

# The Crest View

Volume 1, 4<sup>th</sup> Edition

a periodic newsletter sponsored by the Culver Crest Neighborhood

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## NOTICE of GENERAL MEETING

Thursday, May 25, 2006

\* 6:30 p.m. \*

at El Rincon Elementary School Cafetorium

Amongst other important topics and issues, you will want to hear Steve Rusch, Vice President of PXP discuss the oil field activities and answer questions from the audience.

### Culver Crest Neighborhood Association (CCNA):

#### Calendar of Upcoming Events

**Thursday, May 25, 2006** – at 6:30 p.m. - GENERAL MEETING  
at El Rincon Elementary School Cafetorium

**Saturday, July 15, 2006** – Tour of the PXP Oil Fields (Proposed  
date only- we will send notice once date and time is confirmed)

**Wednesday, July 19, 2006** – at 6:30 p.m. - GENERAL  
MEETING. Place to be determined. *PLEASE NOTE:* This  
meetings agenda includes the annual nomination of CCNA Board  
Members to be elected at the October 10<sup>th</sup> general meeting. Do  
you know someone who wants to assist in improving the lifestyle  
of the Crest residents? Anyone who wants to sit on a  
subcommittee? If so, we want you to place their name in  
nomination at this meeting.

**Wednesday, October 10, 2006** – at 6:30 p.m. - GENERAL  
MEETING at El Rincon Elementary School Cafetorium.  
Agenda includes the election of CCNA Board Members.

**Saturday, October 28, 2006** – Lugo Way Annual Halloween

### Anticipated Agenda for May 25, 2006 General 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. GUEST - STEVE RUSCH – VICE PRESIDENT – ENVIRONMENTAL, HEALTH AND SAFETY OF PXP CORP. – UPDATE ON OIL FIELD ACTIVITY
- F. OTHER CREST TOPICS AND ISSUES
- G. MEMBER'S INPUT
- H. ADJOURNMENT

### *Tellefson Hillside Update:*

Several new issues crop up every time this subject is raised. Private inquiries made with the City revealed that current figures for the design and evaluation phase to restore the hill are in the low six figure range, for which a bid has been received. Once evaluated, approved and completed, and the City has arranged financing, plans to repair the hill can begin.

However there is some disagreement about the scope of the necessary repair. One school of thought says the new wall and supports need not fully cross the sliding area and only requires to go part way across the hill. In this case, less money would be needed and therefore less money contributed by FEMA. The other school holds that the repair must cross the hillside, costing more, taking more time and needing a different design. Who will gain sway and how much it will ultimately cost is still up in the air, but total cost of completion is in the \$1,000,000 range. Ultimately who makes the decision will be of paramount importance, and no doubt the owner's litigation will have some impact on the outcome. Sources deep within the City say that the litigation will not affect the City's plans to move ahead with preparing for the repair project. Meantime, the owners will have to give consent to the repairs and construction because it will take place, in part, on private property. So while the city hopes for a late 2006 or early 2007 start, those in the know suggest it's not yet time to unbuckle your seatbelts.

As a side note, according to the City Engineer Department, while the rains may cause delays, it will not stop construction and the project can be completed in an estimated 3 months from commencement of work.

### *Notice to All Hillside Residents:*

Are you concerned about your hillside home? The fact is that homes not sliding may still be in some danger of soil collapse. One need not live atop Tellefson to have a sloping yard that may one day develop cracks and slide downhill. Your CCNA urges you to take the following pro-active steps: (a) Consult with a geotechnical engineer and have your home inspected if you see a series of earthen cracks in your yards, retaining walls, sidewalls, driveways or even trees askew; (b) have a professional look at your irrigation systems and check for leaks, cracks and to minimize runoff of water; (c) clear all exterior drainage and divert water to proper channels; and (d) assure that you have the right plants for hillside landscaping that both help secure the hill and impede fire.

### *Hillside Construction Ordinance:*

On Monday night, May 8<sup>th</sup>, our City Council met and voted to amend the Culver City building ordinances regarding hillside construction. Representatives of the CCNA Board appeared and spoke, as did some of your other neighbors. In essence, the City has put in place a system of checks and balances called "Additional Policies and Procedures for the Issuance of Building Permits", by which an owner in the hillside areas must comply with the new construction laws before one can erect any new or perform any major remodeling to their home. These new rules are meant to mirror the laws in the City of Los Angeles and will require geotechnical, landscaping and engineering specifications before any of the new construction will be allowed. One of several open issues yet to be resolved is what will be considered a hillside residence? As matters now stand, this will be an issue within the determination and discretion of our city building department. Your CCNA objected to this vague definition and the City Council has taken it under advisement to hammer out a more specific definition. As it is now defined, even homes adjacent to Overland below Drakewood are in the hillside area.

### *Youngworth Hillslide:*

During the May 8<sup>th</sup> Culver City Council Meeting, area residents mentioned the slides that recently occurred on Youngworth. According to the city, the slides were both triggered by running water on residential parcels, both attributed to sprinkler systems either running and left unattended or broken. The slopes are no longer sliding but no other news was available. Again, control of water runoff could reduce, if not eliminate the occurrence of slides and the resultant damage.

### *PXP Oil Fields:*

Your neighbor, Laura D'Auri, has graciously agreed to head a new CCNA Subcommittee monitoring any intrusions caused by PXP Oil's drilling on our area. In addition, as mentioned on Page 1, Steve Rusch will speak at our May 25<sup>th</sup> general meeting. There are some pending major issues between the City and PXP. Many meetings have taken place to discuss permitting and environmental concerns. The two sides have drawn lines in the sand but hopefully these issues can be resolved with favorable consideration for the Crest residents.

At the same time, Laura reminds us that if you smell even a hint of gas and you suspect it is from the oil fields, call the AQMD hotline at **1-800-CUT-SMOG** and lodge your complaint. Be sure to provide them with your name, address and phone number when you call. If you get their answering machine, they usually will call back within the hour and send someone to investigate within the next hour. We've done this twice and found the inspectors courteous and sensitive to our situation. They are prompt and will show up any hour of the day or night as they are on 24-hour call. Three calls on the same occurrence will ordinarily generate a citation and a series of citations can lead to a shutdown. Therefore, after you make this call, please call your neighbors and have them call too. Also, please keep Laura informed of any activity on this topic by emailing her or calling her at 310-890-0519.

### *Sewer Line Replacement Construction:*

A project to replace the existing sewer lines on the Crest is underway. Only one bid was received and it was too high for the City to accept outright. The building department is recommending that new bids be solicited and this will likely delay the project until at least the end of the summer. You may have noticed some paint on your streets and curbs from planning engineers getting ready for this project. It appears this project will not begin until late summer at the earliest. Stay tuned.

### *Crime Update and Summer Alert:*

Lt. Dean Williams of the Culver City Police Department happily reports that crime is slow on the Crest. He will appear at our May 25<sup>th</sup> General Meeting to update us on the local crime blotter.

There is still the remnant of last summer's problem: area teenagers posing as door-to-door solicitors to possibly ascertain the status of occupancy of a home prior to burglarizing one. So if teenagers frequent your block, the best way to discourage them is to;

- (a) ask to see their Culver City business license – all area solicitors are required to have one,
- (b) politely ask them to leave followed by
- (c) a call to the CCPD alerting them to the method of their operation and the solicitor's physical description and type and license number of vehicle they are driving.

### *West LA College Recycling Center:*

Our Captain of our Block Captains Rich Kissel inquired about the status of construction at the college, specifically on the southeast corner at the top of Stocker adjoining Freshman. Turns out the college is grading and preparing a large lot for the installation of its new Recycling Center. Your CCNA has long objected to the placement of this center and recently delivered to County Supervisor Yvonne Burke a letter complaining that the work being done is in violation of local zoning laws, as needing environmental clearances and that the work is a non-permitted installation. Burke's office replied in the affirmative appointing members of her staff to investigate the violations.

Meantime, our President Mark Salkin called the college Ombudsman insisting they cease and desist from this unlawful construction and within 24 hours received confirmation that the entire process was being shut down pending the college's review of their right to continue construction. Stay with us for more, but this was an important step short of litigation in which the vigilance of your Board stopped work from being illegally completed.

### *Berm Along and Up Stocker to Freshman:*

So Cal Edison is disputing the right of the College to use the dirt portion of Stocker to install the promised berm. Again your CCNA Board blocked the College from erecting a sound wall instead and the College has now agreed to continue with the berm project. Drawings have been completed and reviewed by the Board although the lack of Edison's cooperation is preventing the commencement of construction. If you see large amounts of dirt begin to pile up along the southern side of Stocker, you will know this problem has been resolved and construction has begun. The berm is planned to be eight feet high, fifteen feet thick at the base, contain a maintenance path at the top and be restricted from the use of passers by. At the base on the north side a walking path will be established for local area use as well as the sidewalk up Stocker presently used by over 90% of the persons walking in

### *Culver City Election Results:*

If you haven't heard, our new mayor is the re-elected councilman Gary Silbiger, and we extend our congratulations to him on this milestone. Scott Malsin, a former planning commissioner, is our new councilman. Kudos to you too, Scott.

The precinct that includes Culver Crest provided the most Yes votes for Measure V and the second most votes for the City Council candidates. It demonstrates how much of an influence we have in Culver City politics as a group.

### *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](mailto:CulverCity99@aol.com).

Cut along the dotted line

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

### **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: \_\_\_\_\_