

## Santa Monica Boulevard Update

The Tract 7260 board, in cooperation with all homeowner groups bordering the Santa Monica Blvd. project, has sent a letter to the city which provides detailed concerns relating to the Santa Monica Transit Parkway project.

The concerns range from design changes in contravention of the project's Environmental Impact Report to design flaws which simply must be addressed.

Among the most notable issues are:

- Redesigned "islands" at Fox Hills, Comstock and Camden seem designed to funnel cut-through traffic into residential areas.
- No right turn is planned from eastbound big Santa Monica to southbound Beverly Glen, creating a new source of cut-through traffic.
- Large freeway-style signs are planned even though residents were promised a project that evokes "the great boulevards of Europe."
- Changeable Message Signs (CMS), like those on the freeway that show Amber alerts, are planned for the project. These signs are designed to divert traffic. In this case, the only place for diverted traffic to go is into our streets.
- Overland Avenue, which contains our local elementary school and numerous single-family homes, is the victim of a design change which will direct a huge amount of additional traffic down an already overcrowded street.
- Traffic during construction is often intolerable at times because the project has violated its promise to maintain three lanes of traffic in each direction during construction.

Full text of letters and city responses can be found on our website at [www.tract7260.org](http://www.tract7260.org).

## Neighborhood Watch/Crime Report

### Crime Report

Over the past month (for the period of 6/19-7/16), violent crime was up 12% from the previous month in the West LA area, with a total of 48 violent crimes reported. Property crimes are up 1% for the same period, with a total of 409 crimes reported. These figures are from the LAPD Crime Statistics report, which can be found on our website: [www.tract7260.org](http://www.tract7260.org)

The property crimes in the Tract 7260 neighborhood are largely burglaries from motor vehicles on the streets immediately south of Santa Monica Blvd., according to Senior Lead Officer Munif Ali. Officer Ali's area, called "Basic Car 8A 35," has the following boundaries: Santa Monica Blvd. on the North, Santa Monica Freeway on the South, San Diego Freeway on the West, and Motor Avenue and the Beverly Hills city limits on the East.

### "ICE" Cell Phone Plan Can Save Lives

"ICE" stands for "In Case of Emergency."

Paramedics in Los Angeles and throughout the U.S. and Britain are following a program conceived by a British paramedic, which would allow emergency services personnel to identify a casualty's next of kin at times of crisis. Cell phone users are encouraged to put the acronym "ICE" before the names of those people in their cell phone's address books whom they'd like to designate as next of kin. Entries such as "ICE – Mom" or "ICE – Robert" will allow first responders to contact the appropriate relative or loved one at times of life and death decisions.

**Make your "ICE" entries now!!**

More Neighborhood Watch/Crime information is available on [www.tract7260.org](http://www.tract7260.org).

## Upcoming 7260 Traffic Roundtable

The Tract 7260 board would like to hold a traffic roundtable to update residents on current traffic issues, hear concerns and gather ideas for possible solutions.

Among the topics will be:

- Cut-through traffic, where it comes from and how to stop it.
- Santa Monica Boulevard impacts and possible solutions.
- Beverly Glen widening project and possible impacts.

It is important that you attend if you have opinions on how to solve our traffic problems as the board will use feedback from this meeting to establish positions on upcoming projects.

If you are interested in attending, please send an email to [roundtable@tract7260.org](mailto:roundtable@tract7260.org). Be sure to include your name, address and preferred meeting day. The meeting will be held on a weekday in the early evening.

Once the number of interested residents is known, a meeting date will be set. The board is currently looking at the last week in August. The meeting would likely be held at the Westside Pavilion and would include drinks and snacks.

If you cannot attend and would still like to have your comments considered, you can email them to the above address or via US Mail to:

Tract No. 7260 HOA  
Traffic Comments  
2057 Kerwood Ave.  
Los Angeles, CA 90025

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**Visit Our Website for Updated Information**  
**[www.tract7260.org](http://www.tract7260.org)**

You can also sign up for email alerts when a new story is posted on the Tract website. See the "Quick Links" section for more information.

## JMB Residential Towers Update

Robert M. Nowak, Vice-President of Century Realty Co., has provided new information about the proposed JMB development of the five and a half acre site at Avenue of the Stars and Constellation Blvd. Nowak, representing JMB, presented the information at the July meeting of the Board of Directors of the Tract No. 7260 Association.

He said the project, called Constellation Park, would consist of a total of 483 condominium units in two forty-seven story towers and one twelve-story loft building. The project would include underground parking sufficient to meet code standards. The towers would each contain 194 units. The loft building would contain 95 units. The loft units would emphasize open space with twenty-four foot ceilings and a mezzanine.

Among the amenities the buildings would provide would be valet parking, concierge service, a wine cellar, and a media center.

Nowak said Constellation Park would require no variances. He said construction was expected to start on the first tower in 2007 and on the second tower and the loft building in 2008. A target date for the completion of the entire project is 2010.

Units would be from 2,300 square feet to 6,400 square feet. However, units could be combined and walls moved. The units are expected to sell at prices ranging from \$750 to \$950 per square foot. Nowak said that although many buildings in New York and Chicago offered as much luxury as this project, few buildings in Los Angeles have been built at such a high end of the market.

More information about the project will be available at [www.constellationpark.com](http://www.constellationpark.com)

Tract No. 7260 HOA  
2057 Kerwood Ave.  
Los Angeles, CA 90025

Resident

Upcoming 7260 Traffic Roundtable  
Look inside for details

Tract No. 7260  
Homeowner's  
Association, Inc.



Neighborhood Update

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