

Castellammare Mesa Home Owners

PO Box 742

Pacific Palisades, CA 90272

<http://castellammaremesa.com>

NEWSLETTER July, 2008

Dear Neighbor,

We hope you are having a good summer. Your Board and Architectural Committee has been very busy on multiple issues over the past quarter.

- **COMMUNITY PICNIC - SAVE THE DATE!** This year's pot-luck picnic will be held on **Sunday, September 21**, from 3 - 6 pm, on Coperto at Tramonto. Joan and Harvey Rochman have once again volunteered to organize this big event (thank you Joan and Harvey!) and will be barbecuing hamburgers and hot dogs. We supply the drinks. Please bring your favorite side-dish or dessert and your appetite.
- **PROPOSED PRE-SCHOOL:** As most of you are aware from previous communications, Chabad has leased Gene Gladden's warehouse on his property at Bellino with plans to operate a pre-school with up to 70 children and a staff of 20. The warehouse is located on the lower portion of Gladden's property. Potential access is from either Bellino (which Chabad has stated they will not use for the children) or from Los Lions. The Getty and the Mormon Church have both denied access to Chabad from their service road and properties. Recently, Chabad has discovered a "dedicated paper" road from the 1970s that would lead into the warehouse entrance. This road historically was part of a now defunct development which would have led to Monte Grigio Dr. The City would have to approve the dedication and Chabad would most likely have to pay to install the road. Our sources believe it would cost approximately \$2.5 million to build this road, and this would not include the large area on Gladden's property that would have to be excavated for fire department turn-around. To operate a school in a residential zone, they will also need to file for a Conditional Use Permit (CUP), a public process, through the City. Councilman Rosendahl has involved himself in this issue, and has said he will make certain Chabad applies for all necessary permits. The Board and most of this community is opposed to this project for several reasons: Increased traffic at the already overwhelmed intersection of Los Lions and Sunset, the possible use of Bellino for staff, Chabad has said they will cross Los Lions with the children to use the State Park, so there is a safety factor and some are worried about possible inappropriate use of the Park. The Board and several members of this neighborhood continue to work with the Councilman's office and other involved groups on this issue and will keep you updated.
- **THE LAWSUIT:** Please see CC&R/Architectural Committee Updates, 17642 Tramonto.
- **TREASURERS REPORT:** We presently have \$10,616 in our checking account, \$11,200 in our Legal Defense Fund and \$14,150 in the Money Market account, for a total of \$35,966. We continue to pay a portion of the legal fees in the above-mentioned lawsuit and we have a mediation and trial coming up, which may use a good portion of our fund. We are very grateful for the outpouring of donations from all of you for the Legal Defense Fund. We continue to receive donations for this, and we appreciate it.

- **CMHO DUES:** Our dues are \$85 per year. We have 150 paid CMHO members for the year 2008, with more coming in from a second request letter. Remember to pick up your Getty Villa card from Kim Clary if you have paid your dues but not yet received your card.
- **TRAFFIC SIGNAL AT LOS LIONES AND SUNSET:** Waldorf School, located on Sunset Blvd., across from Los Liones, moved into their site in 2006 with the condition that they install a signal light at this intersection. They are using a temporary circulation plan but cannot receive a permanent Certificate of Occupancy without the light. The most recent estimate for the light is \$430,000. The Getty Neighborhood Protection Plan agreed to donate \$150,000 and the Councilman will use \$50,000 of City funds towards installation of this traffic signal. Waldorf has raised \$65,000 to date and has spent \$40,000 for engineering reports and plan check through the City. Although Waldorf has made a time-line for completing the light (July 2009) and is making progress, they have not been able to raise the amount of money needed. A recent meeting at the Councilman's office with community representatives, the Getty, Department of Transportation and Norm Kulla of Councilman Rosendahl's office agreed that a deadline will be given to the school (2009 was suggested) to raise the remainder of the money to install the light or Waldorf will not be allowed to continue to operate. The Councilman's office, the Department of Transportation and Waldorf will work out this deadline agreement. We will keep you updated on its progress.
- **LANDMARK TOWNHOUSE DEVELOPMENT:** The apartments on this site where Landmark plans to build 54 townhouses have been demolished down to the garage floors and driveway. Recently, the area has been fenced and we have heard that a grading plan is being developed so the earth movement may start next spring.
- **CONSTRUCTION PROJECT AT 17335,** across from the Ocean Woods Condos. This is the project that appears to be abandoned after lot clearing, excavation, and construction of a wall. The owner has asked the City for a time extension in order to secure more funding. The permit is to construct a 6580 sq. ft. 2 story, single-family home. The contractor estimates the project will take 1.5 years to complete, once he has the funding. This lot is not in our tract.
- **GETTY VILLA RELATIONS COMMITTEE:** Members of the community continue to meet with the Getty Villa representatives to discuss neighborhood issues. We have been working closely with them on the proposed pre-school on the Gladden property, as they are very concerned about the location and the safety for children in that area. Also, part of the Gladden warehouse is on Getty property. Other updates: The survey of the perimeter fences is nearing its conclusion and results are being evaluated. Mislocated or unsound fencing will be replaced but cosmetic deficiencies will not be given high priority (some residents had expressed a desire to have the chain link fencing along Porto Marino/Tramonto replaced with something nicer). The summer Outdoor Classical Theater production will be Agamemnon. There will be 18 performances at 8 pm starting on August 28 with the closing performance on September 27.
- **BRUSH CLEARANCE:** Concerned residents have asked about brush clearance along the strip of land on Los Liones across from the State Park. Except for the property the Getty owns, which has been cleared, this belongs to the State Parks and is overgrown. Supervisor Zev Yaroslavsky's office has been working with County offices and State Parks to come up with a comprehensive policy for brush clearance. This will most likely take some time. If you are concerned about this issue and/or want to become involved, Ben Saltsman, Deputy for Yaroslavsky, suggests you call the Councilman's office and/or him at the Supervisor's office at (213) 974-3333 bensaltsman@lacbos.org for clear communication. He also suggested you may call Ron Shaffer of State Parks at (818) 880-0350.

- **EMERGENCY PREPAREDNESS:** The fire season is upon us. For that reason, please find enclosed information on wildfire preparedness and the fire-blocking gel BARRICADE. This information is taken from the brochure, "Preparedness: An Everyday Task for Everyday Life" by the Pacific Palisades Chamber of Commerce's Chairperson, Flo Elfant. The brochures contain disaster information for all types of emergencies and may be obtained at our local Post Office.
- **SENIOR RESOURCES:** The Board decided it was not able to pursue referral resources for the elderly at this time. However, since transportation is a problem for many seniors, we would like to tell you about ITN Santa Monica (310) 451-1343, website: www.itnsantamonica.org, e-mail: Info@itnsantamonica.org. They are a low-cost membership organization that provides door to door transportation to adults age 65+ and adults of any age with vision disabilities. They have a good reputation in the community.
- **TREES BLOCKING NEIGHBORS VIEWS:** Please be a thoughtful and considerate neighbor and keep your trees trimmed so as not to block your neighbor's views, especially of the ocean. We have heard many stories of people's once beautiful ocean views being completely blocked by overgrown trees. It is a shame that this happens, when a pruning of trees on a regular basis could solve this problem.
- **AIR QUALITY:** Something to think about - a neighbor recently e-mailed the Board, saying that he is highly sensitive to the air pollutants caused by clothes softeners (such as Bounce) in dryers, so much so that he gets quite ill when his neighbors dryer is going.
- **PAINTING THE WOODEN GUARD RAIL** on Tramonto at Coperto. Several residents have suggested that we paint the wooden guard rail as a community project. Others suggest that we pay to have someone paint it. We need your thoughts and ideas. Would you like to help us paint the guard rail? The Board thinks it would be a fun project for the community. Or would you rather pay to have it painted? Please call or send an e-mail to Kim Clary.

CC&R and ARCHITECTURAL COMMITTEE UPDATES: One of the CMHO's primary responsibilities, through the Architectural Committee (AC), is to uphold the CC&Rs. **Homeowners are required, as per the CC&Rs, to bring their construction projects, no matter how small, to the Architectural Committee for review prior to commencement of construction..** Your attention is drawn in particular to Article II, Section 6 and Article III, Section 2, of the CC&Rs which discusses approval of preliminary plans and the scope of the review process, respectively. **Your board will continue to take steps to ensure compliance with our CC&Rs and the protection of our neighborhood**

Some of the properties in which we are involved are:

- **375 Bellino:** The owner plans to add a bedroom and deck to the rear of the house. There are no set-back issues and there is no unreasonable view interference with neighbors. His plans have been approved.
- **220 Giardino:** The owner is adding skylights and a small deck above her garage. We are waiting for the owner to install string lines for the deck.
- **266 Quadro Vecchio:** Plans have been submitted and string lines installed. Since there is a view impairment and set-back issue at the back of the house, and a height issue, the owner has agreed to revise his plans accordingly. New string lines will be installed.
- **17432 Revello:** The owner changed the location of his roof deck and air conditioning vents so as not to be a view impairment to his next-door neighbor. The AC approved the newly located

roof deck but will not allow any permanent structures to be placed on it and with the agreement that nothing can be left on the deck when it is not in use.

- 17763 Sabbiadoro Way: The owners want to extend the front of house out and possibly add a room over their garage, which is lower than the main part of the house. Plans are currently being reviewed by the AC.
- 17484 Tramonto: This is the house on lower Tramonto that has been under construction for over 13 years. The house is basically completed and someone has moved in, but the chain link fence and the concrete columns are in disrepair and the yard is overgrown with weeds. The owner has been sent a CC&R violation letter to clean up his property.
- 17543 Tramonto (C. of Coperto): The owner was approved to build two homes on adjacent parcels. Instead, he has decided to improve the existing house and wait until a later date to build.
- 17642 Tramonto: As reported in previous newsletters, the owners of this property sued the CMHO (in February, '06) because the Architectural Committee (AC) withheld approval of their construction plans pending the placement of story poles and the completion of the rest of the standard AC process. The owners argued that they did not need to put up story poles and took the CMHO to court for the first part of the trial in June, '07 in an attempt to invalidate our CC&Rs. In November, '07, the court ruled in favor of the CMHO and our CC&R's. The CMHO's insurance company offered to advance the funds to set up the story poles and they were installed on March 3, '08. Upon completion of the AC's review (which included viewing the story poles, soliciting the input of neighbors and meeting with the property owners), the AC proposed two alterations to the plans to reduce the view impairment of the new construction. The property owners rejected both proposals and asked instead for mediation. The CMHO is willing to participate in mediation and is also preparing for the second part of the trial, the scheduled date for which is August 5. No date has been set for the mediation and we expect the trial to be pushed back to a later date.
- 251/257 Tranquillo: Plans to build one house on these two properties were reviewed by the AC. Currently the owner has rooms over the garage, constituting a two-story. This original home was built with a tall peak over the garage, which allowed the current owner to build a room over the existing garage several years ago. Our attorney has advised us that if the owner tears down the house and rebuilds, the CC&Rs apply, which states that no new construction shall exceed one story in height. The AC is trying to work with the owner so as to come to a mutually acceptable solution to this dilemma.
- 17868 Vicino: Construction was approved last year, and the plans for the pool, which were not in the original construction, were recently submitted to the AC. There may be a problem with a large deck that juts out from the pool area and was never approved by the AC.

COMMUNICATION is at the heart of a successful community association. We are open to suggestions about what and how to communicate with you and what you would like to see us do. Also, please contact us if you would like to attend a board meeting. And be sure to give us your e-mail if you haven't already, or if it has changed.

CMHO CONTACT LIST -2008

Board Members

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Architectural Committee Members

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LAPD

Senior Lead Officer Michael Moore: 1-310-444-0737; 27995@lapd.lacity.org

For non-emergency immediate service: (877) 275-5273

Fire Dept., non-emergency, Dept.23: (310) 575-8523

City Services and Building & Safety: 311 or <http://www.lacity.org/boss/request.htm>

City Council Office

Bill Rosendahl: LA Office: 200 N. Spring Street, Rm 415, LA, CA 90012; 213-473-7011
West LA: 1645 Corinth, Room 201, West LA, CA 90025; 310-575-8461
councilman.rosendahl@lacity.org

Getty Villa Community Relations Council

Kelly Comras: 1-310-459-5661; k_comras@hotmail.com

Getty Villa Complaint Hotline: 1-877-625-4282

Preserve our people and pets - - slow down and drive carefully!!!

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