



Eric (Roderico) Villanueva <eric.villanueva@lacity.org>

Public Records Item, 18-0057

1 message

Tj Escott <tjescott@me.com>
To: clerk.artscommittee@lacity.org

Sat, Jun 16, 2018 at 7:32 PM

My wife and I are opposed to the Dixon Plan!

This plan is antithetical to the safety and well being of residences and visitors alike.

It only serves to exacerbate an already untenable situation, that we have been living with for years.

Once again the city is determined to fit a square peg into a round hole!

Councilman Ryu, has on many occasions stated, that he was looking for a "comprehensive and holistic approach to the problems facing all our communities."

THIS IS NOT IT!

If that was the goal of the city and CD4, why wasn't Mt. Hollywood Dr. Included in the calculus?

Let me explain, a very good solution to the problem is to use Forest Lawn Dr. which has many acres of flat land that could accommodate parking for cars, trams and buses, a Visitors Center, restaurant and rest rooms.

Why wasn't this considered in the plan?

Because, of the SPECIAL INTEREST GROUP, THE FRIENDS OF GRIFFITH PARK! (not so friendly!)

This special interest group is more interested in saving a squirrel than the lives of children that live in these substandard street in these neighborhoods.

Please, all Departments and committees involved, before you start to make a decision on this proposal, we ask, that you drive the sub standards streets of our neighborhoods.

We urged you to reject this illegal and unworkable plan.

Respectfully,

TJ and Paula Escott

Sent from my iPad



Eric (Roderico) Villanueva <eric.villanueva@lacity.org>

File Number 18-0057

1 message

Alison M Starr <alison.starr@gmail.com>
To: Clerk.ArtsCommittee@lacity.org

Sat, Jun 16, 2018 at 6:02 PM

Hello,

As I am lead to believe from our neighborhood council, the Dixon Study is recommending opening the end of Beachwood Drive.

I moved into Beachwood just as the gate was illegally opened and immediately regretted my decision. Tourists on *my* property, feces (both human and animal) and rubbish in my yard, an inability to back out of my own driveway and a continuing inability to drive safely down the street. It was near impossible to walk my dogs due to vehicles speeding around blind corners regularly...with no regulation or officer oversight. Someone will be a victim of a tourist, mark my words. And the smoking is pervasive. A lighted sign at the bottom of the hill warning against smoking does not come close to preventing a fire hazard based on the number of smokers I have seen. Once I even needed an ambulance for a broken ankle and could not get one in a reasonable time due to congestion.

Opening the gates to the ranch will not fix whatever tourist access problem you are seeking to address. It will exacerbate danger to tourists and residents alike. I voted for Ryu for another kind of solution altogether. This neighborhood will be as neglected and mistreated as ever if you open those gates or run shuttles. This is not a NIMBY plea. It is simply a call for reason and fairness, which does not seem to be employed in the Dixon study.

My property values are far lower than they should be after years of residence. And if you turn this place into an amusement park, you will damage the finances of every resident who cared for their home and community with love and pride. More importantly, you GREATLY jeopardize safety. And unfortunately, I am unable to attend this serious meeting on Monday the 18th (as it was late notice and meetings always seem to occur during the work day). Please do consider safety and the taxes residents pay to live here. If it cannot be kept a great place to live, it will be an abandoned place. Far greater attention in 90068 should be paid to the dangerous and inhumane homeless situations at Gower and Argyle than it should tourism.

Sincerely,

Alison Starr
310-623-0259
3020 N Beachwood Dr. 90068



Eric (Roderico) Villanueva <eric.villanueva@lacity.org>

File Number 18-0057

1 message

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Alison Starr
310-623-0259
3020 N Beachwood Dr, 90068



Eric (Roderico) Villanueva <eric.villanueva@lacity.org>

re 18-0057

1 message

Judith Auberjonois <judith@thetrak.com>
To: Clerk.ArtsCommittee@lacity.org

Sat, Jun 16, 2018 at 5:43 PM

...from auberjonois: home owners and property tax payers: 3629 wonder view drive / LA 90068

we urge you on file number 18-0057 to institute option B of strategy 2.3

thank you.

Have we forgotten who we are to each other and what it means to share this fragile, symphonic planet? (Maria Popova)



Eric (Roderico) Villanueva <eric.villanueva@lacity.org>

Council file number 18-0057

1 message

Ken Gralla <kgralla@hotmail.com>

Sat, Jun 16, 2018 at 11:54 AM

To: "Clerk.ArtsCommittee@lacity.org" <Clerk.ArtsCommittee@lacity.org>, Ken Gralla <kgralla@hotmail.com>

To the Clerk,

Regarding Strategy 2.3: Relocating the Wonder View Trailhead and installing a gate on Lake Hollywood Drive. In addition, installing a gate at the top of Wonder View Drive to block pedestrian access.

I would strongly recommend doing this with option B from the Dixon report.

This action is needed to relieve the flow of people and cars now flooding a street that has blind curves and was never intended for this use. Wonder View Drive is not a trail head.

The action should be "Department of Parks and Recreation should compel DWP to establish a NEW pedestrian access to the Trailhead.

Kenneth Gralla

Sent from Outlook



Eric (Roderico) Villanueva <eric.villanueva@lacity.org>

Council file18-0057

3 messages

Mark Gleason <ibemarkmark@gmail.com>

Fri, Jun 15, 2018 at 8:41 PM

To: Clerk.ArtsCommittee@lacity.org, Bill Wood <Billeei@aol.com>, Chad Smith and Bruce MacCarthy <brucem@netflix.com>, Chad Smith and Bruce MacCarthy <csmith@laphil.org>, Chris & Art Capps <kimosaby4@yahoo.com>, Chris & Art Capps <roodog1989@gmail.com>, Daniel Savage <daniel@danielsavage.com>, Judith and René Auberjonois <WimmZ@thetrak.com>, Judith Auberjonois <judith@thetrak.com>, Ken Gralla <kgralla@hotmail.com>, Kevin Gmail <kconlinmurphy@gmail.com>, Leigh and Jake Scott <jakes@rsafilms.com>, Leigh Goldstone <goldylox@me.com>, Noreen Halpern and Kevin Murphy <kevin@reefermadness.org>, Noreen Halpern and Kevin Murphy <NHalpern@halfireentertainment.com>, Toby and Li Fan GAD <bluestoneparkview@gmail.com>, Toby and Li GAD <toby.gad@gmail.com>

Regarding Strategy 2.3: Relocate the Wonder View Trailhead and install a pedestrian access gate on Lake Hollywood Drive, to say that the feasibility of making changes is "Unknown, inasmuch as the new locations involve LADWP properties" is to cede too much decision making to the DWP on this subject. The DWP should be instructed to follow the recommendations and make it happen and make this "feasible" as opposed to "unknown". Furthermore, if there needs to be an environmental assessment, it should include the assessment of the effect of doing nothing. Doing nothing means more trash and dog and human waste along Wonder View Dr. and the trail head. A new trail head starting on Lake Hollywood Drive with even modest sanitary facilities will improve the environment. The net environmental effect of this change will be positive and thus all due speed should be taken to complete this. Plus the improved public safety will benefit all.

Thank you,

Mark Gleason,
3605 Wonder View Dr.

Ken Gralla <kgralla@hotmail.com>

Sat, Jun 16, 2018 at 11:37 AM

To: Mark Gleason <ibemarkmark@gmail.com>, "Clerk.ArtsCommittee@lacity.org" <Clerk.ArtsCommittee@lacity.org>, Bill Wood <Billeei@aol.com>, Chad Smith and Bruce MacCarthy <brucem@netflix.com>, Chad Smith and Bruce MacCarthy <csmith@laphil.org>, Chris & Art Capps <kimosaby4@yahoo.com>, Chris & Art Capps <roodog1989@gmail.com>, Daniel Savage <daniel@danielsavage.com>, Judith and René Auberjonois <WimmZ@thetrak.com>, Judith Auberjonois <judith@thetrak.com>, Kevin Gmail <kconlinmurphy@gmail.com>, Leigh and Jake Scott <jakes@rsafilms.com>, Leigh Goldstone <goldylox@me.com>, Noreen Halpern and Kevin Murphy <kevin@reefermadness.org>, Noreen Halpern and Kevin Murphy <NHalpern@halfireentertainment.com>, Toby and Li Fan GAD <bluestoneparkview@gmail.com>, Toby and Li GAD <toby.gad@gmail.com>, Ken Gralla <kgralla@hotmail.com>

Everyone,

Please send mail to the Clerk.ArtsCommittee@lacity.org, including file number 18-0057 in the subject line. This is part of the follow-up to the Dixon study of our area. The mail should include our recommendation that " Option 'B' of Strategy 2.3 Relocate the Wonder View Trailhead and install a pedestrian access gate on Lake Hollywood Drive be implemented. Send your mail by Monday noon as there is a meeting in the afternoon.

Thank you
Ken Gralla

Sent from Outlook

From: Mark Gleason <ibemarkmark@gmail.com>

Sent: Friday, June 15, 2018 8:41 PM

To: Clerk.ArtsCommittee@lacity.org; Bill Wood; Chad Smith and Bruce MacCarthy; Chad Smith and Bruce MacCarthy; Chris & Art Capps; Chris & Art Capps; Daniel Savage; Judith and René Auberjonois; Judith Auberjonois; Ken Gralla; Kevin Gmail; Leigh and Jake Scott; Leigh Goldstone; Noreen Halpern and Kevin Murphy; Noreen Halpern and Kevin Murphy; Toby and Li Fan GAD; Toby and Li GAD

Subject: Council file18-0057

[Quoted text hidden]

'Bruce McCarthy' via Clerk Arts Committee <Clerk.ArtsCommittee@lacity.org>

Sat, Jun 16, 2018 at 11:51 AM

Reply-To: Bruce McCarthy <brucem@netflix.com>

To: Ken Gralla <kgralla@hotmail.com>

Cc: Mark Gleason <ibemarkmark@gmail.com>, "Clerk.ArtsCommittee@lacity.org" <Clerk.ArtsCommittee@lacity.org>, Bill Wood <Billeeii@aol.com>, Chad Smith and Bruce MacCarthy <csmith@laphil.org>, Chris & Art Capps <kimosaby4@yahoo.com>, Chris & Art Capps <roodog1989@gmail.com>, Daniel Savage <daniel@danielsavage.com>, Judith and René Auberjonois <WimmZ@thetrak.com>, Judith Auberjonois <judith@thetrak.com>, Kevin Gmail <kconlinmurphy@gmail.com>, Leigh and Jake Scott <jakes@rsafilms.com>, Leigh Goldstone <goldylox@me.com>, Noreen Halpern and Kevin Murphy <kevin@reefermadness.org>, Noreen Halpern and Kevin Murphy <NHalpern@halfireentertainment.com>, Toby and Li Fan GAD <bluestoneparkview@gmail.com>, Toby and Li GAD <toby.gad@gmail.com>

Thanks Ken! One small suggestion would be to add "complete closure of access to the Wisdom Tree Trailhead at the top of Wonder View Drive"

[Quoted text hidden]



Eric (Roderico) Villanueva <eric.villanueva@lacity.org>

Dixon Study points

1 message

George Clark <gclark8505@gmail.com>
To: clerk.artscommittee@lacity.org

Sat, Jun 16, 2018 at 9:08 AM

City Clerk,

Please, include this document in the public record, item:18-0057.

My name is Dr. George Clark. I live in CD4 and voted for you on the belief that your repeated statements to help public safety and ease congestion in the Hollywood Hills and around the Hollywood Sign was a major concern that you would help to alleviate.

Your stakeholders have competing interest, needs and issues. I appreciate your tough job. But representative democracy sometimes requires, and is its very heart, to overrule the majority to protect the vulnerable. In this case, the sustainability of Griffith Park, the Hollywood Sign and hillside communities are at stake.

I am writing in response to the Dixon study "Comprehensive Strategies Report". January 20, 2018. The overall report is supposed to be about improving access, safety and mobility around Griffith Park and the Hollywood Sign. Yet, the majority of what I read will blatantly increase congestion, public danger, and decrease mobility. It almost seems to be in the service of increasing tourism and commerce over the relieving congestion and improving safety of your constituents neighborhoods.

Previously, the fundamentally flawed Dixon study design has been addressed by me, and others, that are on public record. As a research scientist, who has taught statistics and published widely under peer review, I determined the Dixon study design was so poor that its results are not reasonable.

It is my understanding you paid \$120,000 for it. But it does not stand up to serious professional scrutiny. The conclusions appear to be crafted toward an objective rather than impartial analysis to help solve the underlying problem of ever increasing congestion and decreasing safety.

And now we have Dixon's "Comprehensive Strategies Report." Once again it is reeks of a priori objectives to help tourism and commerce at the expense of truly easing congestion and safety in residential neighborhoods, not to mention parkland and wildlife sustainability.

Here, I will not go into all aspects of this empirically false study design. Some points are already on the public record. But a number of red flags are very obvious in its suggestions, and I will point out some of them for the public record here.

Some areas, such as Beachwood, are much more congested and vulnerable to fire than other areas. You are well aware it has substandard streets, with no sidewalks forcing pedestrians to walk in the middle of street to access the park and trails. Furthermore, hillside streets that feed into it make Beachwood a potential grave choke point in the case of emergency, such as a fire.

And what does Dixon recommend for Beachwood to alleviate the existing congestion and danger?

They propose more access to the park at the top of Beachwood - drawing more hikers to walk up the middle of the street from the market. Then, Dixon suggests adding shuttles and busses to the street to get the top of Beachwood, further adding to the congestion and danger. $2+2=4$. But here they are literally saying $2+2=1$. It's utter nonsense and does not add up. You can't have more people and traffic and say you will have less!

The Sunset Gate at the top of Beachwood was closed due to the successful Sunset Stables lawsuit to close it. This has empirically helped alleviate congestion and the enormous dangers on Beachwood. And now the Dixon recommendation is to not only go back to the congestion and danger on Beachwood, but to actually increase it.

The Dixon study also suggested putting in parking meters in some areas, increasing PPDs, and increasing fines for citations. Yet, little emphasis to none is put on enforcing existing laws that are flagrantly broken by the minute up in the Hollywood Hills.

PPD expanded coverage may help some areas but only with full time enforcement and traffic control. Yet looking at similar cost items, the study prioritizes ideas that drive tourism into the neighborhood (shuttles, DASH, improving the illegal view site) over the basic needs of expanded PPD's and enforcement.

Another gross danger is too little enforcement of no smoking in a high fire severity area. The study mentions nothing about Hollywoodland's classification as a high fire severity zone. If there is a catastrophic fire and everyone has to get out mostly using Beachwood fire trucks will never get up it or be greatly slowed. The road will be too clogged with fleeing cars and hikers. And yet no emphasis is put on that in the Dixon study or its report. Last week I caught a smoker who refused to put out their cigarette and mock the prohibition by flickering her ashes in to the brush. I begged her to stop and filmed her. There were no smoking signs around. She put out her butt as a motorcycle cop arrived, and I showed him the video. He told me he could not cite her as he had to see her smoking himself. I left sure wondering how many have even been cited for smoking?

I understand that this was a mobility study, but to ignore the obvious danger of smoking in a high fire hazard area by unsupervised tourists and to further the danger by recommending ways to facilitate more unmanaged tourism is quite frankly, negligent. To add another sign facing Burbank which will attract even more tourist to the same poorly infrastructured area will in effect over run another of the few emergency evacuation routes available to residents and flood more people to Barham's, already choked in traffic.

I could go on here, but will not, as the entire study and report is fundamentally flawed and promotes congestion and danger. Dixon's study is heavily weight to increasing tourism and light on addressing the ongoing congestion and danger. There is very little thought given to the decreasing quality of life and safety for homeowners who live in residential neighborhoods being turned into tourism magnets for commerce.

Griffith Park, its habitat, wildlife, and flora is now being degraded at an accelerating rate. Piece by piece. It's widely said it is now being loved to death. The challenge for the city is to decide the future of this unique place. As it stands now, it is being destroyed and all the proposals being put forth in the Dixon study and report will hasten its destruction and increase the danger to public safety.

The only way out is to massively increase protection by enforcement of existing laws and making new ones with stiffer penalties. No cigarette smoking, no one getting off designated trails, start cleaning up graffiti to slow it's spread, etc., limit hours of use. Other places are doing this, but not in CD4. In Battery Park, NYC, to see the Statue of Liberty if you park illegally for 1 minute you get a ticket with sticker shock and often you get towed all together.

Of course enforcement to ease congest and danger takes money. Charging visitors, tour operators, and those that make money from tourism, or those that profit directly from the Sign (The Hollywood Chamber of Commerce) should be taxed and this money used to protect the very resource that they make money from.

The Dixon study is fundamentally flawed in its design and its recommendations will obviously increase our problems. I urge you to listen to your constituents and fulfill your duty to make safety the priority.

Sincerely,

Dt. George Abbott Clark
gclark8505@gmail.com
Office; (323) 466-6776
Cell: (323)383-7836
Skype: georgeabbottclark



Eric (Roderico) Villanueva <eric.villanueva@lacity.org>

Council File #18-0057

1 message

cheryl.veltri@gmail.com <cheryl.veltri@gmail.com>

Sat, Jun 16, 2018 at 8:25 AM

To: Clerk.ArtsCommittee@lacity.org

Cc: Councilmember.Ryu@lacity.org, Sarah Dusseault <sarah.dusseault@lacity.org>, shannon.prior@lacity.org, Catherine Landers <catherine.landiers@lacity.org>

Please include the following comments in the record, Item 18-0057

****WE ARE COMPLETELY OPPOSED TO SHUTTLES BRINGING TOURISTS INTO HOLLYWOODLAND. THE ASSOCIATED SAFETY ISSUES THAT IT BRINGS: INCLUDING CRIME, FIRE, VANDALISM, TRASH, SMOKING, AIR QUALITY, NOISE, LOSS OF PROPERTY VALUES, AND JEOPARDIZING THE WILDLIFE LIVING HERE. We are not zoned for nor do we have the necessary infrastructure to support such tourism.***

-Beachwood Gate was closed by the courts who found that extreme traffic was blocking their business and creating SAFETY issues on Beachwood Drive.

*Creating another access point at the top of Beachwood Drive to the Hollyridge Trail will create the very same traffic and safety issues on Beachwood Drive as was ruled against by the court.

*Shuttles up thru Hollywoodland to Hollyridge trail will only create more tourists and more visitors in residential Hollywoodland.

*Being surrounded on 3 sides by park wilderness, Hollywoodland is a unique area unlike any other where the wildlife is endangered.

*Hollywoodland is an extreme fire hazard area. Smoking by tourists and visitors jeopardizes the safety of residents, visitors and wildlife alike.

*Hollywoodland was a quiet residential neighborhood when we bought our house here.

****WE ARE COMPLETELY OPPOSED TO SHUTTLES BRINGING TOURISTS INTO THE NEIGHBORHOOD WITH THE ASSOCIATED SAFETY ISSUES THAT IT BRINGS: INCLUDING CRIME, FIRE, VANDALISM, TRASH, SMOKING, AIR QUALITY, NOISE, LOSS OF PROPERTY VALUES, COMPROMISED EMERGENCY RESPONSE TIME, AND JEOPARDIZING THE WILDLIFE LIVING HERE. We are not zoned for nor do we have the infrastructure to support such tourism.***

-WE SUPPORT tourist experiences OUTSIDE OF THE RESIDENTIAL neighborhoods:

*Replicate or move the sign to a non-residential area. For example behind the Observatory or to Universal Studios or the valley side of the hill in non-residential area.

*Create photo opportunities for tourists selfies at the Observatory, Hollywood and Highland, Ford Theatre, Universal Studios etc. This could be done quickly, at low cost and be revenue producing. For every use of these, the burden of the residential neighborhoods would be lessened. CREATE TOURIST EXPERIENCES OUTSIDE OF THE RESIDENTIAL AREAS, WE ARE NOT ZONED FOR AND DO NOT HAVE THE INFRASTRUCTURE TO SUPPORT SUCH TOURISM.

*EXPEDITE the Ford Theatre visitor center and trail. Get this open ASAP.

*EXPEDITE the Hollywood Sign Gondola from the Zoo side of the hill **outside of the residential areas.**

-The bulb out on Beachwood for photos as proposed by Dixon would create yet another tourist destination unto itself. As the primary artery into Hollywoodland and thru which 6,000-,7000 cars traverse on a daily basis, the constriction of the flow of traffic and having to RUN THE GAUNTLET thru a new tourist destination raises concerns and questions.

*Where are all of those photo seeking tourists going to park?

*Where are they going to turn their cars around?

*Where are the residents that live near the new tourist destination going to park?

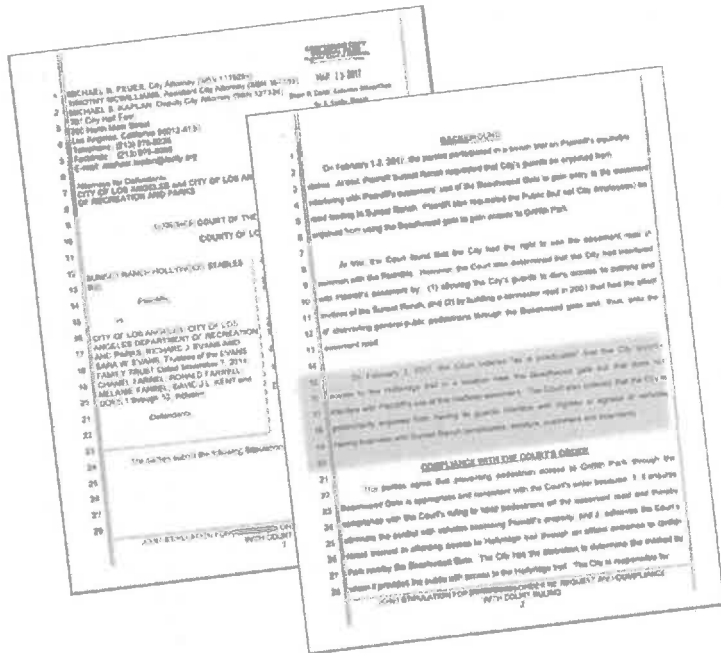
*Adding another tourist destination and more people into an extreme fire hazard area, surrounded on three sides of wild parkland, is a recipe for tragedy!

*Emergency response time will be compromised with the constriction of the street with tourists and children milling about, unaware of traffic in their quest for their all important selfies.

Sincerely,

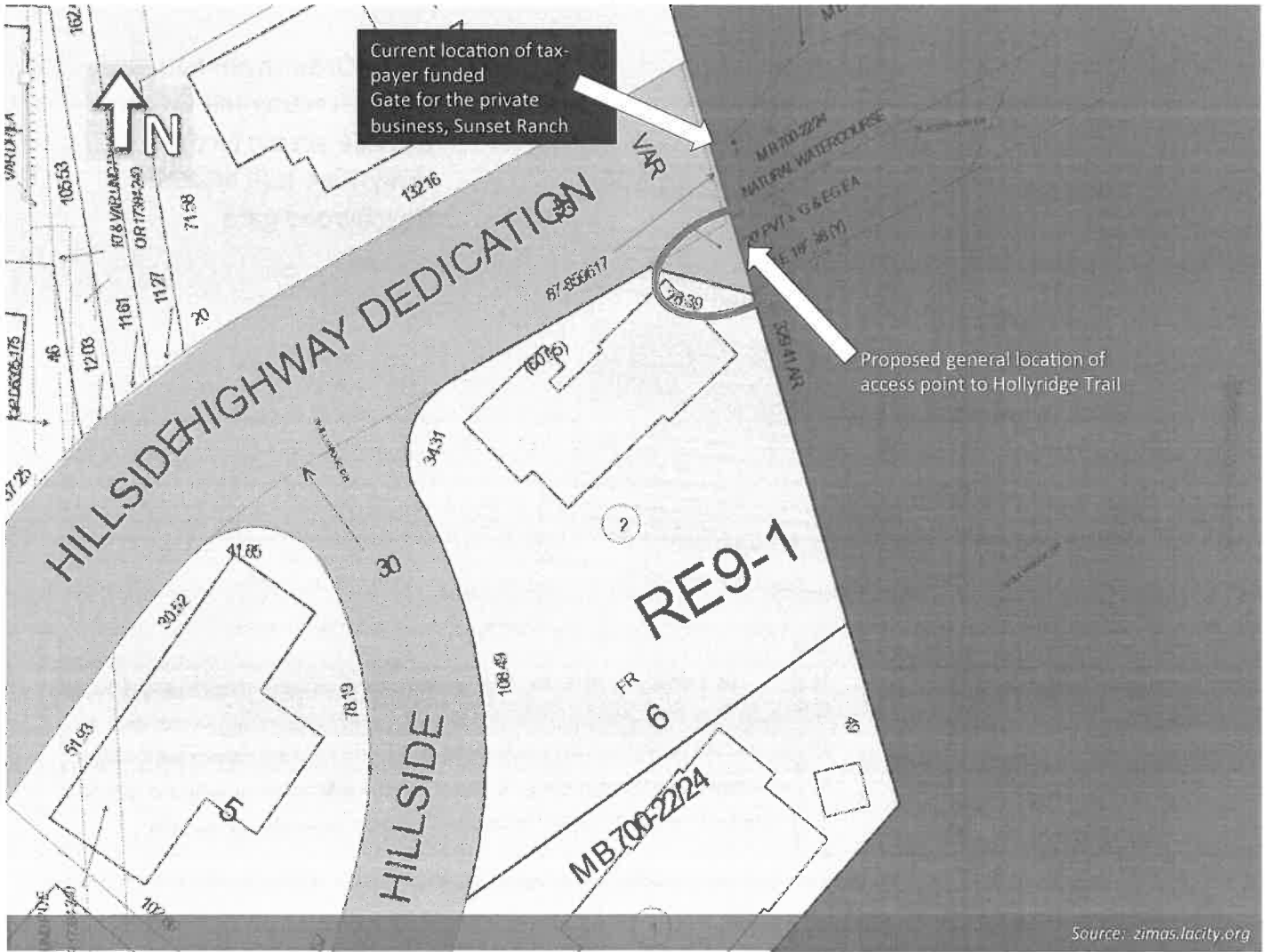
Cheryl and Gabe Veltri

Hollywoodland Homeowners for 30 years



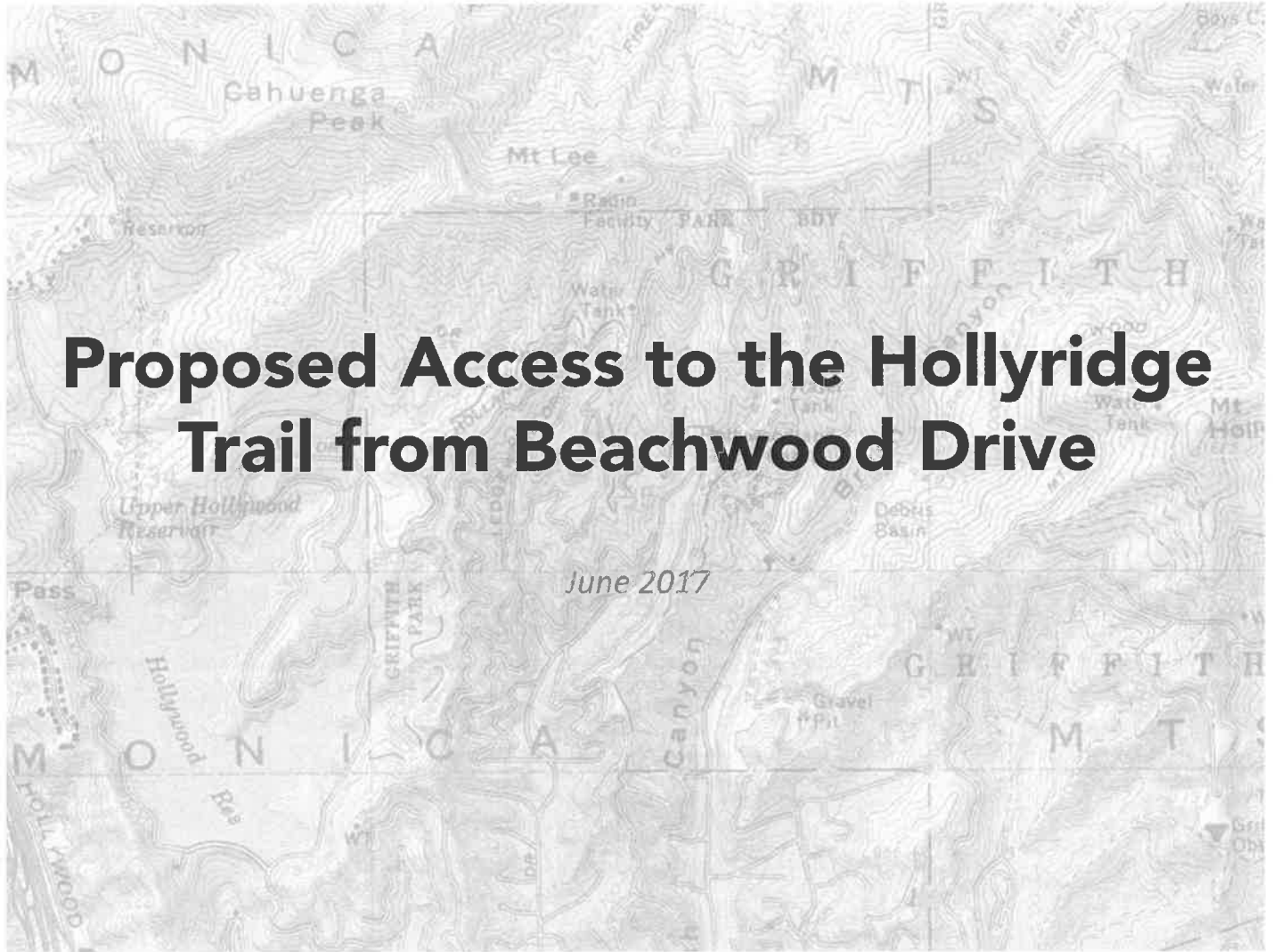
Court Order from Feb. 3rd, 2017 directing the City to provide access to the Hollyridge trail near the Beachwood gate

14
15 On February 3, 2017, the Court ordered "as is practicable" that the City provide
16 access to the Hollyridge trail in a location near the Beachwood gate but that does not
17 interfere with Plaintiff's use of the roadway easement. The Court also ordered that the City is
18 preliminarily enjoined from having its guards interfere with ingress or egress of vehicles
19 having business with Sunset Ranch (employees, vendors, customers and boarders).
20



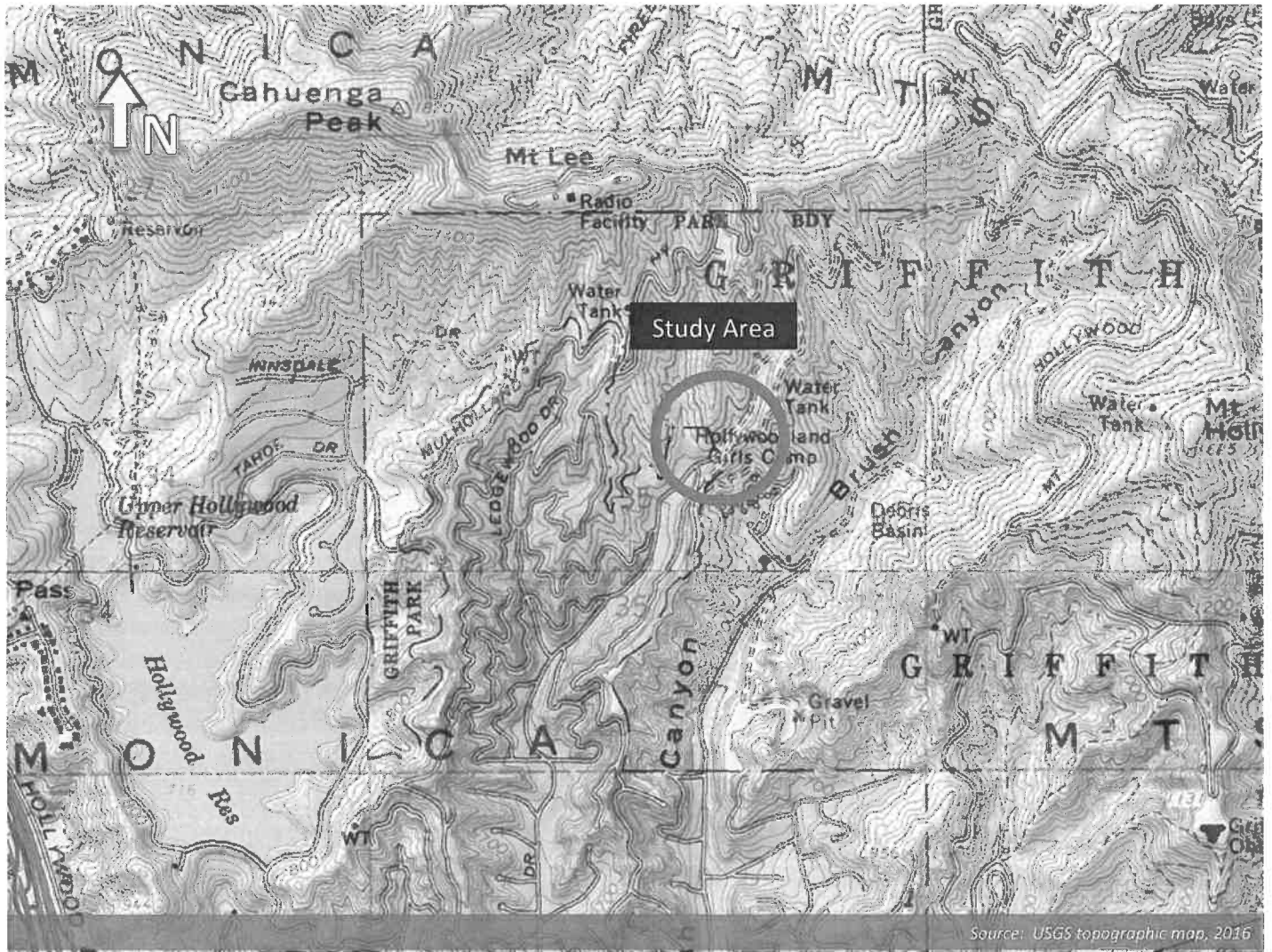
Current location of taxpayer funded Gate for the private business, Sunset Ranch

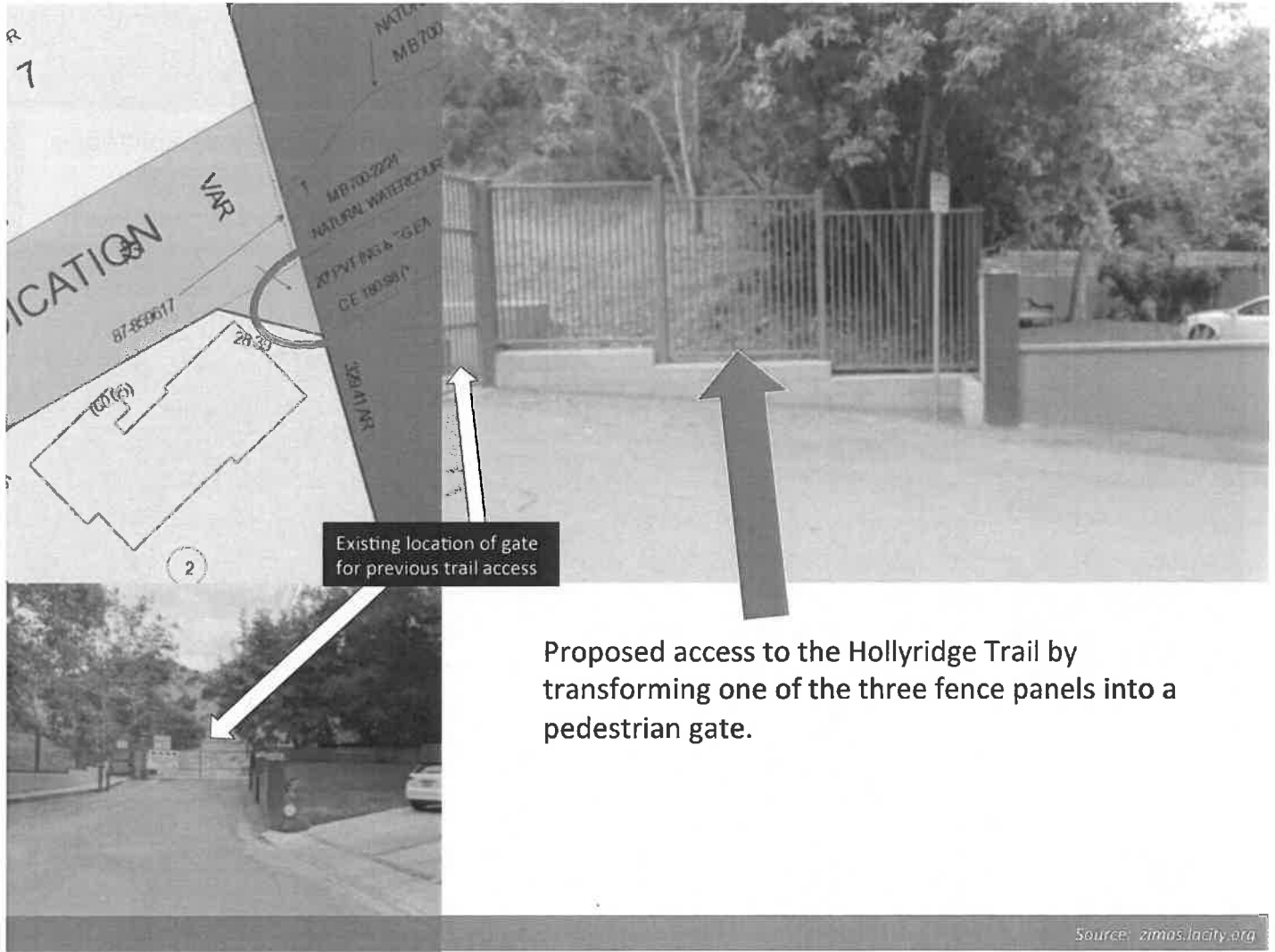
Proposed general location of access point to Hollyridge Trail



Proposed Access to the Hollyridge Trail from Beachwood Drive

June 2017





Existing location of gate for previous trail access

Proposed access to the Hollyridge Trail by transforming one of the three fence panels into a pedestrian gate.



Proposed access to Hollyridge Trail without utilizing the existing gate to Sunset Ranch

Current location of taxpayer funded Gate for the private business, Sunset Ranch

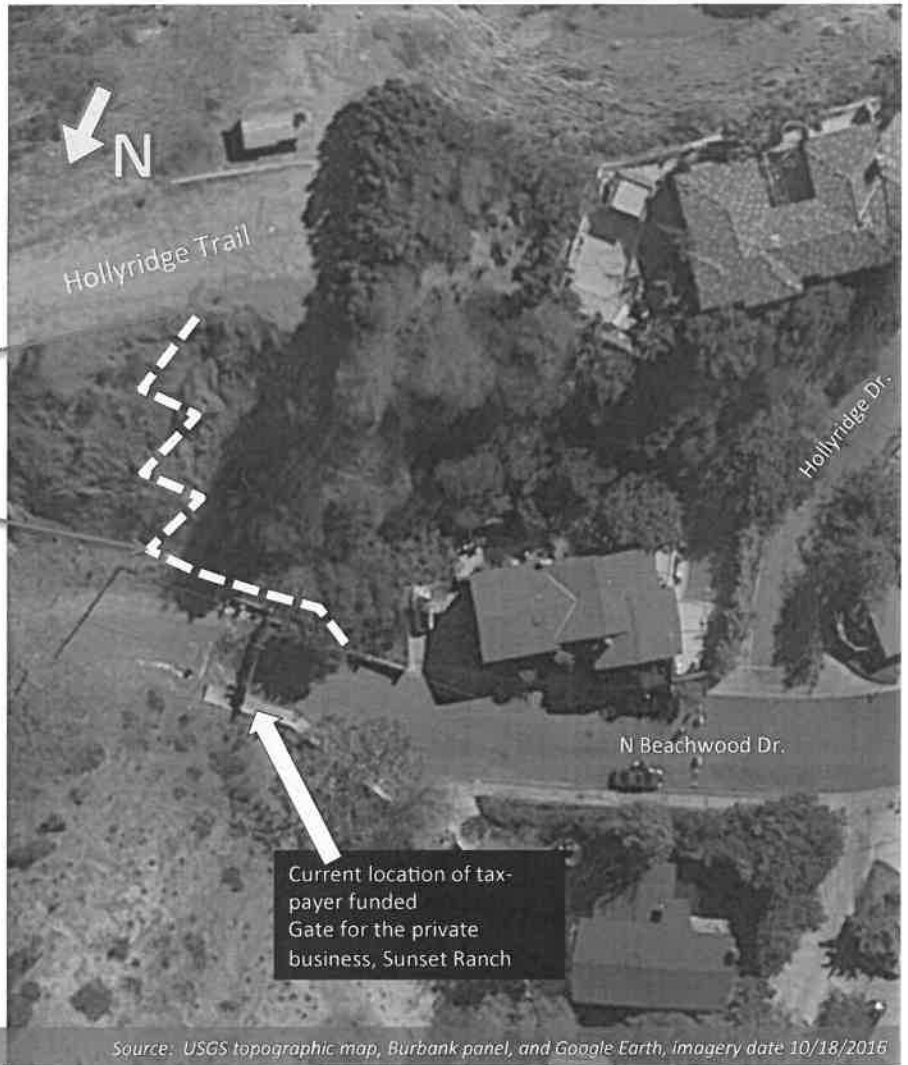
Source: from Los Angeles Zimas system and from Google Earth, imagery date 10/18/2016

Elevation difference from bottom to top of proposed Trail access, as estimated from USGS topographic maps and Google Earth data

Elevation: 941'

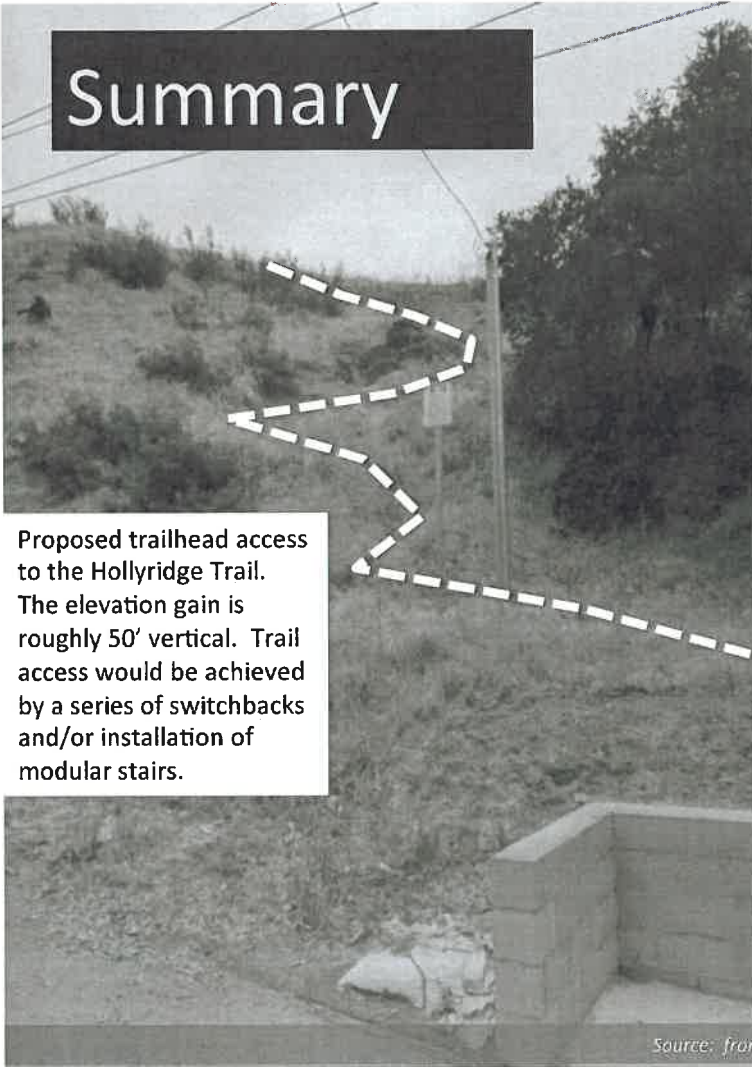
Elevation: 891'

Overall elevation change: 50'



Source: USGS topographic map, Burbank panel, and Google Earth, imagery date 10/18/2015

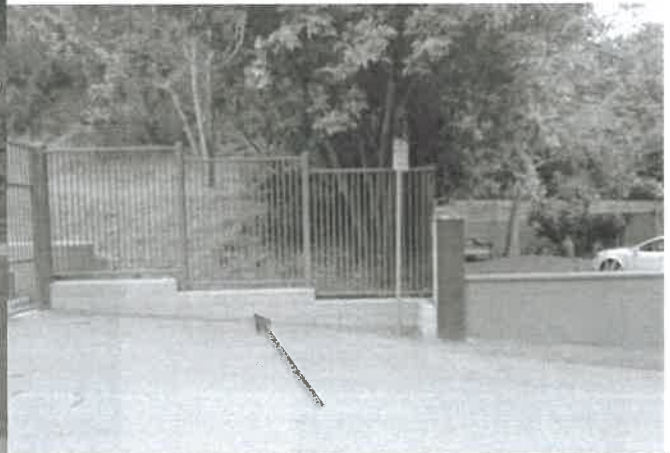
Summary



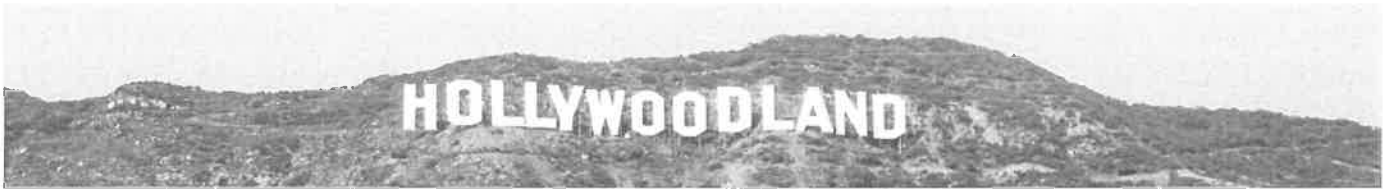
Proposed trailhead access to the Hollyridge Trail. The elevation gain is roughly 50' vertical. Trail access would be achieved by a series of switchbacks and/or installation of modular stairs.



Proposed access in front of the gate by removing a fence panel (within City/Griffith Park property)



Source: from Los Angeles Zimas system and from Google Earth, imagery date: 10/18/2016



HOLLYWOODLAND HOMEOWNERS ASSOCIATION

ESTABLISHED 1942

RESPONSE TO DIXON RESOURCES UNLIMITED COMPREHENSIVE STRATEGIES REPORT

March 18, 2018

Hollywoodland Homeowners Association (tract 6450) represents 575 homes and the Hollywoodland Gifted Park (444 acres given to the city by the Sherman company in 1944). We are advocates for our residential community and the surrounding park land.

We have consistently stated our position regarding the complex tourist and hiker issues related to Western Griffith Park and the Hollywood Sign: 1) Hollywood Sign Tourism has no place within R1 residential communities and all efforts must be made to protect these neighborhoods from tourist traffic intrusion. 2) Griffith Park access/entry must be located only in areas that have sufficient infrastructure to handle both pedestrian and auto traffic, are equipped with facilities for visitors (restrooms, water) and should be situated to minimize intrusion/disruption of R1 neighborhoods. With that understanding, we are woefully disappointed in the continued marketing of the historic but fragile Hollywoodland neighborhood as observed by the majority of Dixon study's 29 suggestions. The Dixon Study and CD4's acceptance and promotion of that study, reveal a complete disregard for the basic facts related to this geographic area:

- No legal park entrances (access) exist adjacent to the Hollywoodland, Lake Hollywood Estates and Hollywood Knolls residential neighborhoods.
- Physical constraints including: substandard width streets, lack of sidewalks, SEA (Significant Ecological Area), VHFSZ(Very High Fire SeverityZone), steep elevation grades, dead ends, the court order from Sunset Ranch vs. City of Los Angeles, historical landmarks, the main communication tower for the city, numerous private ingress/egress easements, trespassing of private property inside the park and the unauthorized, illegal alterations made in the park that contribute to many of the traffic issues.
- Ignoring the planning criteria and neighborhood protections dictated by the Hollywood Community Plan and the Los Angeles City Charter

We look forward to recognition of our factual comments and continued open communication and fact finding relating to these city imposed promotional issues. We will continue to work toward cost effective neighborhood preservation rather than neighborhood exploitation.

Hollywoodland Homeowners Association