

# The Crest View

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Volume 1, 3<sup>rd</sup> Edition

a periodic newsletter sponsored by the Culver Crest Neighborhood Association

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## Members of the Board:

**Mike Bauer \* Peter Friedman, Treasurer \* Cathy Finnamore \* Rosalind LaBriola \* Howard Lichtman  
\* Ron Ostrin \* Steve Reitzfeld \* Marlene Rose \* Mark Salkin, President**

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## NOTICE of GENERAL MEETING

Wednesday, February 15, 2006

\* 6:30 p.m. \*

at El Rincon School Cafetorium

This general meeting has a special purpose. In addition to current Crest topics, we will be hosting a Candidate's Forum and a Debate on the pros and cons of adopting the proposed new Culver City Charter, Measure V. The candidates for the Culver City City Council election, Scott Malsin, Meehaul O'Leary and Gary Silbiger, have agreed to appear. The Charter Revision Measure V will be debated by Andy Weissman, in support of the Measure, and Albert Vera in opposition. Please come and make your views known, as there will be ample time for questions from the audience. We are also inviting the general public to join us as a community service. Available at the meeting will be side-by-side written comparisons of the current city charter and the terms being proposed by the revised City Charter.

It is the policy of your Board of Directors not to take any official position on general elections. Although we are not endorsing anyone or any position, as individual homeowners, we are always looking to those who support our hillside neighborhood.

## *Anticipated Agenda for February 15, 2006 Annual Meeting*

- A. GREETINGS AND INTRODUCTIONS
- B. READING AND ADOPTING OF PRIOR MEETING MINUTES
- C. TREASURER'S REPORT
- D. GUEST - LIEUTENANT DEAN WILLIAMS, CCPD,- UPDATE ON NEIGHBORHOOD WATCH
- E. GUESTS - CANDIDATES FOR THE CULVER CITY COUNCIL ELECTION
- F. GUESTS - REPRESENTATIVES OF THE PRO AND CON SIDES OF THE PROPOSED CITY CHARTER MEASURE V
- G. UPDATE ON THE HILLSLIDE RENOVATION PROJECT
- H. UPDATE ON THE SEWER RENOVATION PROJECT
- I. UPDATE ON THE PROPANE AND METHANE GAS ODORS PERMEATING THE CREST
- J. OTHER CREST TOPICS AND ISSUES
- K. ADJOURNMENT

*“We are not strangers.  
We are just friends who haven’t  
met yet.”*

***NEW OFFICERS:***

At our November 2, 2005 meeting, we held our second annual election for new officers. There was only one change. Congratulations to Marlene Rose, new member of our Board of Directors. Our officers remain Mark Salkin, President, Ron Ostrin, Vice President, Cathy Finamore, Secretary and Peter Friedman, Treasurer.

***A LONG OVERDUE THANK YOU:***

Two years ago, we solicited voluntary donations from our membership to assist us in opposing the proposed expansion and other issues with West Los Angeles College. Many people stepped up, generously contributing funds for court reporter fees, a traffic engineer, copying and other expenses. We raised over \$14,000 in just a few months for this successful effort and we want to say THANK YOU loud and clear to those contributors (with sincere apologies if we have inadvertently omitted any names):

Mark & Betsy Amparan, Laura D’Auri, Leslie Ekker, Cathy Finamore, Angela & Peter Friedman, Wilt & Roslyn Henderson, Sandra Hunnicutt, Paul & Joy Jacobs, Keith Jones & Deborah Dinges, Pierre & Nancy Joujon-Roche, Michael Kansky, John & Nancy Kuechle, Rosie LaBriola, Howard Lichtman, David Mayeda, Sam & Charlotte Paperny, Kendall & Deon Price, Robin Ramsey, Edward Rybka, Mark Salkin and Joan Swor.

***THANK YOU,  
LESLIE EKKER  
AND YOUR  
NEIGHBORS ON  
LUGO WAY:***

Our hosts for the Halloween Party last October, Leslie Ekker and his Lugo Way neighbors, again turned in a superfine performance. Attendance was great and offered a potluck dinner for the more than 200 people who showed in costume throughout the evening. We wish them many thanks for their effort and hope that they will allow us to join them

***WALKING THE  
DOG:***

When walking your pet, please remember to be respectful of your neighborhood streets and lawns. Don’t allow your pet to foul the green spaces and streets without cleaning it up. Plastic bags and/or a scooper are always mandatory when walking your pet. We all live on the Crest and it is in all our best interests to keep it clean. Let’s all show consideration for our neighbors and neighborhood.

***VIEW  
PRESERVATION:***

The Culver City Council has postponed the view preservation discussion. They chose to calendar it for a future meeting. They did express their concern that this is a private matter between property owners and they should not be put in a position of being referees. However, others believe a certain level of standards should be established. We’re sure we’ll hear much more on this matter in the near future.

## ***CONSTRUCTION ON AND NEAR THE CREST:***

### **1. THE TELLEFSON HILLSLIDE:**

Charles Herbertson, Public Works Director for Culver City, has advised us that work on the Tellefson hillside has run into some delays. Specifically, the design phase of the project has come in substantially over budget and, also, the amount provided by FEMA. FEMA has initially provided \$80,000 for both the soils report and the design segment of the repair. The quote received for the design alone was \$400,000, which the City considers unacceptable. The City is preparing a Request for Proposal (RFP) and is putting it out for bid to several design firms next week. Once this is complete, an agreement, which is currently being drafted by the Culver City City Attorney's Office, has to be signed by the residents directly affected by the slide, which will provide, amongst other matters, access to their properties, financial liabilities and ongoing maintenance responsibilities. This cannot be complete until the design phase is complete and the estimated cost of repair is known. Also, FEMA's participation cannot be established without this quote, but at this point it appears their committed contribution is short of anticipated costs. Once this is all complete, the construction phase of the project will then be put out to bid. Once the construction firm is selected, the package will then be presented to City Council for their review and approval, and what their financial participation might be. Then, and only then, can construction begin. The work is expected to take approximately 90 days. It appears all of this will cause a delay in the construction timetable but Mr. Herbertson holds an optimistic view that this could still be completed this fall. Let's hope he's right.

### **2. SEWER REPLACEMENT PROJECT:**

This project, which will replace the sewer lines on many streets on the Crest, is currently in the design phase. You may have noticed surveyors in your area marking the streets in anticipation of this project. The plan is to begin construction at the beginning of summer. However, the CCNA expressed concern to the City that it should not coincide with the Tellefson repair, as it would be very cumbersome to drive the Crest with both activities running concurrently. The City assured us that they will be sensitive to our needs and will try to minimize conflicts, particularly the safety concern of limited access on the hill with two construction projects closing down streets. The City will provide us with construction timetables by street in order to provide sufficient notice of street closures and required bypasses.

### **3. WEST LOS ANGELES COLLEGE:**

The College is honoring two mitigation measures that are very important to Culver Crest – the construction of a second access road to be created off Jefferson Blvd. initially to be used for construction traffic, and the creation of the berm to the south of Stocker Street. Regarding the access road, they are having significant difficulties acquiring the needed land, but they have delayed all major construction projects until they have this road available for construction trucks. The final road to Jefferson Blvd. for student use will take longer, but is required to be finished before any new classroom buildings are placed in service. Once this road is complete, the traffic on Jefferson Blvd., west of the access road, and on Overland Avenue south of Jefferson will be reduced considerably.

As far as the berm is concerned, they are almost ready to begin work. The College, however, has been negligent in providing the CCNA and Culver City landscaping and lighting plans. They also have not provided us with advance notice of other various activities.

A significant pending matter is the recycling center, which the College wants to relocate to the top of Stocker Street. We have expressed concern about the proposed locations proximity to several houses on the Crest, but the College has not indicated any willingness to consider alternative placement. We will continue to press them on this issue.

The CCNA now has associates who have scheduled weekly meetings with the College, so we are confident that matters will improve.

### ***OIL FIELDS ODORS:***

As most of you are aware, the Crest has been subjected to methane and ethane gas fumes over the past few months, but most severely during the week of January 9<sup>th</sup>. Your CCNA, principally through Mark Salkin, gave a presentation to the Culver City City Council on Tuesday evening, January 17<sup>th</sup>, detailing the events and stipulating our requirements to the oil company, PXP Exploration.

The exploration company indicates this leak was caused by drilling into a fault and the built up pressure bubbled to the surface too rapidly, causing what's called a "gas kick". This type of exhaust, hydrocarbons, contains the foul odor that we smelled. It is a non-toxic substance. It was not confined properly as there was not a sufficient mud pack in the well to counterbalance the unanticipated excessive pressure. This, according to the exploration company, was avoidable and allegedly will not happen again. They have increased the monitors and personnel overseeing the project. They also changed their procedures so that a gas buster separator will mitigate the process and provide additional safety nets. It is important to note that they have done no slant drilling under the Crest. Therefore, the integrity of the hill should not be affected by any of their activities.

The matter is now in the hands of the Culver City City Attorney's Office, who is drafting new ordinances aimed at monitoring and controlling their drilling activities. The City is hiring an independent consultant who will advise them on these issues. Some of the topics to be addressed are to verify the exhausts are non-toxic and whether they are taking adequate measures to assure this incident won't be repeated. It is incumbent upon all of us to compel resolution to this issue to assure our continued safety and retain our good quality of life.

### ***HILLSIDE WATER RUNOFF:***

There have been several reports of minor hillslides (major to those directly victimized) caused by property owners living on slopes watering their lawns and hillsides unchecked. It appears that their irrigation systems malfunctioned and began watering off schedule and did not shut off automatically. This caused erosion below their property and resulted in mudslide damage to those below them. It is critical that we be extra careful when watering. Sprinkler systems often break down and, therefore, should be checked periodically to assure they are operating properly. Our hillsides depend on it!

### ***E-MAIL PLEASE:***

The easiest way to communicate with you, or for you to communicate with us, is by email. Please provide your email address to [culvercity99@aol.com](mailto:culvercity99@aol.com). We will be sending out notices by email as well as by delivery to your homes. If you don't have email at home, perhaps you can share with a neighbor or give us your email at work.

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Cut along the dotted line

Send to Mike Bauer, 10676 Esterina Way, Culver City, CA 90230 or bring it to the February 15th meeting.

### **Application for Membership**

YES! I want to join and support the Culver Crest Neighborhood Association!

Here is \$60.00 for my first year's dues and/or \$\_\_\_\_\_ as a voluntary contribution

Name: \_\_\_\_\_ Tel: (     ) \_\_\_\_\_

Address: \_\_\_\_\_

E-mail address: \_\_\_\_\_