

SOUTH BRENTWOOD NEWS

April 2013

Newsletter of the South Brentwood Residents Association (SBRA)

149 South Barrington Ave. # 194, Los Angeles, CA 90049

310/281-8566 www.southbrentwood.org



If you live in a single family home in South Brentwood...



If you live in a condo *anywhere* in Brentwood...



If you live in an apartment *anywhere* in Brentwood...

SBRA ANNUAL MEETING April 18, 2013

Tenth Church of Christ, Scientist, 1133 So. Bundy Dr.

Everyone is invited to attend!

6:00-7:30 P.M. Refreshments and Displays including:

Expo Line Light Rail, Martin Cadillac, League of Women Voters, New Directions Program for Veterans & Walk for Warriors, Beagle Freedom, Feral Cat Caretaker Coalition and The Giving Spirit.

Bid at our silent auction on a large gift basket from Vicente Foods, a two night stay at the Angeleno Hotel or brunch at the Luxe Hotel!

7:30 P. M.

- New Directions Veterans Choir to perform (See page 4 of our Newsletter to learn about them)
- Crime & Safety Update: L.A.P.D. Sr. Lead Officer Maria Gray
- I-405 Update: Erika Estrada
- Traffic & Transportation Update: Lauren Cole, SBRA
- Assembly Update: Josh Kurpies, Sr. Field Representative for Assemblymember Richard Bloom
- **Special Guest Speaker: C.D. 11 City Councilmember-elect Mike Bonin**

President's Message:

Did you know that our organization represents over 7500 households? That includes single family homes, condos, *and* apartments. We will send postcards announcing our Annual General Meeting (AGM) to many more residents than we ever have in the past, and we hope that many who receive the card will attend our meeting, sign up for our emails and become members of SBRA.

This year we have been privileged to have two generous sponsors whose contributions covered the cost of producing the postcards for our AGM. Thank you California Pizza Kitchen and Elyse Arbour! See page 3 of our Newsletter for information about their businesses, and be sure to thank them at their tables at the AGM.

As a result of your enthusiastic response to the display tables last year, the first part of our Annual Meeting will be from 6:00-7:30 P.M. to allow you more time to interact with the participants and their displays.

Attend our Annual Meeting April 18th and find out what is happening in our community!

Marilyn Krell
President, SBRA

Did you know that SBRA serves all residents in South Brentwood: homeowners and renters alike? Our boundaries are: Montana Ave. on the north, San Vicente Blvd. on the north and east, Wilshire Blvd. on the south, and the Santa Monica boundary on the west.
We also represent all residents who live in condos or apartments *anywhere* in Brentwood!

VA “BUILDING 209” GROUNDBREAKING

By Pam Taylor

SBRA President Marylin Krell and I were thrilled to be invited to the groundbreaking ceremony held on January 25th for the transformation of Building 209 on the VA campus.

The structure is being developed into a therapeutic and supportive residence for chronically homeless veterans, which includes a dedicated wing for women vets. Our hearts soared as the ceremony opened with the presentation of the American flag. The Color Guard included representatives from every branch of the service.

We were also treated to a beautiful rendition of the National Anthem by the New Directions Veterans Choir, which is composed of veterans who have participated in that rehabilitation program. We will be honored to hear them perform at our Annual Meeting April 18.

Henry Waxman, Bill Rosendahl, and Zev Yaroslovsky, among others, spoke movingly of the need for the new facility and the people it will serve.

When completed, it will be home to nearly 65 veterans, and is designed to help them learn social and independent living skills.

405 SEPULVEDA PASS IMPROVEMENTS

PROJECT By Pam Taylor

The stated goals of the 405 project are to reduce congestion, improve mobility, and increase safety. We're still waiting for that to happen!

The \$1-billion-plus project's key goal is to add a 10-mile carpool lane between the 10 and the 101 freeways. To accomplish that, workers have had to demolish and rebuild a number of bridges, entrance and exit ramps.

The project was scheduled for completion in May 2013, but a problematic stretch between Montana and Sunset will push full completion to June 2014.

That entailed shifting Sepulveda Blvd east; doing that meant moving utility lines for water, gas, power and Chevron's oil line. There were also right of way issues that are only now settled.

The last sections to be completed will be near Sunset and Getty Center Drive, so it is possible that the sections near Wilshire and Santa Monica Blvds will be completed sooner.

The good news is two thirds of the project is done right now. The bad news is the project still requires detours and lane closures.

Check the official Metro web site for updates: www.metro.net/projects/I405. You can also follow the project on www.facebook.com/405project and http://twitter.com/I_405. The I-405 Project Hotline is 213-922-3665.

Join us at our Annual General Meeting April 18th to hear the latest updates from Erika Estrada, representative for the project.

TRANSPORTATION REPORT by Lauren Cole

Several current and proposed projects in and around Brentwood are impacting traffic in the area:

Bundy/Mayfield stop signs

New 4-way stop signs were installed by LADOT after receiving complaints from local residents about cars speeding on Bundy. No advance notice was given to the community, and we are meeting with LADOT to see how communication can be improved in the future.

Some residents like the stop signs because they slow down traffic and allow easier crossing of Bundy, but the majority of those polled to date do not want the stop signs because they are causing traffic to back up several blocks in each direction.

We have asked LADOT to review the stop signs and to consider alternatives, but we need community feedback before any changes will be made. Please contact us at info@southbrentwood.org if you would like to see the stop signs removed or if you think they should stay.

Bike Lanes on Bundy

LA City Planning wants to create dedicated bike lanes on Bundy Drive and Centinela from San Vicente all the way south past the Santa Monica Airport to Culver City. They would remove a lane of traffic in each direction in sections of Bundy that currently have multiple lanes, and north of Wilshire all parking would be removed on Bundy on both sides of the street.

Bike lanes are under consideration for San Vicente, Barrington, and Montana as well. We are very concerned about the impact that this would have on traffic, and are in contact with City Planning to see whether these lanes could be moved to different streets, or if alternatives to dedicated bike lanes that would improve bike safety can be implemented instead.

If you are concerned about this, please send an email to: keepbundyopen@gmail.com, and we will forward your comments to City Planning.

Martin Cadillac (Bundy/Olympic)

The owner is proposing to develop the property to create 800,00 sq. feet of residential and commercial buildings. Architectural plans and a draft environmental impact report are being prepared. The commercial space in particular has the potential to severely impact traffic at this already over-congested intersection.

Note: A representative for the project will be at our AGM between 6:00-7:30 P.M.

Hines Papermate project (26th/Olympic)

We are waiting to see the revised plans for this Santa Monica project, which was originally proposed as 2 commercial buildings and 3 residential buildings. The original plan showed a severe impact on traffic on Olympic. We've heard that the amount of commercial space will be reduced but no new plans have been released.

MEET OUR SBRA SLATE OF OFFICERS

The membership will vote on the proposed 2013 Officers and Board of Directors at the Annual Meeting:

PRESIDENT: MARYLIN KRELL

Beginning her fourth year as President of SBRA, Marylin is also Vice Chair of the San Vicente Scenic Corridor Design Review Board, of which she has been a member for the past ten years. She serves as SBRA Representative to the Brentwood Community Council (BCC), is the At-large Member of the BCC Executive Board and is a member of the BCC Land Use Committee. Marylin also sings with a group called *Lifted Voices* which performs standards from the Great American Songbook at senior residences on the Westside, including the California Veterans Home, where the group also rehearses.

PAST PRESIDENT: JACKIE RAYMOND

Jackie became president of South Brentwood Homeowners Association in 1994 and remained so for "8 hard working, very enjoyable years." Jackie has been very involved with the following Brentwood organizations: Brentwood Community Federation, Brentwood Green at Brentwood Science Magnet School, Brentwood Community Council, Brentwood Chamber of Commerce, West Wilshire Community Design Overlay Committee to revise the Community Plan, Brentwood.90049, and the Brentwood-Westwood Symphony.

VICE PRESIDENT: ELYSE ARBOUR

Elyse has held the position of Second Vice President for three years, chairs the Annual General Meeting and the Hospitality Committees, and is an SBRA alternate to the Brentwood Community Council. She has been a member of the SBRA Board of Directors for the past 13 years. Elyse is a real estate agent with Rodeo Realty in Brentwood and is a member of West LA's Chamber of Commerce. This year, Elyse has generously agreed to be one of our Sponsors. Please read about her business and her Real Estate Update in our Newsletter.

SECRETARY: PAM TAYLOR

Active on the SBRA board since 1994, Pam chairs the SBRA Audit, Bylaws, Metro, and Veterans Affairs Committees. She is also our link to the LA Metro Community Advisory Committee for updates on the Sepulveda Pass transit project. She volunteers for the Los Angeles Conservancy, which is dedicated to architectural preservation, and supports Beagle Freedom Project, an organization that rescues beagles used in research laboratories. Pam has adopted an adorable beagle, Grace, from the organization, which will be represented at our Annual Meeting April 18, 2013, so please stop by that table between 6-7:30.

TREASURER: ROZ GAMBLE

Roz has served as SBRA Treasurer, Secretary and Multifamily Chair as well as the BCC Multi Family Residential Representative and Secretary. Roz works for a financial services company in Westwood where she is the VP of Corporate Operations. A Brentwood resident for 25 years, Roz has served on the board of her condominium association for many years and has been its president since 2004.

BOARD of DIRECTORS:

Elyse Arbour, Len Blum, Lauren Cole, Roz Gamble, Susan Hirsch, Ray Keller, Marylin Krell, Jackie Raymond, Pam Taylor

ADVISORY BOARD:

Tsilah Burman, Nita Cosat, Laurel Davidson, Dave Holtzman, Chris Ng, Debbie Simmons, & Mark Sleeper

SBRA SUPPORT:

Data Base Manager: Ric Levis-Fitzgerald
Legal Counsel: Gordon Treharne

MEET OUR SPONSORS!

Elyse Arbour Rodeo Realty, Brentwood

www.ElyseArbour.com

Elyse Arbour has been successfully representing buyers and sellers of residential real estate on the Westside of Los Angeles since 1997. She specializes in Brentwood, Santa Monica, Westwood, West LA, Pacific Palisades and the surrounding communities.

She is highly respected throughout the real estate industry, and is a consistent Top Producer, awarded The International President's Elite and International President's Circle designations. She has achieved the honor of being in the nation's top 2% of the country's highest producing agents. Elyse has also earned the designations of Certified Preview Specialist, Certified Relocation Specialist and Certified Negotiation Specialist. She has been recognized in the Los Angeles Times as a Super-Agent and received an award from the LA Business Journal for Excellence in Marketing. 310-873-4188

California Pizza Kitchen (CPK) www.CPK.com

CPK, located at 11677 San Vicente Blvd. in the Brentwood Gardens Building, offers more than just delicious pizza. At CPK, it is always about innovative recipes brought to life with fresh high quality ingredients. In addition to their delicious hearth-baked pizzas, their menu includes small plates, appetizers and soups, salads, pasta, tacos, sandwiches and desserts. Their *New Adventures* meals are all under 655 calories. They also serve gluten-free meals. If you take out, curbside service is available. CPK will deliver to your office Monday-Friday until 2:00 P.M. They can provide lunch boxes and cater corporate lunches, family get-togethers and parties.

Check out their website to place your order or to learn more about them. They are open from 11:30 every day until 10:00 P.M.; Friday & Saturday they close at 10:30 P.M.

MEET THE NEW DIRECTIONS CHOIR

by Marilyn Krell

I am so pleased to report that the New Directions Veterans Choir will be performing for us at our Annual Meeting! (Be sure to be there at 7:30!)

The New Directions Veterans Choir is an award-winning a cappella group that sings renditions of doo-wop, soul, traditional gospel and popular music. The men in the group all served proudly in the United States Military. Following their service to our country, they became homeless. New Directions gave them hope and focus. The women are all wives, daughters and close relatives of veterans. The men serve as wonderful role models for other veterans, and the entire choir has an inspiring story to tell.

The New Directions choir got its "big break" on NBC's "America's got Talent" and since then has been featured on E! Entertainment Television and the NBC Nightly News. They have performed at over 100 venues and events, including the 2000 Democratic National Convention, and for members of the United States Congress.

Despite their show business forays, the New Directions Veterans Choir has never forgotten its humble roots or its message of hope and redemption.

George Hill, choir founder and director, was homeless and living in and around MacArthur Park. A graduate of New Directions, Hill is an employee at the West Los Angeles Veterans Administration and is studying for a degree in Computer Information Systems at California State University Los Angeles.

From Paul Williams: composer, lyricist and producer: "It's been said, 'What doesn't kill you makes you stronger.' I believe that the most beautiful child of struggle is art. Witness the soulful, elegant sounds of the New Directions Veterans Choir. Survivors of war and homelessness, theirs is a song of healing, triumph and rebirth that the whole world needs to hear!"

For more information or to schedule a performance, please contact Ed Keane Associates, Inc. at 617/846-0067 or info@edkeane.com. Visit the Choir's website at www.newdirectionsveteranschoir.com or http://www.newdirectionsinc.org/about_choir.html

JOIN OR RENEW YOUR MEMBERSHIP

SBRA operates solely through the efforts of our volunteers. Membership dues go toward expenses such as website, printing, postage, P.O. Box, voicemail, meeting expenses, etc.

Annual dues:

Individual or Single Family Home:

\$35 (\$20 for Seniors over 65)

Condos or Apartments:

15 units or less: \$50; 16 units or more: \$75

Sponsor: \$50-99; **Benefactor:** \$100+

REAL ESTATE UPDATE

by Elyse Arbour Rodeo Realty, Brentwood
www.ElyseArbour.com

The Real Estate Market is back! We are currently experiencing the best market in nearly 6 years. With limited supply of homes for sale and strong buyer demand, the market is on fire. I have experienced multiple offers on several of my listings and the prices have gone well over asking! Now is a great time to sell!

Recapping 2012 in South Brentwood, there were 24 sales of single-family homes. Eight homes sold with multiple offers! The average price was \$1,746,000 and the average days on market was 65. The average price per square foot of living space was \$668.00.

In 2012 there were 96 condominiums that sold with an average price of \$716,000. Average days on market was 81 and the average price per square foot of living space was \$431.00.

The 30-year mortgage rate remains steady at around 3.52%. Inflation remains neutral, consequently keeping mortgage rates low. However, many buyers are still unable to take advantage of these low rates, either because they can't qualify under stricter lending rules or they don't have the money to meet increased down payment requirements.

WEBSITE UPDATE by Susan Hirsch

Visit our website at www.southbrentwood.org to find valuable information and resources of interest to you as a South Brentwood resident, as well as information about the South Brentwood Residents Association. Read about the history of South Brentwood, residents in the news, local events and places of interest, see our photo gallery and find links to our local police and government representatives.

There is information about our meetings, past and present, our officers and board members and a page of documents that may be more interesting than you think as it includes the letters and the minutes from the many meetings that have been held in response to the community issues that affect all of us in South Brentwood. You can also contact us if you have something that you'd like to bring to our attention.

Finally, we hope you will visit our membership page if you haven't already done so. There is power in numbers and we would love to include you as a member of SBRA!

For information, contact us at:
310/281-8566 or go to: www.southbrentwood.org

To join or renew, send your check (made payable to SBRA) to: SBRA, 149 So. Barrington Ave. #194, Los Angeles, CA 90049-3310. If you wish to receive e-mail notices of meetings and important announcements, please include your e-mail address... and please *print clearly!*

You can now pay through Pay Pal! Go to <http://southbrentwood.org/membership/>