

## Major Road Closures Coming Along Santa Monica Boulevard

One of the final tasks of the Santa Monica Transit Parkway project is the pouring of concrete intersections. This work will result in major closures along the boulevard. Note that the closures will last for 4-8 weeks depending on the intersection. This will create significant delays – plan accordingly.

Current estimated schedule:

Intersection	Start	Finish
Veteran Ave.	2/4/06	3/4/06
Century Park East	2/4/06	3/31/06
Overland Ave.	3/4/06	4/29/06
Avenue of the Stars	3/31/06	5/6/06
Beverly Glen	5/8/06	7/8/06
Westwood Blvd.	5/1/06	6/28/06

### Intersection Closure Conditions

**Veteran Avenue:** Veteran Avenue will be closed at Santa Monica Blvd., north/south access not permitted onto Veteran Ave. from Santa Monica Blvd. Through traffic on Santa Monica Blvd. is allowed with two lanes eastbound and westbound. No left turns allowed onto Veteran Ave. from Santa Monica Blvd.

**Century Park East:** Century Park East will be closed at Santa Monica Blvd. North/south access will not be permitted from Century Park East to Santa Monica Blvd. Through traffic on Santa Monica Blvd. is allowed with two lanes eastbound and westbound. No left turns allowed from Santa Monica Blvd. to Century Park East.

## Major Road Closures Coming Along Santa Monica Boulevard, Continued

**Overland Avenue:** Overland will be closed at Santa Monica Blvd. No turns allowed from Santa Monica Blvd. to Overland Ave. Through traffic on Santa Monica Blvd. is allowed with two lanes eastbound and westbound.

**Avenue of the Stars:** Avenue of the Stars will be closed at Santa Monica Blvd. North/south access will not be permitted onto Avenue of the Stars from Santa Monica Blvd. Through traffic on Santa Monica Blvd. is allowed with two lanes eastbound and westbound. No left turns allowed from Santa Monica Blvd. to Avenue of the Stars.

**Beverly Glen:** One lane each north/south will be open on Beverly Glen. No left turns allowed from Beverly Glen to Santa Monica Blvd. Right turns are permitted. There are two lanes eastbound and westbound planned for Santa Monica Blvd., and no left turns allowed from Santa Monica Blvd. to Beverly Glen.

**Westwood Blvd.:** One lane each north/south will be open on Westwood Blvd. No left turns allowed from Westwood Blvd. to Santa Monica Blvd. There are two lanes eastbound and westbound planned for Santa Monica Blvd. No left turns are allowed from Santa Monica Blvd. to Westwood Blvd.

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**Be sure to check the [Tract7260.org](http://Tract7260.org) website for the latest intersection closure updates**

## Coalition of Westside Homeowner Associations Join Forces on Condos

An unprecedented coalition of Westside homeowner associations has joined forces to challenge the Draft Environmental Impact Report (DEIR) for the proposed 10131 Constellation boulevard project in Century City.

The luxury condominium project, which is comprised of two 47 story towers and a 12 story loft, has been proposed by JMB, a Chicago based real estate developer. The proposed project has 483 condominiums in approximately 1.3 million square feet.

The project site is at the corner of Constellation Blvd. and Avenue of the Stars on the northeast corner. It would replace the existing City National Bank, a drive-through teller, the Century Club and the vacant lot.

According to the EIR, the project would have approximately 980 residents and would increase the west L.A. residential population by 1.14%. It would also increase fire rescue calls by 3.55%.

Controversy centers on land use issues and the fact that the developers have claimed that the new project would generate less traffic than the existing structures. This is despite the fact that the bank is primarily a walk-up bank, the drive-through handles no more than an average of 50 cars per day, and the Century Club has no breakfast business, only walk-up lunch business and a limited dinner business.

The homeowner associations and groups have grown increasingly concerned as traffic and congestion have choked the Westside. The full story and the text of the coalition response to the JMB project and to the St. Regis project can be found on the [Tract7260.org](http://Tract7260.org) website.

## **Old Food Court/Theaters Being Remodeled At Westfield/Century City**

With the alfresco-style Dining Terrace and new AMC Theatres now open, Westfield has begun to convert the former MarketPlace (Food Court) and AMC into additional retail and dining.

The old MarketPlace will be comprised of seven additional retail stores slated to open in August 2006, including Aldo and Bebe.

The previous AMC space will be converted into Border's, The Container Store and an additional restaurant upstairs, with more luxury boutiques making up the lower level.

Some additional stores that will be opening/re-opening at the mall are:

- Ben & Jerry's
- Breadbar
- French 75
- Kristy's Beauty Supply
- Expanded Louis Vuitton
- Movado
- Sigrid Olsen
- United States Postal Service
- Ummba Grill

## **Serious Accidents on Olympic Lead to Return of "No Right Turn On Red" Restriction at Century Park West**

A string of accidents on Olympic has prompted the Department of Transportation to return the "no right turn on red" restriction during peak hours at Century Park West and Olympic.

The Tract 7260 board had been requesting the return of the restriction based on an initial accident immediately after the restriction had been removed. Four weeks and several accidents later, the restriction has returned. There have been no new accidents.

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**MAJOR ROAD CLOSURES ALONG  
SANTA MONICA BOULEVARD  
See inside for details**

## Tract No. 7260 Homeowner's Association, Inc.



## Neighborhood Update

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