

New Twin 47-Story Residential Towers Proposed

JMB has proposed the construction of two 47-story residential towers in Century City on the northeast corner of Avenue Of The Stars and Constellation Ave.

The project would result in approximately 428 luxury condominiums within the two 47 story towers and one 12 story "loft."

The new project, if approved, would displace the existing City National Bank and the Century Club. The 7260 Board of Directors will carefully monitor the plans and progress of the building to ensure its compliance with traffic and zoning regulations, and coordinate with the buildings' developers to minimize the construction impact on the neighborhood.

St. Regis Hotel To Convert To Condominiums

The Related Companies is proposing the development of 145 luxury condominiums on the property currently occupied by the St. Regis Hotel (formerly the Century Plaza Tower). The existing hotel has 297 rooms.

Initial plans call for the existing structure to be demolished, and a completely new structure to be built in its place. The developers are in the early planning stages and are seeking community input. They have retained noted architect Robert Stern to create an architecturally significant building. The early conceptual plans revolve around a building six stories taller than the current structure.

Neighborhood Watch & Crime Report

Recent Rash of Burglaries

According to LAPD statistics, there has been a decrease of 10% in the crime rate in our immediate area over the past year. Despite this promising development, there has been a rash of burglaries in the past few months in our community, and most of these occurred in the daytime. To avoid becoming a victim, please heed the following Safety Tips:

- Make sure all windows and doors are locked even when you leave the house for a few minutes.
- Have an alarm system installed in your home.
- For apartment dwellers, make sure all common areas are well lighted, and laundry rooms kept locked.

For more crime prevention tips, please go to our website at: www.tract7260.org

Sexual Predators in Neighborhood

A search of the Megan's Law website has located several Registered Sex Offenders in and near our neighborhood. The 7260 Association is investigating legal measures that can be taken to protect our neighbors. We will report our findings in future Updates and on our website. Check our website for a link to the California Megan's Law website, which provides photographs and specific information about local Offenders.

Become A Block Captain

The West Los Angeles Police Department is understaffed and needs our participation to keep our community safe. To become a Neighborhood Watch Block Captain, for information on our Neighborhood Watch Program, or for questions or comments, call Marie Epstein at (310) 284-8225.

Tract 7260 Homeowner's Association

Tract 7260 covers the area between Beverly Glen on the west, Century City on the east, Pico on the south and Santa Monica on the north.

Mission Statement

The Tract 7260 Homeowners Association seeks to improve the quality of life for its members and for the community. We shall do this by aggressively pursuing the tract's interests with local government, developers, and our police and fire departments.

Within the tract, we will maintain and enhance the tract's appearance and safety, work to insulate residents of the tract from traffic intrusions, work to enforce existing building and safety guidelines for development within the tract, and help our neighbors resolve problems when possible.

Recognizing that we are part of a larger interconnected community, we will support our fellow homeowner associations, pursue regional traffic solutions, support our local police and firefighters, and support our local schools and libraries.

Visit Our Website For Updated Information and our community bulletin board

www.tract7260.org

- Discuss local issues
- Post pictures of missing pets
- Exchange ideas with your neighbors

Contact the bulletin board via Email:

President@tract7260.org

Board@tract7260.org

JOIN OUR ORGANIZATION

www.tract7260.org/membership.html

Tract 7260 Sues The City Over Century City Development

The Tract No. 7260 Association has sued the City of Los Angeles over proper accounting of development rights in Century City. The Century City North Specific Plan (CCNSP) governs development within the northern portion of Century City (north of Olympic).

The CCNSP requires the city to maintain an accurate and updated record of the development rights as development progresses in the plan area.

City Failure

In its suit, Tract No. 7260 alleges that the City has failed to record all development right changes, with an emphasis on the period from 1997 to the present. This is important since the development rights record is the only way the City knows when to grant or deny permits, and it is also the only way residents can be assured that the area is not being overdeveloped.

Early Stages

The suit, which is in its early stages, was filed only after the City failed to respond to numerous requests for action from Tract No. 7260 and others.

The goal of the lawsuit is to force the City to comply fully with its record-keeping and development oversight responsibilities. Tract No. 7260 seeks a full and complete accounting of all development within the CCNSP area, permitted or otherwise. The tract is represented in the lawsuit by the law firm of Strumwasser & Woocher.

Tract 7260 HOA
2057 Kerwood Ave.
Los Angeles, CA 90025

Neighbor

Tract 7260 Homeowner's Association



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