

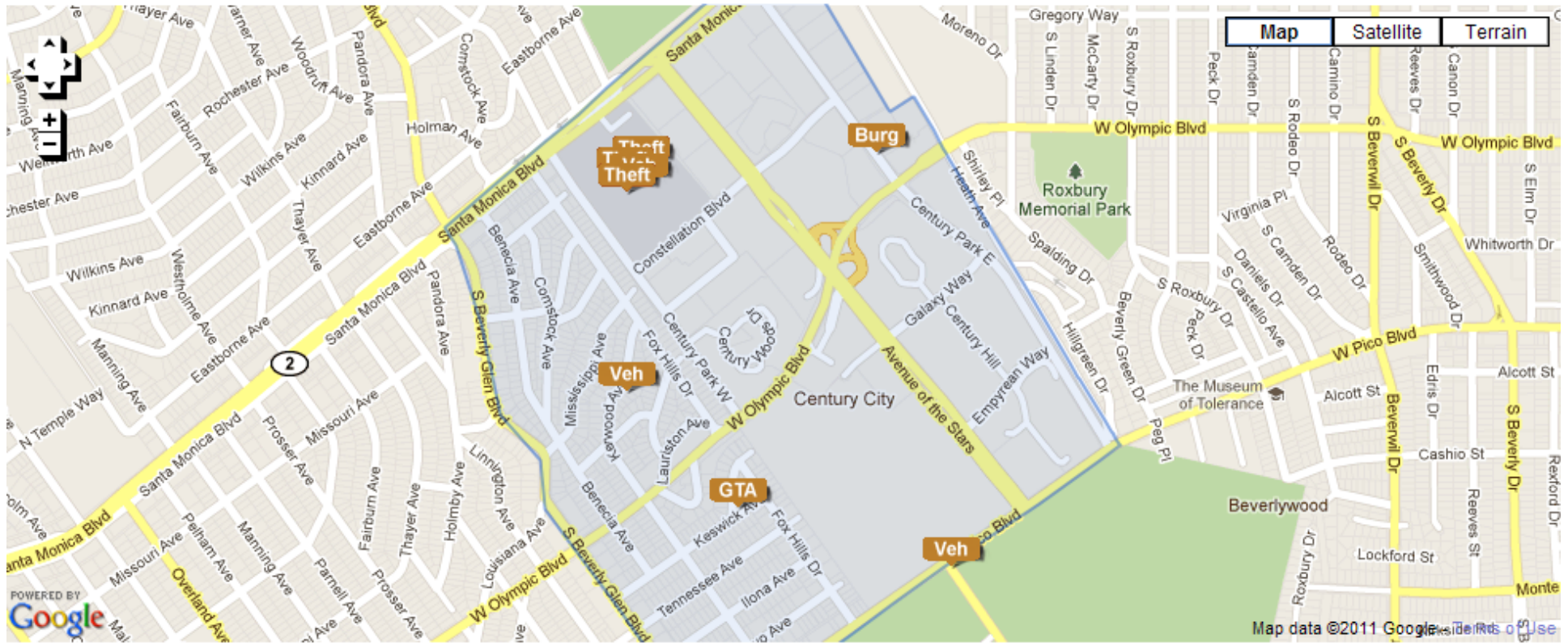
Tract 7260 Association Annual Meeting Notes

Crime Summary

Los Angeles Times

KEY

| | |
|---|--|
| ● VIOLENT CRIME | ● PROPERTY CRIME |
| Hom Rape Aslt Rob | Burg Theft GTA Veh |
| Homicide Rape Assault Robbery | Burglary Theft Grand theft auto Theft from vehicle |



← DRAG THE TIMELINE TO SEE MORE CRIMES →



Timeline © SIMILE

Tuesday, Sept. 28

Thursday, Sept. 29

Friday, Sept. 30

Saturday, Oct. 1

Sunday, Oct. 2

Crime Summary

Neighborhood Rank CRIMES PER 10,000 PEOPLE

Violent crimes: 198/209

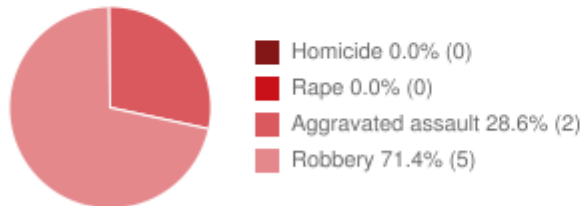


Property crimes: 198/209

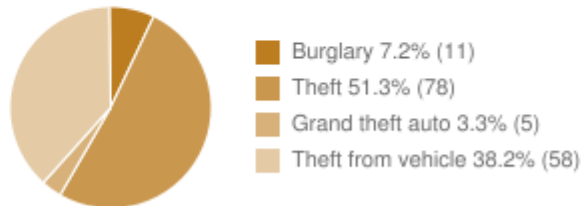


Crime types

Violent crimes (7)



Property crimes (152)



Six-month summary

7 VIOLENT
CRIMES

152 PROPERTY
CRIMES

32.9 CRIMES
PER 10,000
PEOPLE

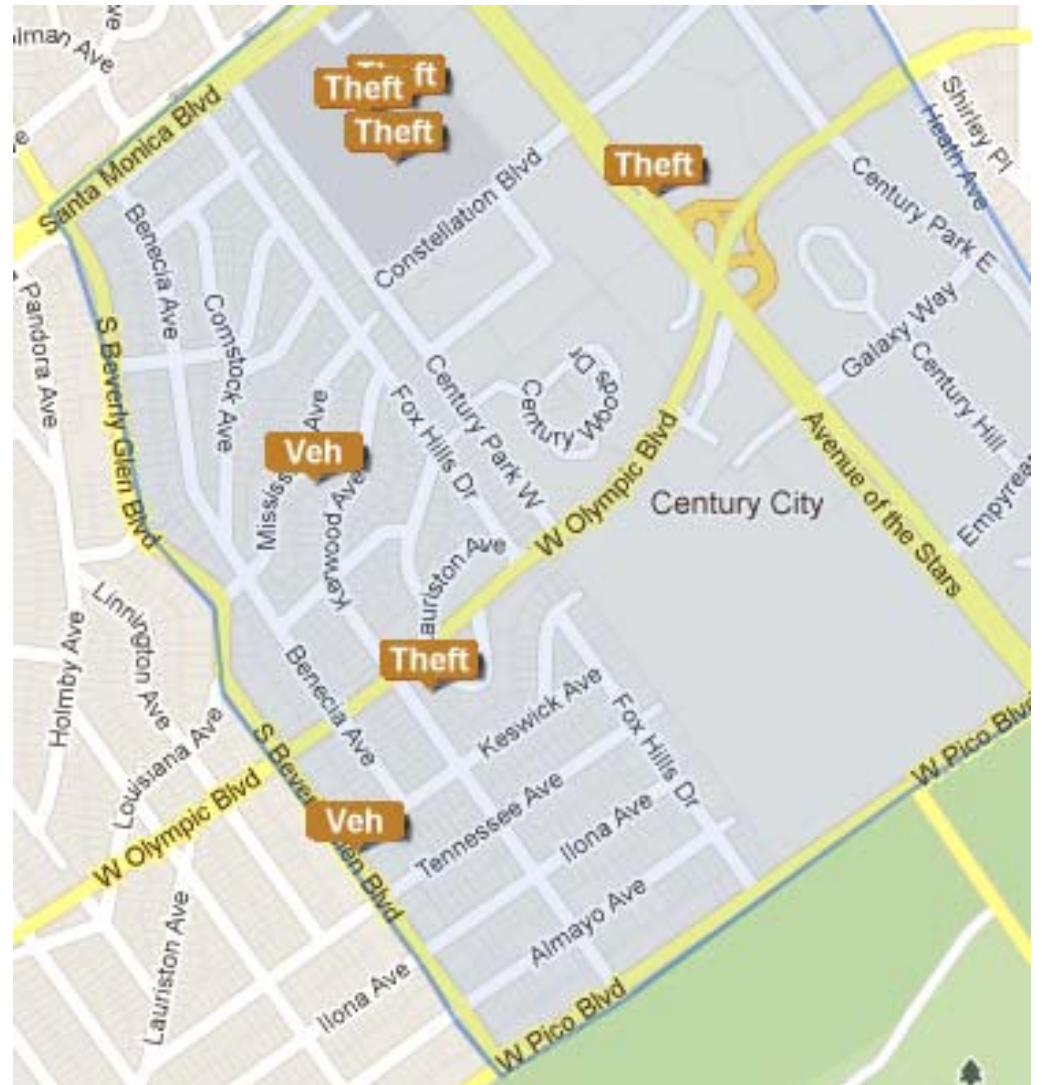
Crime Summary

Weekly totals

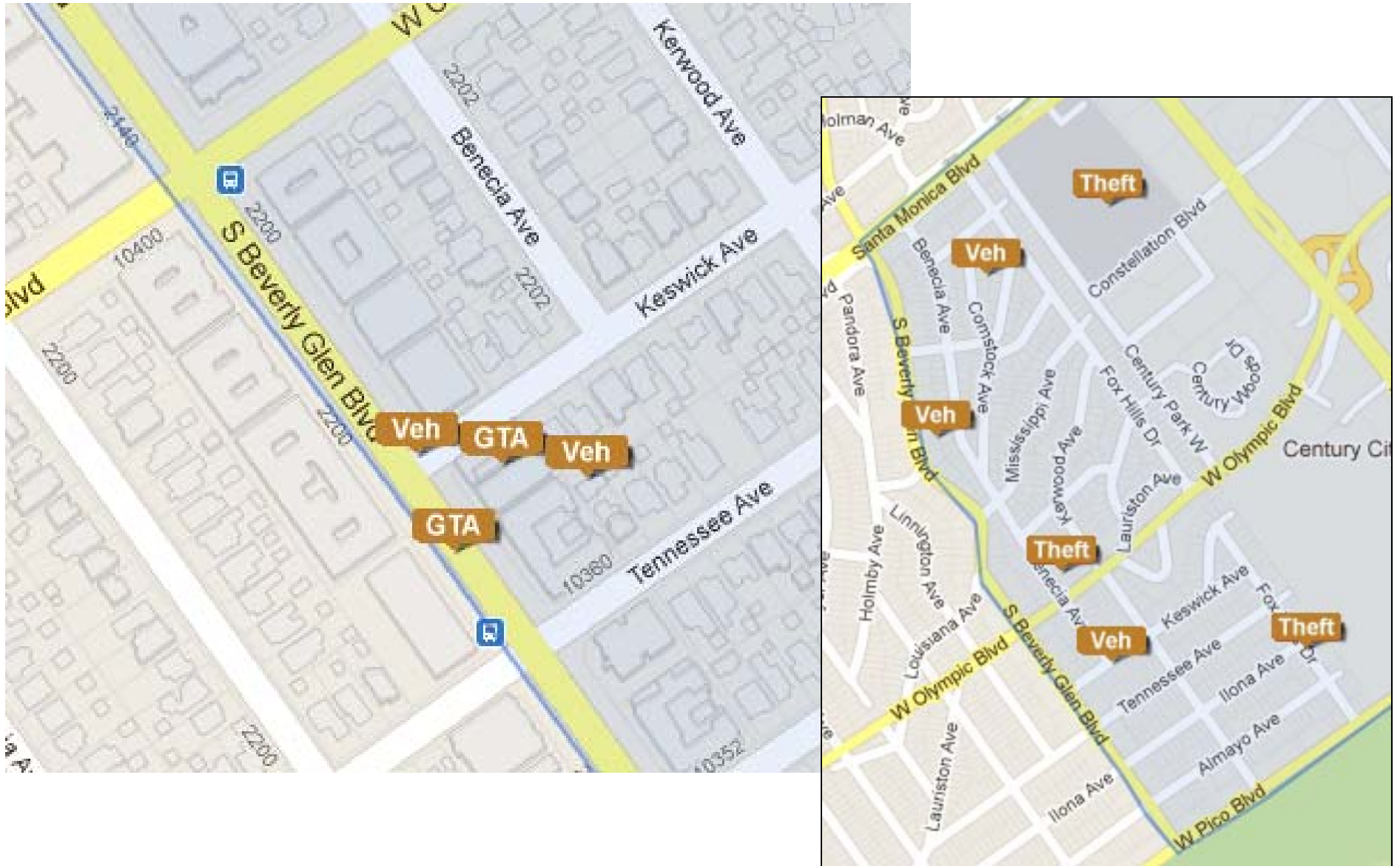
» All crimes » Violent crimes » Property crimes



Crime Summary



Crime Summary



LAPD Capt. Evangelyn Nathan

- Area crime
- Steps being taken by the LAPD
- Steps homeowners can take
- How we can help the LAPD keep us safe

- Discussion with the membership on desired actions.

Website/Twitter

- 7260 will be launching a new website in the next month.
- The new website will have current content and will consolidate content from our schools, parks, libraries, police and fire fighters, along with our elected officials.
- 7260 will also be using twitter to announce breaking area news and updates.
- The website will have 7260's twitter feed for those that do not have twitter accounts.

Loss of Station 92 Engine

- Station 92 lost its engine to budget cuts
- Station 58 (Robertson) which backed-up Station 92 lost its light force.
- 7260 is actively working to restore fire/EMS service to our area.

Sidewalks

- Property owners are currently responsible for non-city-tree sidewalk damage
- Property owners are responsible for repairing sidewalks when they sell their property (point-of-sale)
- The City is currently responsible for sidewalk damage caused by City trees. (SEC. 62.104. CURB AND SIDEWALK REPAIRS)
- The City is trying to push \$1.2B of repairs onto property owners, partially in response to an ADA settlement on sidewalk access.
- The City's proposal would shift legal as well as financial responsibility to property owners.
- Homeowners with damaged sidewalks have already had problems obtaining homeowner's insurance as a result of City actions.
- In a letter to the City, 7260 will document all existing City-tree damage and request immediate repair per current City law.

ACE

Administrative Code Enforcement

- Stated intent is to give the city a way to enforce code violations without starting criminal proceedings – even though the proposal clearly states that ACE is in addition to criminal proceedings.
- Actual intent appears to be to turn on a money spigot – and we are on the wrong end.
- Gives each department the ability to write tickets for any violation. (fence height, sidewalk, street numbers – anything)
- Neighbors could generate complaints against neighbors and the City would come out, and write a ticket. Pitting neighbor against neighbor is a bad idea.
- Even if the problem you get ticketed for is fixed, you still have to pay “administrative costs” which can be any amount the City wishes to charge for processing the ticket – including employee time. There is no cap.
- Every day is a new violation, and there are no provisions for delays caused by things outside your control – like the city permitting processes.
- There is no “grandfathering” provision. The City could cite you for something that has been there 20 years – even before you owned your property.
- There are no checks/balances to prevent abuse by city employees or ways to measure the accuracy of observations by city employees.
- Could be used in conjunction with sidewalk proposal to allow the city to fan out and cite property owners for damage caused by city trees, forcing people to fix the damage, then adding insult to injury by charging for writing the ticket.
- Due process sorely lacking. If you wish to challenge a ticket, you have to pay first. The ultimate “judges” are retained by the city. The city even has the right to subpoena your records – and you have to pay in advance for the privilege.
- If you don’t pay – collections and liens.
- Under the current proposal, the underlying rules can be rewritten at any time by the then-City Attorney.

Century Plaza

- The developer is proposing two options. Option A is the developer's original project and involves destruction of the hotel.
- Option B involves preservation of the hotel and the placement of two 50-story towers closer to 7260 and other residences.
- The developer has indicated "Option B" is their "preferred" option.
- Approval of the developer's development request to the City (called an EIR) would confirm both options.
- The developer is claiming that the new addition of retail, office space and new condos in two 50-story buildings will REDUCE traffic.
- Tract 7260 has submitted detailed comments that highlight apparent inconsistencies in the developer's requests, including an incorrect assessment of police and fire impacts. The Association will be very active in the process.

JMB “New” Project – 10131

Constellation

- JMB was previously approved for a project which included 483 residential units.
- Part of that original request was an alternative for a 262,000 foot office building.
- JMB had stated at the time (In 2007) that the 262,000 foot office building would create more traffic than the residential building.
- JMB is now proposing a 750,000 foot office building which it claims will create LESS traffic than the residential project.
- JMB is calling the office proposal the “same project” as the residential project to retain the development agreement it has with the City.
- JMB is preparing a supplemental impact report for the office proposal.
- 7260 has submitted detailed comments on the proposal and will be very involved with the approval process.
- Separate note: JMB has also started work on an innovative fuel cell which will provide 30% of the electricity required by their “MGM” building. This is on top of a substantial solar panel installation.

Westfield

- Westfield is evaluating its planned and approved mall expansion. The project will likely be split into two phases, with the first phase of erecting a parking structure at Constellation/Century Park West happening sooner rather than later.
- We continue to engage with Westfield on noise, parking and signage issues.

Subway

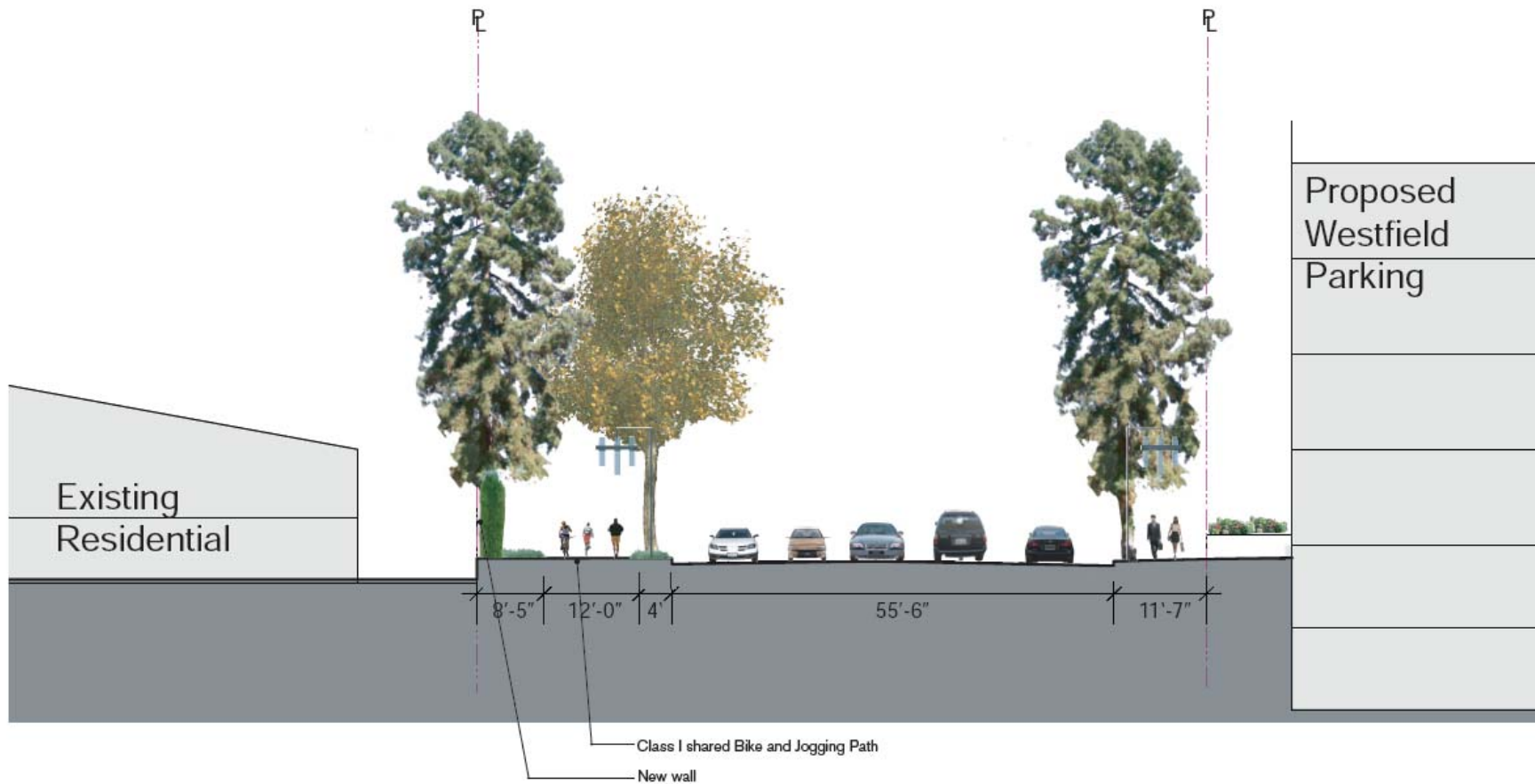
- The subway environmental review process continues with the final environmental report due out in the next month or two.
- The primary point of contention is the location of the Century City station. Possible locations are Constellation/Avenue of the Stars, Santa Monica/Avenue of the Stars, Santa Monica/Century Park East.
- Beverly Hills has strenuously opposing the Constellation/AOS station as it would require tunneling under the school.
- The 7260 board has indicated a preference for Avenue of the Stars/Constellation but continues to hope for a mutually acceptable resolution for the Beverly Hills school district.
- Earlier plans for the subway to pass under 7260 have been discarded in favor of a tunnel that passes under only the furthest north-east corner of 7260 near Santa Monica and Fox Hills.
- 7260 will be thoroughly involved in the process and has submitted detailed responses/requests.

“Greening” of Century City

- 7260 is closely following the “Greening of Century City” project which would see the removal of old-growth trees on Century Park West and the construction of a jogging/bike track on the west side of Century Park West – right behind Fox Hills homes.

“Greening” of Century City

CENTURY PARK WEST - SECTION 1



Treasurer's Report

7260's treasurer will report on the Association's net expenditures for the year.

Election

- The membership will vote on accepting the board slate as presented.

Zev Yaroslavsky

- Redistricting victory
- The future of the City
- Transportation

Paul Koretz

- Century City update
- Crime
- ACE
- Sidewalks

Lawsuit Updates

- Infrastructure
- Expo Light Rail

On the horizon

- Street tree damage to sidewalks
- Validating fire/ems resources
- Century park west
- Pico/Olympic one-way (not dead yet!)

Other Notes

- Fox Hills resurfacing due “soon”. It may be done in two phases. “Holds” due to water main work and sewer work must be lifted before work can commence.
- Repair request submitted for “queue markers” that prevent dangerous left turns onto Fox Hills from Olympic.

Q & A