutions. This plan calls for lower density, 93-units, in 6 new court-yarded buildings that will provide a Garden City living experience for all residents, present and future.

1/29/06: A CKRNA news letter goes out to announce that a bus will be made available to take supporters downtown to the City Council PLUM Hearing with Councilmen Reyes, Huizar, and Weiss on the panel.

1/31/06: The hearing before the City Council's Planning and Land Use Management (PLUM) Committee, File NO. 06-0077. After careful review by Councilmember Greuel and her staff it was determined that the EIR is not certifiable and the project was not consistent with Secretary of Interior Standards (SI Standards). CKRNA was surprised that the Councilwoman would be so terse about the EIR and the SI Standards.

The panel moves that Council amend (Item#1, Special Meeting, CF 06-0077) to reflect that the statements on page 39 of the applicant's EIR is not appropriately a part of the EIR analysis under CEQA; that it has no legal significance; and that the jurisdiction of the Cultural Heritage Commission, is governed by City Codes.

In the Motion To Amend the PLUM Report Section 2b, states TransAction must produce the elusive Landscape Plan.

In Section 2f, "the applicant shall withdraw the applications for Vesting Tentative Tract Map No 65363 and ENV-2006-465-EAF." (TransAction never did.) This is the 498-condo plan that is on file with the Planning Dept.

(All in all the proceedings had a favorable tone towards the CKRNA appeal. But that proved to be a false reading and very quickly soured.)

2/2/06: An emergency negotiation meeting at Councilperson Greuel's downtown office. Evidently all the bravado by Councilwoman Greuel at the PLUM hearing was to get CKRNA one more negotiation session with TransAction.

Mr. Abshez will represent TransAction while he sits in another room, because he does not want to negotiate face to face. Mr. Thrush and Mr. Lambert Giessinger, of the CHC, will be the go-betweens. CKRNA is warned not to ask for a reduction, in the now intact and still untouched TransAction design, of more than 10,000 sq. ft. or we could lose our homes. Through the Ellis Act we would be evicted. That is demolition of Chase Knolls and construction of a 498-condo plan that they already have filed with the Planning Dept.

The negotiations last 7 hours but not much was accomplished. TransAction left their intact plan with token changes and CKRNA left their Alternative Plan. Councilwoman Greuel would be left to choose which plan she would bring before the Council the next morning.

2/3/06: This is the LA City Council Hearing that was put in motion by Councils Greuel and Wiess adopting Section 245. Today is the last day of the 2-week deadline for the City Council to be able to act. Before the hearing the Council office presses for yet more negotiation between the two parties. Councilmember Greuel is trying to shave more token changes off of the TransAction plan. The Bisno Development Co. reframes the choice, it is either their 141 units or they will demolish the complex and evict residents thru the Ellis Act (i.e., They repeat that they will build their alternate plan of scraping the ground clean and erecting 498 luxury condos that they already have on file at the Planning dept.)

Councilwoman Greuel is powerless to think of any response and yields to the developer's demands. This is where some direct action earlier in the process could possibly have helped. But her hands are tied. She can do no more. To continue Ms.

Greuel and CKRNA would have to call the developers bluff on the eviction issue and no one felt they had that kind of authority, to take that risk. Not with out at least taking a vote amongst the Chase Knolls tenants and that was impossible.

The Council Office and developer reach a settlement that gives back all but 7,000 sq. ft. (almost 8 units) and requires that TransAction immediately withdraw the condo plan from the Planning dept., and to consider courtyards for some of the new buildings.

CKRNA is very disappointed that the density will remain the same. After the Council vote CKRNA chose not to speak. CKRNA was tired and beat. CKRNA had had a much better decision on December 15, 2005 with the Advisory Agency.

The TransAction plan to destroy Chase Knolls and build 498-condos has never been removed and is still on file. Councilwoman Greuel promises an up-date meeting with the developer to see what the renegotiated design will look like. There are no more appeals.

There are two ways to break the Mills Act contract. One is to declare you want out and in 10-years the contract runs out. The second is to pay a 12% penalty of the price of the property and the developer is free of the contract more quickly. In order for TransAction to demolish Chase Knolls they would have to pay the 12% of property value penalty.

Negotiations Thus Far

TransAction

TransAction started with Legacy Partner's plan, which in its final form had 47 units, the destruction of 400+ trees and construction in two courtyards. A courtyard pool was planned.

TransAction's new plan removed that construction from the two courtyards but at the same time tripled the number of units on the site, going from 47 to 141 in 5 central corridor buildings placed only 10 feet from historic structures. (As concessions go, that's a wash.) They wanted to destroy all the garages on the Huston frontage.

Under pressure from the NPS, TransAction increased the separation between buildings to 20 feet but added a 6th building to the project, still maintaining 141 units. (Another wash.)

At the Dec. 15 hearing, TransAction tentatively agreed to reduce the height of 3 ½ buildings by one story, which shaved 20,000 sq. ft. or about 20+ apartments, but again was able to take back the units, maintaining the same count of 141. Councilperson Greuel, putting in motion section 245 of the City Charter, made this possible. (Another wash.)

At the end of the process the developer still has 141-units in 6 buildings. So whatever this developer "gives up," is immediately able to take back in some form. These aren't concessions, and this isn't negotiation; it's trading off to maintain the status quo. This developer has conceded nothing.

CKRNA

For its part, CKRNA has moved from a no construction position, or a purely historic preservation project stand, to 2 buildings south of the driveway and finally, on December 15, 2005 at the Planning Department hearing, reluctantly to construction north of the driveway in all 4 available spaces. That would make a total of 6 buildings in the alternative plan. The last move was predicated on a one-third reduction in units, which proved not to be the case, as noted above. Under these circumstances, CKRNA considered this “negotiation” sequence to be totally one-sided, with the Chase Knolls residents and neighbors making all the concession and Transaction making none. This is not acceptable.

CKRNA’s final alternative plan has 6 buildings with 93-units. This allows for buildings with courtyards so that those who live in the new buildings will have a true garden city living experience. The CKRNA final alternative plan also stays more consistent with the historic architecture, the density and the Secretary of Interior Standards, than any of TransAction’s designs.

Why

TransAction is being unusual tenacious about holding onto unit count. It is not making the kinds of concessions that other developers routinely make in the name of compromising with the community. Why? Could it be that it’s the sale of the property, not construction, that is its goal? The property will command the highest price after TransAction wins entitlements for the largest project it can get away with. The object is not to solve L A’s housing shortage or preserve a historic site; it’s to flip property for profit. (Do the math: \$75 million, possible asking price, minus \$30 million, what they paid, equals a profit of \$45 million)

2/4/06: In the daily News, Rick Orlov, reports on page 3, “Downsized apartment design OK’d” ‘Knolls will add 141 new units.’

3/3/06: There is a meeting between Councilwoman Greuel and CKRNA downtown. She and Mr. Thrush seem surprised that TransAction’s 498-condo proposal is still in process at the Planning Dept. Especially as how in the February 3rd City Council decision No. 2f, states, “The applicant shall withdraw applications for vesting tentative tract map NO. 65363 and ENV-2006 -465-EAF.” But it’s still on file.

Other issues discussed; a freeze on rent increases when construction begins; a reduction in rent if amenities are lost such as a parking place and/or a storage area; a red flag system, to alert CKRNA if any demolition and/or construction permits have been filed; and where is the Landscape plan?

Shortly after this meeting TransAction established a new policy. When a tenant moved out, that vacant apartment’s storage locker is demolished. The logic being, now, if they do demolish the garages they’ll only owe the new tenant compensation for a parking place, not a storage area.

3/29/06: There is a meeting with Councilwoman Greuel at her downtown office. She’s promised this meeting to give CKRNA an up date from TransAction on the progress of the newest plan that the Council voted on, 2/3/06. TransAction sent

three attorneys to attend this session—Mr. Abshez to discuss the City Council motion of 2/3/06, Mr. Hoffman to discuss the revised plan, and Mr. Afriat to get some rest.

The new improved revised TransAction plan still had 141-units but no courtyards for the new buildings. What they designed were 'patios', which were recessed doorways to exterior elevators. They were to be thought of as an "echo" of a courtyard. We had first seen the word 'patio' on the day of the City Council hearing when panicked, frantic, supposed negotiations and last minute threats of eviction were taking place. So, if they used the term 'patio' then, they knew then, they were not going to entertain a courtyard for any building. The mass and scale of the project was, for the most part, unchanged. With 6 double loaded corridor behemoth buildings and they still didn't know how the "split-level" buildings would look. The new buildings still do not reflect the historic buildings.

TransAction admits the new buildings are not Garden City but, "They are what they are." They said the spaces behind the historic buildings (or backyards), are just used to empty garbage. They said that the negotiations weren't about an alternative plan but were about development vs. demolition (i.e., an oblique reference to the Ellis Act). They said the 498-condominium project (they used as their cudgel) had been withdrawn from the Planning dept., or, "if it hadn't, it's just a misunderstanding with TransAction's civil engineering firm." Council's Deputy Thrush says that, City Council doesn't even have review power now. There is still no landscape plan. The 498-condo plan is still on file.

8/29/06: CKRNA submits to the CHC a response to the DEIR, to the DEIR-Supplement and an appeal to the Certification of the FEIR. CKRNA also introduces their Alternative Development plan to CHC. The Alternative Plan proposal has site plans and a Project Evaluation using Secretary of Interior Standards. The alternative plan is 6 court-yarded buildings, with 118 units, with about 850 to 900 sq. ft. per apartment, at approximately 100,000 + total sq. ft.

CKRNA also has, 'objections to the issuance of permits'.

9/7/06: There is a Cultural Heritage Commission Hearing of case, # CHC-2000-6446-HCM-CC1. They adopted not to object to the issuance of building permits for the rehabilitation of the project and approved modifications to Historic Chase Knolls or Historic Cultural Monument # 683.

TransAction now has the entitlements. It can now get permits and construct the pop-outs, the 6 buildings and the 141units.

CKRNA Alternative Plan Negotiations

The Chase Knolls Alternate Plan was presented to the Planning & Land Use Committee of the Sherman Oaks Neighborhood Council (SONC) in January 2006 and subsequently approved by the full board. The chairman of the committee and the

president of SONC spoke in support of the plan before City Council's PLUM Committee session on Chase Knolls.

The plan was developed at the request of the Council Office to serve as a basis for negotiation and compromise. Neither ever really took place. The first negotiation session was prefaced with remarks like, *This is not a negotiation, I am not a charity, and I will not be delayed.* During the second and final session, the parties did not even sit in the same room.

At the first session, the community group started by expressing its hopes (instantly dashed) for a project based completely or in part on a Historic Preservation Zone in which some or all of the historic buildings could be left totally intact (i.e. without pop-out bathrooms or similar additions). They then moved to new construction, first south, and then north *and* south, of the complex's driveway, always in the form of Chase Knolls type buildings. By the end of the second session, the group had added Chase-type buildings in *all* of the spaces north of the drive and two central-corridor buildings (one *four* stories tall) south of the drive, for a total over 100 units.

We reprise this sequence so that people may understand that neither the negotiators nor the CKRNA are NIMBY's. The CKRNA has always prided itself on being reasonable and willing to accept the need for some new construction on the site. What we insist on is a project that respects the defining characteristics of the Garden City Movement. Dividing the complex and its community in two by massing six central-corridor buildings the full length of the driveway and destroying virtually all backyard spaces there in the process does not meet that standard.

As for the other side of the negotiation, TransAction started the first session with 141 units in six central-corridor buildings; they ended the second session with 141 units in six central-corridor buildings. Between the two sessions, they put in process at the Planning Department another plan, the 498-condo plan calling for demolition of the entire Chase Knolls complex. They now have entitlements to build their plan.

2007

3/12/07: The Chase Knolls management Team sends a letter to the tenants saying they will, "soon begin the development of the new buildings and amenity areas such as a new pool, clubhouse and gym." There is still no construction-parking plan. There is still no landscape plan. They anticipate a July 2007 start date. The letter is not signed.

There will be several letters from management that heralded a start date for demolition/construction. But so far there has been no construction.

?/??/07: Bob Pool writes in the LA Times, "Tara' plan loses a round in court." 'Justices back foes of bid to build housing around the estate.'

3/16-22/07: The LA Weekly reporter, David Zahniser, writes, "Targeting a Weiss Guy." 'Westside home owners are furious with their pro-development councilman.'

4/5/07: The LA Times reporters, Steve Hyman and Francisco Vara-Orta, write, "L.A. plan could raise stakes for condo projects." "The Council tentatively approves a proposal to double and triple pay outs to tenants evicted for conversions.'

7/??/07: This is one the months that demolition/construction is to begin. Bisno Development Co. have painted big red x's on the buildings and trees that are to be demolished. They have moved the Riverside offices in preparation to begin. After months and months the red paint fades to an almost indiscernible rusty brown, then suddenly the vivid red x's mysteriously reappear, to remind one of the entitlements paid for by the Bisno Development Co.

2008

7/10/08: City Planning Commission Hearing. Case No.: AA-2004-509-PMLA-M1-1A (2), CEQA No.: ENV-2003-1228-EIR

Since 2001 18,000 affordable apartments have been lost.

2009

??/??/??: One should read Joel Wachs, Handy Guide For Renters," 'Organize or Agonize.' It's how landlords shafted renters after the landlords broke their word on the promise to lower rents if tenants helped them pass Proposition 13. The rents were never lowered.

2/27-March5/09: Patrick Range McDonald of the LA Weekly reports, "Los Angeles On \$300,000A Year." It's an expose on how much City Council is 'paid' and that's just the tip of the financial iceberg. The article does not include developer donations.

In this same issue reporter Christine Pelsek writes, page 16, "They Just Don't Like Jack Weiss." 'Five Sharp Lawyers Try To Upset The Westside Politician's Bid For City Council.'

Historic Priorities

1. Chase Knolls is a cultural resource for Sherman Oaks and the whole San Fernando Valley. (It preserves a glimpse of the past and a model for future planners, architects, and landscape professionals; neighborhoods and neighborhood organizations; and elected officials.)

2. As an example of Garden City design, Chase Knolls' historic status resides not just in its buildings, but in the quality of its **overall site plan**. (Major features include superblock location, separation of vehicular and pedestrian uses, clustered living units separated by large public courtyards in front and smaller semiprivate yards in back, with extensive large-scale landscaping. It was how well these features related to each other and how well they had been preserved that merited historic designation.)

The simple, modern buildings were designed to recede visually as the landscaping matured, creating a **park like setting** for residents and neighbors alike. Its design was to visually blend in with the homes and the neighbor hood.

3. The Garden City movement has a **social history** that is integral to the design of Chase Knolls. (Garden City complexes were designed to be the antithesis of tenement living. Defining characteristics included low density, good light and air circulation, articulated buildings that provided privacy within and community-building space without, green space for passive recreations like walking or visiting a neighbor.)
4. Chase Knolls also has a **neighborhood history** that extends back to the 1920s when it was a dairy farm to the present when surrounding homeowners joined with long-term residents of the complex to secure its historic designation. (Both architectural and landscaping gestures to the surrounding neighborhood were designed into the complex. Populations were shared as well, as renters became nearby homeowners, and homeowners sent grandparents and/or children back for apartments.)
5. Chase Knolls was dubbed the **Working Class Monument** by the *Los Angeles Times*, because it provided affordable housing for GI's returning from World War II and later for large numbers of seniors. (Providing *work/force* housing is part of Chase Knolls' history. Both the Cultural Heritage Commission and the City Council should factor the loss of such needed blue collar housing and its replacement with luxury units into their deliberations.)

My name is Barry Cullison and I have lived at Chase Knolls Garden Apartments since 1996. I've been a member of CKRNA for 10 years. CKRNA's membership would fluctuate from 300 to 10 depending on the events and people's availability. There was no leadership. When one person would burn out others would fill in and complete the task. New volunteers would come on board others would leave. Of course there were those who contributed above and beyond the call of duty.

I did not document all of the newsletters CKRNA delivered to the neighborhood, there were many more. At crunch time it could be as many as 2 or 3 a week. When there were no pressing events it could be as little as one every 2 or 3 months.

New renters who move into Chase Knolls are still very excited to have the Garden City living experience.

This Chase Knolls Time Line document is **not** a final draft. It will be a living document and subject to additions and corrections as other CKRNA members have a chance to amend the document.