

Future Land Development Key Issue as 11 Vie for 3 Vacancies in Culver City

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CULVER CITY—Eleven candidates in an election campaign for three council seats will offer the city's 17,000 registered voters a wide choice of personality and background Tuesday at the polls.

The names on the ballot will include an age span from a retired police chief to a college student and an 18-year-old high school student who filed late as a write-in candidate and is the youngest person ever to seek office here.

For the first time in Culver City politics, generally dominated by a balance between businessmen and homeowners, one candidate has emerged from the growing number of apartment tenants.

The types of occupations and backgrounds represented on the ballot will range from the owner of a liquor store to an engineering manager with a giant corporation.

Some candidates have entered the race with backing from the Voters' League, the homeowners' association, the tenants' association, other councilmen, and school board members. Others have entered as representatives of the people, with no interest-group backing at all.

However, these numerous personal differences among the candidates, reflecting

perhaps recent political changes in Culver City and the whole country, have not provided any remarkable disputes over the issues of city government.

The vital question of money for the public schools, for example, which threatened as an issue when the Board of Education challenged the Redevelopment Agency, was dispatched almost as soon as it arose. The agency, made up of the City Council members, voted to offer, out of its own expected revenues from the Overland-Jefferson project, more money to the School District than the district could tax on its own.

The key issue of the campaign has been the future of land developments in the city. Yet development cannot really be called an issue because, in their statements, all the candidates speak of development as an inevitability.

Only the question of what kind of development will be allowed has been discussed and here the feeling is unanimous—it must bring more tax dollars with fewer people so that the city can enjoy orderly prosperity. Businesses will be high on the approval list, apartments low. The private home will be revered. Everyone

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Land Development Key Issue in Culver Vote

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In alphabetical order, these are the candidates for City Council:

G. William Botts, insurance broker, and councilman for 12 years, is endorsed by the Voters' League. Among his accomplishments as a councilman, Botts lists his assistance in the reduction of taxes by 39%, the building of a new police facility, the Teen Center, and a fire training center and the establishment of a senior citizens center.

Future Success Seen

Botts sees the future success of Culver City in continued development, the only way to raise assessed valuation without raising the present tax rate.

"With additional revenues we can provide additional services to the citizens, mainly in the realm of law enforcement, so our streets will be safe to walk on once again," Botts said.

Botts lives at 5045 Westwood Blvd. with his wife Ann.

Jim Boulgarides, manager of engineering business systems for McDonnell Douglas Co., and instructor at USC and UCLA, is endorsed by Mayor Pro Tem John Carl Brogdon and school board member Dr. Morris Marmon.

Boulgarides, 48, has master's degrees in mathematics and civil engineering and is a doctoral candidate at USC.

Apartments Hit

"I am opposed to runaway apartment construction," said Boulgarides. "Thousands of new apartments can only bring choking traffic, extreme drain on the city's municipal services, and other urban problems such as an increase in the crime rate and citizen apathy.

"I believe that the people need open green space. Good community planning will mean lower taxes. Open government is absolutely necessary—no hidden decisions."

Boulgarides came to Culver City in 1966 and lives with his wife Wanda and four children at 4115 Van Buren Place.

Richard Brundo, owner of an interior decoration firm, is endorsed by the Voters' League. Brundo is a past president of the Junior Chamber of Commerce, and now chairman of the Environmental Standards Agency.

Pollution Foe

He has encouraged legislation to control the use of temporary signs in the city, and to rid the city of all forms of visual, audible and odor pollution. Arriving at a balanced community is the crucial problem for the city, he says, though setting fixed limits on apartment development is not the way Brundo sees to achieve balance.

"The balance should be left to the people to decide," said Brundo, "as each development is brought to the city."

Brundo and his wife Diane Lee have two children and live at 4254 Jasmine Ave.

Bernard Drust, a real estate broker, is a registered

civil engineer in two states and a member of the city Traffic Commission, the Coordinating Council and the Board of Realtors. He holds bachelor and master's degrees in civil engineering.

Drust would like to declare a building freeze on new developments until the General Plan is approved and to carefully appraise the Redevelopment Agency's future plans.

Favors General Plan

"I propose to create a general plan to promote open spaces, parks and preserve our single residence home town environment," Drust said.

Drust has three children and lives with his wife Bess at 5449 Coolidge Ave.

Al Garfield, a manufacturer of accessories for crippled children, is the founder and president of the Fox Hills Tenants Assn. One main cause inspired Garfield's candidacy.

"The crime situation in Culver City, and especially in Fox Hills where I live, is getting out of hand. I think the cause of this problem typifies the problems our present City Council has been getting us into.

"They have allowed large apartment houses to be built at a very high density. This has caused runaway population increase which, in turn, is causing our city services, especially our school district and police department, to strain under the increased burden.

Long Range Planning

"We can no longer accept short range planning that creates long range problems. I hope, by the use of proper planning and modern efficiency methods, to help put our city into a position where we the voters can be provided at least with adequate police protection, sufficient school funding, more and safer recreation areas, and maybe even better water."

Garfield lives at 6120 Canterbury Road.

Andrew Goldstein, who did not submit a photo as requested by the Times, is a student at San Fernando Valley State College.

"The reason I decided to run," said Goldstein, "was to raise the consciousness of the people of Culver City, to get them to think

about where the city is going in terms of population, taxes, parks, recreation, the environment and services for the young and old.

"I also wanted to make young people aware of their rights and privileges to participate in local and national government," he added.

Goldstein lives at 10783 Galvin.

Late Entry

Zach Levy, 18, and a lifelong resident of Culver City, is a late entry into the race a write-in candidate whose name will not appear on the ballot.

"I am sincerely concerned about the uncontrolled expansion of our city," said Levy. "A clear example of this is Redevelopment Area No. 2. The density of this area could have been further lowered to decrease the impact of additional students in our schools.

"Other projects which will not endanger the quality of education, such as Broadway-Hale, I favor because they will bring more revenue into the city.

"If elected, I will press for a reduction of the property tax. I would shift some of the tax burden onto the corporate tax and other more equitable sources of revenue."

Mayor Martin Lotz, owner and president of a firm that manufactures aerospace components, is running for his second term as a councilman.

Before his election to the council, Lotz served six years on the Parks and Recreation Commission

where he fought to require land dedication for parks in the Fox Hills development.

Lotz says that as a councilman he was instrumental in forming the Redevelopment Agency, which he believes of great importance to the future of the city with its power to use condemnation to promote environmentally sound planning and produce a new source of tax revenues.

"When the vehicle of the Redevelopment Agency is finally established, it will bring jobs to our residents and keep enormous amounts of tax dollars here in Culver City to be used for a multitude of things beneficial to our community and lessen the tax burden on the property owners," Lotz said.

Resident 15 Years

Lotz, a resident at 5019 Wrightcrest Road, has lived 15 years in Culver City with his wife Harriet and has four children.

Eugene Mueller, a graduate of the FBI National Academy and chief of police here for 14 years before his retirement in 1970, is endorsed by the Voters' League.

"I have always believed that one of government's greatest responsibilities is the protection of persons and property," said Mueller. "I'm concerned with security and law and order in our community."

Mueller believes his concern can be served with a "wise and proper use of our remaining developable land."

To provide income for

the growing expense of city services, he proposed that the city "encourage the establishment and development of those businesses which produce sales tax revenues and promote still greater efficiency in city services. Generating additional sales tax revenues would further relieve the home owner of greater increased taxes."

Mueller and his wife Norma, of 4143 Mentone Ave., have three children.

Campaign Pledge

Councilman Richard E. Pachtman, a deputy district attorney for 22 years and chairman of the Redevelopment Agency in Culver City, is running his second campaign on the same pledge as his first—"Return control of the city to those who live here.

"Under Voters' League control, preferential treatment for special interests and high profit motivation has resulted in spot zoning commerce and industry in residential areas, overcrowded apartment complexes, inadequate parks and serious jeopardy to the school district.

"During my four years as councilman the residents of the city, not special interests, have had the voice in their city government. People's needs, their interests and their wishes have been my prime concern."

Pachtman has served on the Planning Commission, and was chairman of the Charter Revision Committee. He and his wife Ada, of 10609 Flaxton St., have three children.

Abraham Prager, owner of Prager Liquors, has said many times that his candidacy is that of an "interested citizen" who has attended almost every council, planning commission and school board meeting for the last six months.

"The people in the East End have asked me to run because they don't have a representative," Prager said.

"The candidates come

down to the East End before an election and tell the people what they're going to do. Then they don't do it."

Prager believes the city would benefit by the formation of council districts with one councilman for each part of the city to promote closer representation.

As a councilman, Prager would oppose what he calls an influx of apartments which has been allowed by the present council, bringing more children into the school district. Also he would encourage more equal representation by putting a businessman, a woman and a youth on the planning commission. Prager and his wife Edith live at 3545 Wesley St. and have four daughters.