

The Crest View

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a periodic newsletter sponsored by the Culver Crest Neighborhood Association

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The Great Candidate's Debate Begins

Highly anticipated - at our next General Meeting all of the candidates for Culver City council seats will be engaging in a TRUE DEBATE moderated by our own Mark Salkin. The candidates have all accepted invitations to appear and questions from you are invited. Please email questions you want asked to Mark Salkin at realproperty@marksalkin.com. There will also be a presentation on Measure W concerning the City's request to renew the utility user's tax. Other neighborhood issues will be discussed as well.

JOIN US IN THE CAFETORIUM AT EL RINCON SCHOOL

STARTING AT 6:30 PM

THURSDAY EVENING, MARCH 13, 2008

Hillside REPAIR on Tellefson:

The word REPAIR is capitalized because it's now a reality. We no longer have to ask when is it going to happen. Now the question is, "When is it going to end?" The original estimate was this month but because of technicalities, mostly brought on by the City of Los Angeles, the completion won't be until June 26th. However, all roadblocks have apparently been removed (no pun intended) and I'm not talking about the roadblock on Tellefson. That will remain closed until the end of the project because of equipment movement.

The Soldier Piles (I-Beams) are being drilled 50 feet into the ground and will be covered with concrete. This will be the main support for the hilltop. Now, the crane has been moved from the bottom of the hill to the top in order to complete the work it performs.

This Saturday, March 8th, there will be excessive drilling between 9 a.m. and 3 p.m. This is unfortunately necessary in order to get soil samples for the geological study that must be done in order to get the permit from the City of Los Angeles (don't ask!!!). The City has expressed their appreciation of our patience through this mess.

West Los Angeles College:

Late last year the College began work on the construction project that will affect Culver Crest, the new parking structure near the top of Stocker. The College has agreed to post updated construction information about this and other projects, on their web site at: <http://www.wlac.edu/events/West%20Week%20Back.html>. (Unfortunately, as of the date we go to press, they are a little behind on their updates.) The updates include the name and telephone number of the College's ombudsperson (Bob Miller - 310-678-6917) who should be contacted with any complaints, comments or questions. They also provide a link to a site that gives sound volume readings from the three sound monitors that have been installed in Culver Crest. (http://www.atsconsulting.com/WLAC_Data/).

The temporary sound blanket that has been promised for months has not yet been completely installed, although the College's latest promise is that it will be finished by the end of this week. The College's failure in this area only increases the importance of reporting any noise problems. If you are experiencing too much noise from the campus, please call the ombudsperson at the number listed above.

The reason the College is constructing a sound wall is that they have asserted that Southern California Edison, who have the property use rights there, will not allow the College to use any of the dirt to build an earth berm along the strip of land between Stocker Road and Culver Crest, as required by the 2005 Memorandum of Understanding (MOU). The MOU states that the berm was to be built concurrently with both the new parking structure and the second access road connecting the College to Jefferson, of which both projects are almost ready to commence.

The College also reports that their new recycling center should be finished and operational in a couple of weeks. As you may recall, CCNA was successful in getting the College to relocate this center from the top of Stocker to an area that is built into a hillside to the north of Stocker. It is everyone's hope that this will prevent noises and odors from reaching Culver Crest. However, if you notice any sound or odor problems, please contact their ombudsperson.

A brand new development now in the thinking stage is to develop the land near the bottom of Stocker, at the Overland entrance. The C.C.N.A. Board will set up a meeting with the College's consultant to review the tentative development options for this site, which is adjacent to Culver Crest. There have been several thoughts thrown around about what will eventually be there, including an elementary and/or high school. The C.C.N.A. Board is keeping a close eye on the planning process of this area and will report the progress as it unfolds, as it will surely affect us in many ways.

Because of construction work on campus, the route of the Culver City bus on campus will be changed in a couple of weeks. For the next 18 months, the new route will turn up Stocker, and then immediately travel over the new cut-through that has been constructed near the Turner trailers. It will proceed up that road and then head down Albert Vera Way and back to Overland. Hopefully this will not add to the noise problems we have endured with the College.

Our W.L.A. College Subcommittee will closely monitor all construction activities by the College plus review alternate mitigation measures that the College has advised it is in the process of preparing.

PXP Oil Field:

Thanks to the efforts of the C.C.N.A.'s PXP Subcommittee member Ken Kutcher, we have finally obtained a copy of PXP's draft of the ordinance for the oil fields that PXP would like the County to adopt. Unfortunately, it is our belief that there is a very long way to go before the ordinance will be acceptable. Among other problems, it has very little in the way of air quality regulations, saying merely that the operator will comply with AQMD regulations (which PXP must presumably do whether or not the county adopts a new ordinance). A letter has been sent to the County asking that we be allowed to participate in the next drafting stages of the ordinance. We have also contacted members of the Culver City City Council, as well as Council candidates, to inform and update them about the issues we've had with PXP and ask that the City become more involved in the process.

Along those lines, your C.C.N.A. Board has also been very active with the Community Health Councils (CHC), whose participants include members of various neighborhood councils who are vitally interested in the PXP situation. These include Ladera Heights, Baldwin Hills, Windsor Hills and Rancho Higuera, amongst many others. This council's meetings also includes the attendance of Mike Bolhke and Rose Hamilton of Supervisor Burke's office, who appear to be there not to just take up space but to get very involved in controlling the activities of the oil fields. The goal of this organization is to review and comment on the Environmental Impact Report (EIR) that will be released later in May. This group is now known as The Baldwin Hills Environmental Health and Planning Workgroup. It has been formed to balance the needs of our communities in terms of health issues with those of PXP in their operating requirements. There are many strong leaders involved with this group and we are confident that its influence will be felt both by government groups and PXP.

If you have any questions or comments about this important topic, please contact one of the C.C.N.A. Oil Field Subcommittee members and don't forget to report any noise or air pollution by calling **1-800-CUTSMOG.**

Traffic Safety:

Thanks to our City for the new striping and red curb painting on the Crest. Particular thanks to Gabe Garcia, Traffic Engineering Manager for Culver City, for all his help with this and other traffic projects. This task is far from over. There are plans to review other parts of the Crest that are considered traffic hazards once the Ranch Road job is done.

An aerial photographic plan of the proposed new intersection traffic pattern at Ranch, Kelmore and Overland has been circulated on the Crest. Your Board solicited reactions and comments from our membership. Wow! Did we receive comments, and thank you to all who submitted them. The problems we're trying to overcome are the speed in which the traffic comes down Ranch to Overland, the line-of-sight for the downhill Kelmore drivers at that point to see merging downhill Ranch traffic and the width of the intersection, which causes numerous safety hazards, not the least of which is pedestrians attempting crossing that expanse.

After summarizing the comments received from residents, your Board submitted a revised plan to the City. We hope to have their comments back in time to discuss at the General Meeting. Once a plan is agreed to, it will be installed on a trial basis for up to six months before being deemed permanent. This gives us a chance to comment on the layout and make adjustments, if necessary.

Culver City Sewer Project:

We're sure you've noticed how nice most of our streets look now that the Culver City Sewer Project is complete. The digging is done, the repaving is almost complete and we now have nice, smooth black streets without potholes.

Let us thank those at City Hall for a job well done! They asked us for a little patience, we gave it to them, and we were rewarded.

Culver Crest Neighborhood Watch Report:

A burglary, or more correctly stated, an auto theft, took place at one of our member's homes on Youngworth just two weeks back. Seems someone was able to get inside a garage and remove a van right from under the nose of the owner!

But what's important to note is that this same owner needed to follow up with calls for more assistance from our police on another day and was met with delays and apparent indifference. While we don't have all of the details, our police coverage must remain among the best. So, if you need police assistance, after dialing 911, call the police department direct at (310) 837-1221 and ask for immediate assistance.

Our Crest connection at the police department remains Lt. Ron Iizuka, a helpful and involved gentleman who will assist us in assuring the safety of our neighborhood.

Real Estate Market:

Listed below are houses currently listed and sold in the past 90 days.

<u>LOCATION</u>	<u>PRICE</u>	<u>BEDROOM/ BATH</u>	<u>SQ. FEET</u>
<u>LISTED</u>			
10714 Cranks Road	\$ 1,395,000	4 + 3	3,341
10649 Youngworth Road	\$ 1,295,000	3 + 2	1,986
<u>WITHDRAWN</u>			
10725 Lugo Way	\$ 2,149,000	4 + 3.5	4,340
<u>SOLD</u>			
10756 Molony Road	\$ 740,000	2 + 1	1,030
10820 Bernardo Road	\$ 849,000	3 + 1.5	1,698