

The Crest View

JULY 2007

Volume 1, 9th Edition

a periodic newsletter sponsored by the Culver Crest Neighborhood Association

Editor in Chief: Mike Bauer * Contributing Editor: Mark Salkin * Production Designer: Mollie Bauer

Members of the CULVER CREST NEIGHBORHOOD ASSOCIATION Board:

Mike Bauer, Vice President * Antoine Durr * Peter Friedman * Rich Kissel * Rosalind LaBriola *

Howard Lichtman * Steve Reitzfeld, Treasurer * Marlene Rose * Mark Salkin, President

Sub-Committees:

West Los Angeles College

John Kuechle

jmkuechle@yahoo.com

Internet and Cable

Jill McKeon

jillemckeon@yahoo.com

Hillside

Howard Lichtman

ldc.inc@comcast.net

Oil Field

Antoine Durr

antoinedurr@comcast.net

Block Captains Coordinator

Rich Kissel

rich@richkissel.com

Traffic

Mike Bauer

Culvercity99@aol.com

Adjustments to Schedules for CCNA General Meetings

Your Board of Directors met and decided to alter the annual meeting schedule starting this month.

This is due to the summer holidays when our attendance at the summer meeting is at its lowest that unfortunately coincides with our annual Board nominations. To remedy this, and provide a greater voice to the residents, the July meeting will be replaced, but we will still have four meetings per year, in mid September, late November, mid February and early June of each year. Here is the tentative schedule for General Meetings the coming year:

Wednesday, September 19, 2007 – Nominations for Board of Directors & General Meeting

Wednesday, November 28, 2007 – Elections and General Meeting

Wednesday, February 13, 2008 – Meet the City Council Candidates & General Meeting

Wednesday, June 4, 2008 – General Meeting!

This new calendar provides a more convenient schedule and should generate more participation from our members.

TRAFFIC SAFETY:

Have you noticed the red paint on the curbs up and down Ranch? True to his word, Gabe Garcia, the City Traffic Engineering Manager, has begun the agreed upon safety improvements along the hill. New paint, center striping, new signs and some of those cool center street reflectors will make it easier to navigate the curves and hopefully slow down the cars dangerously speeding this street. Please advise your neighbors and watch your own speed. Please slow down when traversing the hill.

The City is continuing to study improvements for Crest traffic and will do the work in stages. The next area under consideration is the intersection of Ranch, Kelmor and Overland. While the City gears up for the study, please consider what changes you might wish to see at this intersection and email them to us at culvercity99@aol.com. Your input will be invaluable. Watch for a notification of when the City will be asking for resident input.

Hillside Damage on Tellefson:

GOOD NEWS- PART 2. The last time you read “Good News” in this column, it was a false alarm. The City didn’t anticipate the complexities of the lawsuits that were flying around at the time that put a halt to any activity to repair the hill. Now, though, it appears everything is in order to commence with this project. The City has completed the plans for the repairs needed to make the hillside above Tellefson safe again. These plans are out for bid and proposals to fix the hill should be back in the City’s hands by July 12, 2007. We are then on track for a contract bid to be awarded on July 23 with the work to commence around August 13, 2007. The completion date is due by the end of November, hopefully before any significant rains show up. We have never heard the City officials so confident about this project and actually gave us a specific timetable that they plan to follow.

One of the homes atop Cranks has been purchased by the City and will possibly be torn down for use as construction staging (storing equipment and the like). When the project is complete, the City will re-sell the property and return it to private hands. A second home, owned by the Vendeweghe family, may also fall under this provision depending on necessity. Before Thanksgiving, we will all again be allowed to traverse Tellefson. Your Crest Neighborhood Association appreciates your continued patience during this trying inconvenience.

West Los Angeles College:

There has been a significant change in the plans of the College. Its agreement to build a berm to shield our neighborhood, both during and after the College’s construction projects, have been stymied by Southern California Edison, which will not allow the College to use any portion of the dirt area between Stocker Road and Culver Crest. This means the College may not be able to construct the berm which, pursuant to the terms of our 2005 Memorandum of Understanding (MOU), must be built concurrently with both the new parking structure at the top of Stocker and the second access road connecting the College to Jefferson, of which both projects are almost ready to begin.

A new subcommittee consisting of Board Members Mark Salkin, Howard Lichtman and Marlene Rose will review alternate mitigation measures that the College has advised it is in the process of preparing.

Culver Crest Neighborhood Watch Report:

Unfortunately, we had a rarity on the Crest recently. There was a burglary on Flaxton. The police interviewed two witnesses and this is a synopsis of their account of the incident. The burglary took place at around 9:30 am when the owner took the kids to school and ran some errands, retuning at about 12:30 pm to find her house had been ransacked. Miscellaneous jewelry and a laptop computer were stolen. Although the doors and windows were locked from the inside, the burglar figured out a way to jimmy open the sliding glass door at the rear of the home. The perpetrators have not been apprehended.

We all have a duty to report suspicious activities in our neighborhood to help prevent these types of crimes. Many of our neighbors have called the police when they see suspicious activities and the police encourage us to do so. They have no problem investigating a false alarm. It’s much better than having apathy from the neighbors while possibly a real crime is taking place. The police department will be more than grateful that you take an active role. So will your neighbors!

PXP OIL FIELD:

Way to go Culver Crest Neighborhood Association!! It is generally acknowledged (and yes, we are tooting our own horn here) that our involvement was one of the key factors in the County of Los Angeles' extending the moratorium on all new drilling and expanded drilling until May 27, 2008. During this time, the County will be conducting a full scope Environmental Impact Report (EIR) with personal supervision by L.A. County Supervisor Yvonne Burke. To say the least, we have been extremely successful due to the diligent efforts of your board and with the immense help of Ken Kutcher.

On June 28, 2007, the County mailed to interested parties a notice of their intent to conduct the EIR and involve the community in a series of scoping meetings in order to obtain input from interested parties. Your CCNA Board Member Antoine Durr hosted such a meeting in April where more than 20 of your neighbors appeared to identify areas of concern.

A Community Standards District (CSD) has been proposed by the County to update and regulate the activities of the PXP oil fields including development standards, operating requirements and procedures for all oil and gas operations in the Baldwin Hill.

Are we done? Is it over? Not even close! Next for us is to monitor the progress of the EIR. To that end, you are urged to attend the Scoping Review meeting, to be held at the Veterans Auditorium on July 24th. This is a public meeting to examine if the scope of the EIR is complete, or if there are any additional unaddressed concerns. We already know that some of the odor issues have been significantly downplayed, so please attend that meeting and make sure that your concerns make it into the Scoping Review process.

The County's website for the EIR process is: [http:// planning.lacounty.gov/spBH.htm](http://planning.lacounty.gov/spBH.htm) It describes all the various stages and schedules, and has a history of the issues. Additionally, the process has been covered in depth by Gary Walker of the Culver City News, highlighting CCNA board members for the past several months.

REAL ESTATE MARKET:

We have been asked to include a real estate market section in our newsletter. As requested, here it is. Listed below are houses currently listed and recently sold.

<u>LOCATION</u>	<u>PRICE</u>	<u>BEDROOM/ BATH</u>	<u>SQ. FEET</u>
<u>LISTED</u>			
10661 Cranks Road	\$2,459,000	4 + 3	3,144
10760 Stephon Terrace	\$1,299,095	4 + 2.5	1,690
10630 Youngworth Road	\$ 915,000	2 + 2	1,746
10608 Flaxton Street	\$ 998,000	3 + 2	1,916
<u>SOLD</u>			
10815 Molony Road	\$1,050,000	4 + 2.75	2,247
5911 Tellefson Road	\$ 845,000	3 + 1.5	1,273
10748 Whitburn Street	\$ 776,000	3 + 1.75	1,482
10777 Kelmores Street	\$ 735,000	3 + 1	1,036
5921 Culview Street	\$ 900,000	3 + 1.5	1,330
10618 Youngworth Road	\$1,205,000	3 + 2	1,680

Information contributed by Mark Salkin of Keller Williams Realty.

CULVER CITY SEWER PROJECT:

Culver City has commenced its repair of our local sewers. The initial phase of this work is scheduled to be done on Smiley, Commonwealth and Blackwelder. As the project progresses, the crews will begin work on the Crest streets. Construction on the Crest is due to start in mid July 2007. The City intends to send out notices to those residents directly affected by the work.

L.A. Sewer Project:

There is another sewer project beginning shortly. The City of Los Angeles has funded a project to rehabilitate the sewers that run under West Los Angeles College and south under the Crest, running past Fox Hills Mall and used by the Crest Neighborhood. The project is a clean out and then a replacement of the lining, intended to upgrade service and any noxious odors. This restored sewer line will last for the next hundred years.

The local service access point will be near the entrance to West Los Angeles College in the maintenance parking lot. A 16' sound wall will be constructed around the project and the new haul road (temporary and later permanent access road) will be used for construction traffic. While it is anticipated that this project will take place almost entirely underground, it will still require some 5 large trucks per day to haul away the detritus of decades needed to prepare the tunnel for the new liner, which will consist of concrete and plastic. The project is expected to take some three years. The City of Los Angeles has committed that there will be no interruption of service and will not cause any other inconvenience including noise, traffic or odor. The project is projected to last through 2010.

Proposed Development Along Sepulveda:

This project, proposed to run South on Sepulveda from Sawtelle to Slauson and Jefferson, has generated a great deal of controversy. The City has established an oversight committee known as the Citizens Advisory Committee (CAC) and one of its members is our own CCNA Board member, Howard Lichtman, who is an architect and well qualified to comment on the project. On June 27th, the CAC held a meeting with Culver City residents. Bob Champion presented his latest project proposals, including renderings and daylight analysis studies.

Many citizens vocalized their discontent with the project, raising concerns over increased traffic, school population enrollment increases, need for additional city services, and the very real possibility that Culver City would lose its small town feel and the mom and pop type businesses that currently occupy that stretch.

By the end of the evening, the CAC recommended to the C.C. Redevelopment Agency that the Champion Development project be put on hold and that the City Planning Division needs to develop a Sepulveda Blvd. Corridor Specific Plan that will re-examine and re-zone this area to reduce the allowable building height and consider reducing the allowable units per acre. The current zoning allows for a 56 foot tall building with 65 residential units per acre. Obviously, much more to come on this issue.

Your CCNA Board has yet to take a stance on this issue as we are waiting to see what concrete proposals will be offered before weighing in. If you have any thoughts, we'd love to have you express them directly to us.

BRUSH CLEARANCE:

It should be noted here that Holy Cross Cemetery, who has cooperated in the past regarding clearing the brush that borders the south perimeter of the Crest, has again done a superb job of clearing it again in anticipation of the current extremely hazardous fire season. We commend Holy Cross for their actions. As a reminder, please, for all our sakes, clear as much brush as you possibly can away from your homes for the protection of your home and others. It seems the fire season in Southern California is now year around!

ANNUAL MEMBERSHIP DUES:

July is our fiscal year end for annual dues payments. If you haven't already paid, please complete the "Application for Membership" form below and with your annual membership dues of \$60 (suggested amount) or more or less, send or bring it to Mike Bauer at 10676 Esterina Way.

As a reminder, serving on the Board of Directors of the CCNA is strictly voluntary. All membership proceeds goes towards expenses incurred for outside services and expenses.

Application for Membership

YES! I want to join and support the Culver Crest Neighborhood Association!
Here is \$60.00 for one year's dues and/or \$_____ as a voluntary contribution

Name: _____ Tel: () _____

Address: _____

E-mail address: _____

Do we have your e-mail address?

Notices are being sent to Crest residents via e-mail. We need to have your e-mail address so we can more easily communicate with you. Please send your e-mail address to CulverCity99@aol.com.

