

SOUTH BRENTWOOD NEWS April 2015

Newsletter of the South Brentwood Residents Association (SBRA)

149 South Barrington Ave. #194, Los Angeles, CA 90049 • Tel. 310/281-8566

For information, visit: www.SouthBrentwood.org

Photo by Roberta Klein



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...

South Brentwood Residents Association

Invites you to attend our

39th Annual Meeting

Thursday, April 23, 2015

6:30-7:00pm - Meet & Greet

7:00-8:30pm - Annual Meeting

Open to All • Bring Your Friends and Neighbors!

1133 South Bundy Drive

Tenth Church of Christ, Scientist (across from Ralph's)

We Thank our Generous Sponsors for making this program possible:

Elyse Arbour - Rodeo Realty, Brentwood • Baltaire Restaurant

Brentview Apartments • The EyeSite Optometric Group

Special Guest Speakers:

- ▶ **Mike Bonin, CD 11 City Council Member**
- ▶ **Felicia Park-Rogers, Sr. Field Deputy for County Supervisor Kuehl**
- ▶ **Joe Castro, LAFD West Bureau Deputy Chief**
- ▶ **Maria Gray, LAPD Sr. Lead Officer**
- ▶ **Lauren Cole, Transportation Chair
SBRA & Brentwood Community Council**



SBRA serves homeowners and renters in South Brentwood. 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 and apartments *anywhere* in Brentwood.



President's Message

Much is going on in South Brentwood! The **Kenter Creek** committee has been working diligently to inform residents along the creek how to protect the creek and I hope that I will be able to announce that the creek has been restored in a future newsletter. (See below) Our **Public Safety/Emergency Preparation** committee, working with the LAFD, has created a wonderful flyer with the hope it can be posted in multi-family residences (See page 6). Development near us is always of concern to our residents and we have been discussing the **Martin Cadillac** project in meetings with other nearby community groups and the city council office. (See page 3). The **Bundy/Mayfield stop signs** remain, but SBRA hosted a community meeting in March where city officials presented plans for a roundabout to replace the signs. Councilmember Mike Bonin carefully listened to the many residents who attended the meeting (See page 3). As adjacent neighbors to the VA, we are privileged to have Felicia Park-Rogers from Supervisor Sheila Kuehl's office speak to us at

our Annual Meeting about what is being done about housing for numerous homeless vets (See below).

This year we are privileged to have four generous **sponsors** whose contributions make it possible for us to notify everyone in our neighborhood by postcard about our Annual Meeting. Our goal is to be able to reach all our residents in South Brentwood and let them know we are their conduit to the city. Thank you to **Elyse Arbour, Rodeo Realty Brentwood, The Eyesite Optometric Group, Brentview Apartments** owner Jerry Epstein, and the newest restaurant in Brentwood, **Baltaire**. See pages 5 and 7 of our Newsletter for information about their businesses, and be sure to thank them at their tables at the Annual Meeting and when you visit their businesses.

We know you will enjoy reading this beautiful newsletter made possible by the generosity of **Elyse Arbour** of Rodeo Realty, Brentwood. If you, or someone you know, would like to advertise with us next year, please contact us through our website, at: **www.SouthBrentwood.org**

Looking forward to seeing you at our Annual Meeting April 23rd. We have a terrific evening planned!

- **Marylin Krell**
President, SBRA

Kenter Creek *By Marylin Krell*

A group of homeowners along Kenter Creek have organized a Committee under the sponsorship of SBRA to protect and restore Kenter Creek. Kenter Creek is a "Blue Line" stream that runs above and below ground from the Santa Monica Mountains, through Brentwood and Santa Monica, into Santa Monica Bay. In South Brentwood, it flows through Wellesley, Centinela, and South Carmelina.

The mission of the group is to bring all existing construction into compliance and prevent future illegal construction or blockage of its flow to Santa Monica Bay by working closely with neighbors and local and state officials to preserve and restore Kenter Creek to a viable ecosystem for generations to come.

The committee has met with LA Dept. of Building and Safety officials, the West LA Bureau of Engineering, Councilman Bonin's and Assemblyman Bloom's office, the SBRA board, and local realtors. They have sought the advice of the Resource Conservation District of Santa Monica Mountains, Save the Bay, Santa Monica Bay Restoration Foundation, and California Fish and Wildlife Depart-

ment about how to rehabilitate Kenter into a healthy creek.

The creek is fragile and there are laws to protect it. Its channel, banks and trees are under the protection of Federal, State and City agencies. Any development, building or site work which incorporate or are adjacent to the creek are subject to these regulations.

The committee has created a Guide for Kenter Creek Owners which provides important information regarding the creek.

For more information, please contact Ellie Pelcyger at: 310-826-1500, or email her at: joellellie@roadrunner.com

Ending Veteran Homelessness

By Pam Taylor

Those of us lucky enough to be living in close proximity to the West L.A. campus of the U.S. Dept. of Veterans Affairs often notice the disparity in the quality of life we enjoy versus that of the numerous homeless veterans who live nearby. In January, a legal settlement was announced that will hopefully transform the campus into a center for permanent housing for homeless veterans and stop the practice of leasing VA facilities to corporations and other non-governmental entities. This is a good start.

Public Safety & Emergency Preparedness *By Merri Huang*

It will never happen is not a PLAN!

SBRA has created a new Public Safety & Emergency Preparedness Committee chaired by Merri Huang, who is an LA County licensed EMT (Emergency Medical Technician), and is CERT trained. The committee has partnered with the LAFD and LA EMD (Emergency Management Department) to create new ways to inform residents of public safety issues, and to provide education regarding how to prepare for an emergency or catastrophic event.

The committee has created a flyer with the help of Captain Ken Cordaro, LAFD station 59. It lists what you will need for any emergency with important contact numbers on the back (*See page 6*). We hope all multi-family residences throughout Brentwood will post these flyers and circulate the information within their buildings. If you would like a flyer, please contact SBRA at www.southbrentwood.org. A digital version can be downloaded from our website. Flyers will be available at our Annual Meeting on April 23rd.

Newly appointed LAFD West Bureau Deputy Chief Joe Castro will speak at our Annual Meeting to talk about how the reorganization of the LAFD will better protect us and to answer your questions. We look forward to seeing you there!

Did you know that CERT training (Community Emergency Response Team Training) programs are free? Classes will be announced on our website and by email, so be sure to go to our website to sign up to be on our SBRA email list.

SBRA will regularly post information about how to make your family, residence, pets and neighbors safe on our website.

Transportation Report

By Lauren Cole

SBRA is actively involved in many local Brentwood transportation issues, including:

Bundy/Mayfield - The Council Office has proposed to replace the 4-way stop signs with a roundabout. At a presentation March 10th, a representative from the Bureau of Engineering provided information that a roundabout can slow traffic without causing the same back-up as the stop signs. Per the studies provided, roundabouts have also been shown to be safer for both cars and pedestrians. The Council Office created an online survey so that

everyone can give opinions on the proposed roundabout.

A final decision regarding the intersection will be announced soon.

Martin Cadillac - The Martin family is proposing to redevelop their property at Bundy/Olympic and replace it with approximately 800,000 square feet of commercial, residential, and retail space. SBRA is concerned about the size of the proposed project, particularly the large amount of commercial space and retail space which would generate large amounts of traffic during peak hours. SBRA representatives are working with representatives of other neighborhood groups and with the Council Office to come up with modifications that would have less of an impact on traffic in the area.

Archer School - The Archer School at Sunset/Barrington has proposed significant changes to their conditional use permit. A new performing Arts, Visual Arts, gym, and underground parking are part of the proposal. SBRA will not support any project that increases peak hour traffic beyond a minimal level.

SBRA continues to monitor other projects that could impact traffic in Brentwood.

South Brentwood Real Estate Update *By Elyse Arbour, Rodeo Realty - BW*

Looking back at the past few years, real estate prices in South Brentwood have been on a roller coaster declining dramatically during the financial crisis of 2008 and 2009, stabilizing in 2010 and 2011 and powering back in 2012 and 2013. In fact, by the end of 2013 prices had fully regained the losses previously suffered. 2014 was a year of consolidation. Prices were only marginally higher at the end of the year than they were at the start.

During 2014, there were 19 single-family homes that sold with an average price of \$2,197,000 which was an increase of 2.7% year-over-year and a 26% increase from 2012. The highest price home that sold was \$3,900,000 and the average days on market was 48. Also, 221 condominiums sold with an average price of \$777,000 which was an increase of 4.6% year-over-year and a 21% increase for 2012. The highest price condo sold for \$2,495,000 and the average days on market was 55.

These numbers reflect a housing market that slowed in 2014 after home prices rose far faster than incomes leaving many buyers unable or unwilling to pay higher prices. Experts expect a better balance between buyers and sellers, and more sales this year as the market benefits from broader gains in the overall economy.

Meet Our SBRA Slate of Officers

The membership will vote on the proposed 2015 Officers and Board of Directors at the Annual Meeting:

OFFICERS:

PRESIDENT: Marylin Krell

Beginning her seventh year as President of SBRA, Marylin serves as SBRA Representative to the Brentwood Community Council (BCC) and is also Vice Chair of the San Vicente Scenic Corridor Design Review Board, of which she has been a member for the past thirteen years. Marylin sings with a group called Lifted Voices which performs standards from the Great American Songbook at senior residences on the Westside, including OPICA, an Alzheimer's day care center, and the California Veterans Home, where the group also rehearses.

1st Vice PRESIDENT: Elyse Arbour

Elyse has held the position of 1st Vice President for 2 years and 2nd Vice President for 3 years; has been a Board of Directors Member for 14 years and an SBRA Member for 16 years! She chairs the Annual General Meeting and the New Neighbor Welcoming Committee and also serves as an alternate for South Brentwood on the Brentwood Community Council.

Elyse is a real estate agent with Rodeo Realty in Brentwood and a member of the WLA Chamber of Commerce. She has again generously agreed to be one of our SBRA Sponsors this year. Read more about her business on Pg. 5.

2nd Vice PRESIDENT: Len Blum

Len has served for 6 years as an SBRA board member and Land Use Committee member. Since 2009, Len has been a member of the BCC Land Use Committee. Originally from Connecticut, Len is an experienced real estate lawyer with expertise in condominium development and ownership. He is a licensed real estate broker in both Connecticut and California. His interests include government, politics, baseball, the Dodgers and his 8 grandchildren.

ADVISORY BOARD:

**Gary Avrech, Tsilah Burman, Laurel Davidson,
David Holtzman, Ray Keller, Debbie Simmons,
Chris Ng, Denise Simon & Mark Sleeper**

SECRETARY: Pam Taylor

Active on the SBRA board since 1994, Pam has served as SBRA Vice President and also as Secretary. She chairs the SBRA Audit, Bylaws and Veterans Affairs Committees. Pam is a member of the Los Angeles Conservancy, which is dedicated to architectural preservation, serves in a leadership position at Brentwood Presbyterian Church, and supports Beagle Freedom Project, an organization that rescues beagles used in research laboratories.

TREASURER: Todd Nathanson

An SBRA Advisory Board member since 2013, Todd is also a Brentwood native and a 1985 graduate of the Brentwood Science Magnet School. As a Brentwood Realtor since 2004, he loves to pitch the many virtues of his home neighborhood to his clients. Joining the SBRA was a natural extension of this love for his community. An unabashed animal lover, you are likely to see Todd walking his Maltipoo Brandi all around town... or maybe she's walking him!

PRESIDENT EMERITUS: Jackie Raymond

Jackie was President of South Brentwood Homeowners Association for 8 years beginning in 1994 and has been an SBRA board member for a total of 21 years! Jackie has been very involved with Brentwood Green at Brentwood Science Magnet School, Brentwood Community Council, West Wilshire Community Design Overlay Committee, the Brentwood-Westwood Symphony and Brentwood.90049.

BOARD OF DIRECTORS:

**Lauren Cole, Susan Hirsch,
Merri Huang and David Nik**

LEGAL COUNSEL:

Gordon Treharne

Meet Our Sponsors



Baltaire Restaurant, Brentwood

11647 San Vicente Blvd. • www.Baltaire.com • (424) 273-1660

Baltaire, the newest restaurant in Brentwood, brings classic charm and upscale modern dining to San Vicente Blvd. Dark wood, plush leather armchairs, white marble countertops and a lounge with a fireplace create a comfortable, sophisticated ambience.

Executive Chef Travis Strickland, who hails from Chicago, has created an elevated, yet approachable menu with all-Prime beef and fresh seafood entrees. Beef choices include bone-in filet, Porterhouse for two, Japanese A5 Wagyu, and 35-Day Dry-Aged Cote de Boeuf. Other options include a seafood tower with king crab, shrimp, oysters and Maine lobster, a Dover sole filleted and deboned tableside, and an array of soups, salads and sandwiches.

Sommelier David Vaughn (formerly of Osteria Mozza), oversees a wine and beverage program offering more than 30 wines by the glass, more than 450 half bottles, full bottles and magnums, and contemporary interpretations of Prohibition-era cocktails.

The restaurant features a 68-seat dining room, fireside lounge, baby grand piano [for live music performances] and a spacious outdoor terrace with a retractable roof and fireplace. Baltaire also offers a private dining room for special functions or celebrations. Hours: Sunday-Thursday, 11 am to 11 pm; Friday and Saturday, 11 am to 12 am.

The EyeSite Optometric Group, Brentwood

11777 San Vicente Blvd #130 • www.Super2020.com • (310) 820-2020

The EyeSite: An Optometric Group, has been treating you and your eyes with first-rate service since 1994.

Paul Super, O.D., F.A.A.O., is a leader in the field of optometry, with an emphasis in post-surgical contact lenses, keratoconus, dry eyes, red or itchy eyes, and vision enhancement. Dr. Super is known for his gentle style, patience, dedication, compassion, and for his warm chair side manner. He makes it a priority to know each patient individually, and he understands that the overall health of the eyes is based on a wide variety of factors, including lifestyle, diet and daily routines.

Once your vision has been corrected, they will make sure you look your best by fitting you with the perfect pair of eye glasses. Their experienced opticians will work with you to make sure you are matched with frames that enhance your unique personality and style. Luxury eyewear and great opticians and service. EyeSite also fills outside prescriptions.

***The EyeSite is happy to offer **\$40 Off to all who mention the SBRA newsletter** (Not valid with insurance.)



Elyse Arbour - Rodeo Realty, Brentwood

www.ElyseArbour.com • Tel. 310-873-4188

Elyse Arbour has been successfully representing buyers and sellers of residential real estate on the Westside since 1997. She specializes in South Brentwood where she lives, works and serves the community.

Elyse is professional, extremely diligent, ethical and trustworthy. She is very committed to providing outstanding service, attention to detail, expert guidance, and unparalleled personal attention to make the process of buying or selling a home an event that exceeds your expectations.

In addition to her real estate career, Elyse is actively involved in local community, business and charitable organizations as she believes in giving back.

Whether you are thinking of buying or selling a home, you can depend on the knowledge, expertise and commitment of Elyse Arbour.

Courtesy of South Brentwood Residents Association
For more information: southbrentwood.org 310-281-8566

BE PREPARED FOR ANY EMERGENCY!

What you will need:

- Flashlight, sturdy shoes, whistle by each bed, & in your cars
- Fire extinguisher, smoke alarm with working batteries
- Food, water, medication, cash, pet supplies, gas for 7 days
- Crucial documents including ID photos on flash drive/cloud
- 2 family meeting places: 1 nearby, 1 farther away
- A textable out-of-state contact
- Emergency numbers including neighbors with needs
- Know how to turn off gas, water, electricity

"It will never happen" is not a PLAN!



earthquakecountry.org



ready.gov/make-a-plan



cert-la.com



emergency.lacity.org

Meet Our Sponsors



Photo: Marc Elliott Photography

Brentview Apartments, Brentwood

Pat and Jerry Epstein, longtime friends and supporters of SBRA, own the Brentview Apartments on Montana Ave, which suffered losses from the Gorham fire in 2011. Jerry Epstein has always believed in giving back to his community. He has served as President of the LA Board of Airport Commissioners; Chair of the California Transportation Commission; Vice Chair of the California High-Speed Rail Authority, and President of the Los Angeles State Building Authority. He has also served as President of the St. John's Hospital Foundation and was honored by the National Conference of Christians and Jews, among other charitable activities and honors.

Jerry has been involved with Marina del Rey since its inception in 1955. "I'm the only original developer who's still above ground," he said. Jerry is currently co-General Partner of Marina Harbor Apartments and Anchorage as well as Managing Partner of Shores. Pat is an active sculptor whose work displayed at St. John's Hospital in Santa Monica and the Jewish Home for the Aging in Los Angeles.

Pat and Jerry have been married over 66 years. How have he and his wife, stayed happily married? "Two words: "Yes, dear." Mr. Epstein said. "And that goes for both the husband and the wife."

Join or Renew Your SBRA Membership Today!

- *Do you want to know what is happening in your neighborhood?*
- *Are you frustrated by traffic and lack of parking in Brentwood?*
- *Do you have concerns or ideas about crime and safety?*
- *Are you interested in learning more about proposed mass transit?*
- *Are you concerned about large development projects?*

ANNUAL DUES

Individual or Couple in a Single Family Home or Apartment.....\$35 (\$20 for Seniors over 65)

Multi-Unit Condo or Apartment.....15 units or less: \$50.....16 units or more: \$75

Sponsor.....\$50-\$99 • Benefactor.....\$100+

**To Join or Renew your Membership,
Send a check (payable to SBRA) to:**

South Brentwood Residents Assn.
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!*

**The SBRA operates solely through the efforts
of our volunteers. Membership dues go toward
expenses such as Website, Printing, Postage,
P.O. Box Rental, Voice Mail, Meeting Expenses, etc.**

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

**To Advertise in the South Brentwood Residents Association Newsletter
Call (310) 281-8566, or Send an Email to info@southbrentwood.org**

For the design and printing of this
Newsletter, the SBRA would like to
thank our neighborhood printer...

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LOS ANGELES, CA 90049
310.873.4188 OFFICE • 310.893.9388 CELL
Elyse@ElyseArbour.com
CAL BRE #01227787

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