

Castellammare Mesa Homeowners Newsletter – April 2019



HIGHLIGHTS FROM THE ANNUAL GENERAL MEETING

NEW BOARD MEMBERS ELECTED AT AGM

CMHOA members who attended the February 19 Annual General Meeting elected five new members to the Board of Directors noted below. Also listed are members of the Advisory Committee, Architectural Committee and Getty Villa Contacts. Please give them your support.

BOARD OF DIRECTORS		
Cindi Young, President	cyoung@youngcompany.com	310-502-5373
Josephine Chen Habiby	chenhabiby@gmail.com	310-400-6162
Greg Lovett, Secretary	gjlovett@verizon.net	213-675-2222
Doug McCormick, Treasurer	dougmcco@gmail.com	310-459-1382
Dan Groen	dgroen@hotmail.com	310-733-7759
Dave Field, Newsletter	dve.fld@gmail.com	310-573-0213
Fred Vogler	fredvogler@aol.com	310-701-7022
ADVISORY COMMITTEE		
Kim Clary	kimjdave@msn.com	310-230-8041
Muriel Janes	murieljanes68@gmail.com	310-459-4616
David Morena	djmorena@msn.com	310-230-8041
Marcia Vogler	noteink@gmail.com	310-365-5763
Doug McCormick	dougmcco@gmail.com	310-459-1382
Cindi Young	cyoung@youngcompany.com	310-502-5373
ARCHITECTURAL CTTE		
Margaret Churchill, Co-Chair	bermarg@roadrunner.com	310-673-1713
Grace Newton, Co-Chair	grace@igidbashianlaw.com	213-219-6933

Flora Cordic, Secretary	flora@rjcbuilders.com	323-687-3487
Chuck Dembo	chuck@demborealty.com	310-278-4747
Rosalie Huntington, Alternate	rosaliehuntington@aol.com	213-706-1302
Bob Marrs, Alternate	karenmarrs@yahoo.com	310-454-2030
Reuel Sutton, Alternate	reuel.sutton@yahoo.com	310-459-1286
Cindi Young, BoD President	cyoung@youngcompany.com	310-502-5373
Kim Bantle, AC Plans Coordinator	ksbantle@gmail.com	310-418-5758
AC General G-Mail Box	cmho.ac@gmail.com	
GETTY VILLA CONTACTS		
Maya Zutler,	mzutler@getty.edu	310-440-7533
Kelly Comras, GVCRC Rep.	kcomras@gmail.com	310-459-5661
Marcia Vogler, GVCRC Rep.	noteink@gmail.com	310-365-5763
Greg Lovett, GVCRC Alt.	gjlovett@verizon.net	213-675-2222

DISASTER READINESS

LAFD Deputy Chief, Operations West Bureau Armando Hogan and LAFD Assistant Chief, Operations West Bureau Orin Saunders presented a PowerPoint on the importance of emergency preparedness and the development of an evacuation plan for each household. Informational materials on NOTIFY LA, Los Angeles' emergency notification system, and a Family Disaster Supply Checklist prepared by the City's Emergency Management Department were made available to all attendees.

MAP YOUR NEIGHBORHOOD

Cathi Ruddy of the Red Cross offered information on MAP YOUR NEIGHBORHOOD, a concept developed by the State of Washington's Emergency Management Department designed to improve disaster readiness. Statistics show that 70% of all survivors of disasters are rescued by other survivors. MYN teaches neighbors how to be prepared to work together and respond to a variety of challenging situations during the first hour, days or weeks following a catastrophic event, from turning off gas meters and water valves to putting out small fires and attending to injuries. If you are interested in forming an MYN group on your street, please contact Cathi at cbsruddy@aol.com.

REAL ESTATE REPORT

Judy Orsini a resident and real estate agent with Compass Realty, analyzed the latest trends in home sales. In general, there are 87 single family homes on the market in Pacific Palisades as opposed to 61 homes for sale this time last year, reflecting a 43% increase. The median asking price of \$4,272,500 is slightly down from the 2018 median asking price of \$4,350,000.

In our tract, seven properties sold in 2018 at prices ranging from \$2,075,000 to \$9,650,000. At the time of this meeting there were two properties on the market in our tract: A 3+3 on Notteargenta for \$2,549,000 and brand new 5+7 construction on Tramonto at Notteargenta listed at \$7,995,000. A mammoth new construction on Monte Grigio is expected to come on the market shortly in the \$8-9 million range.

In brief, the rate of price increases has finally slowed down from a monthly rate of about 1% to the current rate of less than ½%. The last eight years have been a seller's market, but with any number of economic factors that could impact the real estate market at any time, conventional wisdom would suggest that we are more likely to experience a downward correction than to see prices continue to rise.

CRIME AND SAFETY REPORT

Senior Lead Officer Michael Moore reported that vehicle theft appears to be on the rise. Detectives have noticed that, in most cases, vehicles are stolen because a secondary key or key fob is accessible within the car. Since January there have been 11 stolen vehicles in the Palisades. Of the 11, 8 have been recovered. 100% of the recovered vehicles had keys in them.

TREASURER'S REPORT

CMHOA Board Treasurer Doug McCormick presented the annual financial report. As of December 31, 2018, we have receipts totaling \$34,155 and expenses totaling \$27,178 for a net income of \$6,977. We have \$14,941 in our general account and \$33,426 in our Insurance & Legal Expenses Reserve.

SUBJECTS OF NOTE:

- The One Coast condominium project is tentatively scheduled to be complete by this summer. Of the 53 units, 12 homes have been released: 6 sold and 6 reserved. Prices range from \$3,000,000 to \$6,591,000.
- Soil borings at the dead end of Revello were initiated by a developer interested in the viability of construction in the slide area.
- A short-term rental ordinance awaiting Mayor Garcetti's signature presents further restrictions to residential community home sharing (Airbnb et al). The ordinance mandates that the home must be a primary residence for the owner, who must purchase a permit to home share. It also caps the number of times per year a home may be shared at a maximum 120 nights.
- "Why Isn't My Street Repaired?", an article by Palisades writer Sue Pascoe in her January 3 "Circling the News" blog, created concern among residents regarding the total number of Palisades' **vacated streets** (permanent cessation of access rights to the underlying fee owner of the property - usually the fronting address up to the centerline of the roadway) and **withdrawn streets** (withdrawn from public use; a unilateral action that maintains public ownership, leaving it up to the City as to whether and how to restore public use).
<http://www.circlingthenews.com/why-isnt-my-street-repaired/>

In 1935, California passed a law allowing cities to pull "municipally owned" property out of public use. At that time, the City of Los Angeles decided that some city streets were too expensive to maintain and began withdrawing and vacating defective streets in 1936. According to City records presented to the City Council in September 2018, 374 streets have been withdrawn or vacated over the years, including 39 in Pacific Palisades. A number of them are in Castellammare Mesa.

Lisa Cahill was contacted for further information and said Councilmember Mike Bonin has been very clear that community input is critical on this issue and that Transportation Deputy Eric Bruins is actively scheduling repairs on many local streets, an effort that will continue through the year.

- **Security Cameras Survey Results:--** A survey was sent to homeowners residing in tracts located within Castellammare to determine the amount of interest in a proposal submitted by Flock Safety a company that has developed a security camera system specifically for neighborhoods:
The cameras are solar-powered, battery-operated, motion-activated and refined enough to read license plates in both high- and low-light situations. Collected images are retained in a secure cloud file for 30 days and can be filtered by date, time, type of vehicle, vehicle color, etc. The cameras include Hotlist Integration, a feature that connects them to the FBI database of known and wanted criminals, stolen vehicles, amber alerts, sex offenders and warrants. When a Flock camera recognizes a license plate from this database, it automatically alerts the closest law enforcement official. Importantly, the system will ignore those vehicles that are registered by members. The proposal is a two-year agreement that offers the installation, maintenance, software upgrades and, when necessary camera replacement for five cameras: two cameras at each entrance to Castellammare Mesa – Porto Marina and Tramonto Drive – and one camera at the Castellammare Bridge that crosses PCH to the beach.

The cost of this two-year contract is \$20,000 (\$10,000 paid annually). An example of estimated cost per household would be if 200 homeowners agreed to the proposal, each household would pay \$50 within the first month of service and \$50 on that anniversary date the following year.

The survey was emailed to 282 households (85 of which responded) and contained only two questions:

1. Do you believe security cameras will aid in detecting and decreasing crime in our neighborhood?

80% yes – 20% no. There were no abstentions.

2. This proposal calls for a two-year commitment at a total cost of \$20,000. At what level are you willing to support the installation and ongoing maintenance of the security camera system?

42% up to \$50/year; 32% up to \$100/year; 8% up to \$150/year; 18% up to \$200/year. There were no abstentions.

NEW ZONING FOR L.A.

The L.A. zoning code book, first issued in 1946, has been amended so many times, it has become a major challenge to navigate. City Planner Tom Rothmann has taken on the task of revising and simplifying this essential document. When it's completed, anyone seeking zoning information on any given property will need only enter the address, and the complete zoning specs for that property will appear: Density, lot size, building placement, height, use, restrictions, etc.

The new code book won't change the zoning rules – just make it easier to find them. It's a huge job, and we're one to three years away from completion. In the meantime, updates are available at: <https://recode.la>.

LOS LIONES TRAIL REPAIR

The bounty of our spring rain season has also done wonders for the weeds and overgrowth. On Saturday, April 6, a Sierra Club task force, with local volunteers, spent the day cutting brush, pulling weeds, digging gutters, breaking rocks, and generally cleaning up the trails adjacent to Los Lions Drive. Lunch was provided by the Young family in memory of Betty Lou Young and catered by Vittorio's.

DUES

If you haven't gotten around to paying them, please get around to it. Considering the value of your home and the protection of your views, A \$100 check to CMHO, P.O. Box 742, Pacific Palisades, CA 90270, is a miniscule investment and a great value. You may also pay online at <https://donorbox.org/cmho-dues>, where you may make a one-time payment or set up automatic annual payments. If you paid your dues and have not yet received a Getty Villa card, please contact Kim at kimjdave@msn.com.

OTHER IMPORTANT NUMBERS

LAPD: Senior Lead Officer Michael Moore 310-444-0737 7995@lapd.lacity.online

Non-emergency, immediate service 877-275-5273

Fire Dept. 911

Brush Clearance 818-374-1111

City Services and Building & Safety 311

<http://www.lacity.org/boss/request.htm>

Note: This number is for any kind of question or concern regarding the City

(graffiti removal, pot-hole repair, brush clearance, code violations, tree removal, etc.)

Mike Bonin, Councilman, District 11, 213-473-7011 councilman.bonin@lacity.org

200 N. Spring Street, Rm. 415

Los Angeles, CA 90012

Lisa Cahill, Field Deputy, Palisades/Brentwood 310-575-8461 lisa.cahill@lacity.org

1645 Corinth, Room 201

West LA, CA 90025

PACIFIC PALISADES COMMUNITY COUNCIL

Joanna Spak, Area One Representative

Doug McCormick, Area One Alternate

Kelly Comras, Area One Alternate

jlspak@yahoo.com

dougmcoco@gmail.com

kcomras@gmail.com