

Captain Robert Bates Retiring from Fire Station 69



Captain Robert Bates (far right) with the Station 69 crew at the Rotary Club Salute to the Firemen at Vittorio Pizzeria in February.



Station 69 Captain Robert Bates



By STEVE GALLUZZO
Sports Editor

After 33 years as a City of Los Angeles fire fighter—the last four and a half at Fire Station 69 in the Palisades—Robert Bates will be retiring January 31 to begin a new and exciting chapter in his life.

“I started [in the Palisades] when they brought our fire engine back,” Bates said. “They took it away for budget cuts but I came in June 2016 because they brought it back and I had the seniority to be assigned there to work. I’ve never worked in an area that’s been as nice as the Palisades. The guys there have the most seniority and that’s because it’s highly desirable. You put in for a transfer and if you’re lucky you get assigned there.”

Some of Bates’ fondest memories of his time in the Palisades are from the Fourth of July Parade.

“I’ve been in the truck on the parade route numerous times and I’m very blessed to have been at the parade a few times,” Bates recalled. “The Palisades is a real community-based neighborhood. The people here love the fire department and they do anything they can to support us. We have such a great relationship with the public. That’s one of the things I like most about it.”

A third-generation fireman, Bates remembers going to the fire house to visit his grandfather (long since retired) or his uncle and sliding down the pole. Once he got to high school (he graduated from Crescenta Valley High in La Crescenta in 1978), he entered the Explorer program and was well on his way to embarking on what would become his career.

“My first three stations during my one-year probation were 81, 75 and 98—all low income neighborhoods in the San Fernando Valley (Tacoma, Mission Hills and Arleta),” Bates said. “When you start they move you around a lot to get experience working in different areas and with different crews.”

Bates spent the next six years at McArthur Park, then at a station in Hollywood for one year, then in Silverlake for three and a half years before returning to Station 98 in Pacoima. For three and a half years he also served as a special duty safety officer at LAFD headquarters in downtown LA.

The most challenging incidents he has faced since arriving at Station 69 are the brush fires.

“Because of them being out on the bluffs and cliffs you have to hike in just to get to the fire,” Bates explained. “I haven’t had any fatalities here in the Palisades, but the big



Captain Bates and his wife Patty at the 2018 Friends of griefHaven Heart-to-Heart Gala in Marina del Rey.

challenge is trying to get everyone to evacuate early. I understand these are expensive homes and that you want to stay and try to save your house, but it’s not worth it to put your life at risk.”

Bates hails from the San Fernando Valley and moved constantly growing up. That prepared him well for the life he would lead as a fire fighter, where you are relocating frequently. Shifts are typically three days on, four days off, but Bates has been gone as many as 16 days at a time.

For the last 22 years, Bates, now 60, has lived in Yorba Linda—a location he chose because of the blue ribbon schools and proximity to the beach.

“I like the beach and I love to surf,” he said. “My favorite beach is San Onofre but I’ve surfed Will Rogers Beach after work many times. It’s fun!”

Bates and his beloved wife Patricia have been married 31 years. He has four children—two boys and two girls—although despite his efforts none of them have followed in their father’s footsteps.

“I was hoping we’d get another generation out of it,” Bates said, chuckling. “I tried to get them into firefighting... but it was not their cup of tea.”

His oldest son Bobby, 33, drives heavy equipment for an asphalt company in Nampa, Idaho (around 20 miles west of Boise) and has a 5-year-old son David whom Robert hopes to visit more when he retires; his second son Brian, 31, is a manager at Trader Joe’s in Huntington Beach; his older daughter Emily, 30, handles social media for PADI (Professional Association of Diving Instructors) and is a diver herself. She also enjoys surfing

with her dad; and 19-year-old Alexandria is a student at Santiago Canyon College in Orange.

As one of two captains per shift, Bates is in charge of supervising 10 other individuals, driving the fire engine and is responsible when someone gets hurt in the line of duty.

“After you do it day in and day out, you get used to being in emergency situations,” he said. “I’ve seen elderly people in distress, decapitations, you name it. You try to learn how to deal with it by talking about the incident. Especially when you get a young child pass away or a bad fire or a drive-by shooting. Here, medical calls are the most common for sure. Probably 90 percent of calls are medical. Fortunately there aren’t as many fires in the Palisades.”

Faith is a huge part of Bates’ life (he and his wife have attended Calvary Community Church in Brea for seven years) and will continue to be as he transitions into life as a retiree.

“I wouldn’t be where I am without the Lord,” Bates said. “I’m blessed to have the career I do and to be able to help people. In the next chapter the Lord has another plan, but I’ll continue to volunteer cooking at my church. Also, I plan to do a lot of traveling and, of course, surfing. I love to cook. I enjoy making lunch or dinner for the guys at the station, but you have to be prepared to drop everything and go.”

What will he remember most about being captain at Station 69?

“The thing I’ll remember most is how well the support from the community has been,” Bates said. “I’ve never experienced that at any other district. It takes my breath away. That’s what I’m going to take away from this experience. Everyone is so supportive and so kind.”



Captain Bates gives local realtor Alexandra Pfeifer and her two daughters an inside look of the fire engine at Station 69 on Sunset.

Photo courtesy of Alexandra Pfeifer



Photos by Rich Schmitt/Staff Photographer

REEL PALI Palisades Connections to Film and TV

Schwarzenegger in 'Stallone: Frank, That Is'

By SARAH SHMERLING Editor-in-Chief

Former Palisadian Arnold Schwarzenegger has a featured role as himself in 'Stallone: Frank, That Is,' which will offer a 'look into the fascinating life, career and survival of the most unknown famous entertainer in Hollywood,' according to a synopsis on IMDb.

The documentary dives into the life of Frank Stallone, whose music career spanned four decades, earning him three Platinum Albums, 10 Gold Albums and five Gold Singles. Frank is the younger brother of Sylvester Stallone, who will make an appearance in the film.

'Frank Stallone has seen it all. Frank Stallone has done it all,' the 'Stallone' movie website reads. 'But, who is Frank Stallone? You know the name, now discover the Grammy and Golden Globe nominated singer, songwriter, musician and actor who has been entertaining audiences for over 50 years, all the while living in a giant shadow.'

His moving soundtracks have included 'Rocky I,' 'II' and 'III' and 'Rambo II,' and he has appeared as an actor in more than 60 films and television shows.

'Stallone: Frank, That Is' tells the story of Frank's life, through his own eyes and a plethora of other big names in Hollywood. The film, written and directed by Derek Wayne Johnson, will include appearances by Billy Dee Williams, Joe Mantegna, Frankie Avalon, Richie Sambora and more.

'It's not easy, because you live in a shadow, and every time you get a great job, you know, people saw you probably got that because of your brother,' Schwarzenegger shared in the film's trailer. 'He didn't He got this because of his talent.'



Photo courtesy of YouTube

Executive produced by Ronald Zamber, the film's music was done by Greg Sims.

The film has garnered several award nominations and wins, including Best Feature Documentary 2020 at the 20th Beverly Hills Film Festival and an Honorable Mention award in the Santa Monica International Film Festival.

'Stallone: Frank, That Is,' which was originally due out in 2019, is now slated to release on Tuesday, January 19. The film can be pre-ordered on iTunes.

Post Welcomes New Intern

The Palisadian-Post has welcomed a new intern, Karina Eid, to assist with stories and newsroom tasks.

My name is Karina Eid and I'm a sophomore at Brentwood School, where I write articles for the school newspaper, The Flyer. I have recently written about QAnon and COVID-19's effects on small businesses. Being part of The Flyer team has been an amazing experience as I love to write and work alongside the other journalists.

I also enjoy creative writing and recently attended the Georgetown Creative Writing Academy, where I participated in workshops and listened to lectures held by

various published authors. It was a terrific learning experience and expanded my interest in writing. I hope to pen a YA novel one day, in addition to pursuing my love of journalism.

I also have a passion for helping animals which led my friend and I to create a website selling handmade, pet-themed face masks this summer. As a result, we raised over \$1,700 in support of Dawg Squad, an animal organization in Los Angeles. In light of our success, my friend and I started a service club at Brentwood called Paws for a Cause where we continue raising awareness and money for local animal organizations.

I am also an avid golfer and a member of the Brentwood Golf



Photo courtesy of Karina Eid

Team. On weekends, I compete in SCPGA Jr. tournaments throughout Southern California.

However, the most important thing to know about me is that I am incredibly excited to intern at the Palisadian-Post. I am grateful for the opportunity and can not wait to start my internship.

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PUZZLE SOLUTION

See page 11 for Crossword Puzzle and Sudoku.

SUDOKU SOLUTION

PUBLIC NOTICES

Palisadian-Post SUPERIOR COURT OF CALIFORNIA COUNTY OF LOS ANGELES Case No.20SMCP00429 ORDER TO SHOW CAUSE FOR CHANGE OF NAME TO ALL INTERESTED PERSONS: Heather Kathryn Gabrielle Nott

The Petition requests the decedent's will and codicils, if any, be admitted to probate. The will and any codicils are available for examination in the file kept by the court. The Petition requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval.

any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk. Petitioner/Attorney for Petitioner: Rachel Spivack/ Michael Yasenchok Telephone: 805-201-2557

January 7, January 14, January 21 and January 28, 2021

Palisadian-Post SUPERIOR COURT OF CALIFORNIA COUNTY OF LOS ANGELES Case No.20SMCP00442 ORDER TO SHOW CAUSE FOR CHANGE OF NAME

TO ALL INTERESTED PERSONS: CHANEL ELIZABETH FREDLEE DECROW FredLee Decrow Marie Martin THE COURT ORDERS that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name change described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted.

Palisadian-Post SUPERIOR COURT OF CALIFORNIA COUNTY OF LOS ANGELES Case No. 20STPB10573 NOTICE OF HEARING DATE: March 5, 2021, 8:30 a.m., Dept. K The address of the court is 1725 Main Street, Santa Monica, CA 90401 A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: PALISADIAN-POST.

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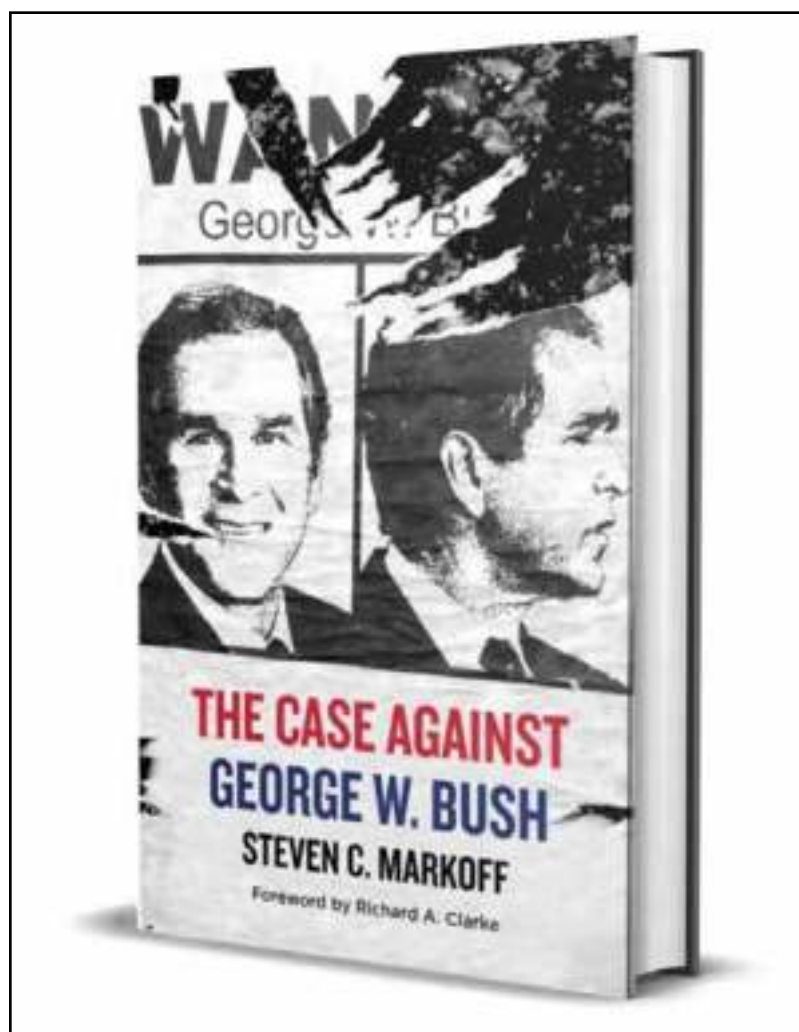
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Steve Markoff

Photo courtesy of Steve Markoff



"The Case Against George W. Bush"

Renaissance Man

Author Steve Markoff Wins Best of Los Angeles Award for "The Case Against George W. Bush"

By STEVE GALLUZZO
Sports Editor

Palisadian Steve Markoff wears many hats but he added another feather in his cap with his new book "The Case Against George W. Bush," which won a Best of Los Angeles Award for "Best Political Book of 2020."

"It's something to be proud of," Markoff admitted. "This takes an incredible amount of work."

Released in late October, the book chronicles the presidency of George W. Bush through almost 600 quotes from over 90 authors and other sources, including Bush himself, former British Prime Minister Tony Blair, former Vice

President Dick Cheney, former U.S. Senator Russ Feingold, former Secretary of State Condoleezza Rice, former Secretary of Defense Donald Rumsfeld, and journalists like Steve Coll, Craig Unger and Bob Woodward.

The book's foreword is written by Richard A. Clarke, a national security and counterterrorism expert under three presidents.

Markoff is donating 100 percent of the royalties from the book to the nonprofit National September 11 Memorial and Museum in New York City.

"Money hasn't been a motivator, it's more about providing some context and clarity because there are so many issues people can't understand," he said. "I've

always been attracted to the law as it's really logical. I'm one of those people who has the resources to put into these projects but I get angry at just how difficult it is to get real data. Liberals and conservatives look at the same information but come to different conclusions. You need to see both sides on an issue."

Born in 1943, Markoff graduated from Los Angeles City College with an Associate of Arts degree in 1964. He was in the precious metals and numismatic business for 50 years (1954-2005).

He became chairman and CEO of A-Mark Financial Corporation, a Santa Monica-based financial services company he founded in 1965 that was originally named A-Mark Coin Company.

In 2004 he founded procon.org, a 501(c)(3) public charity promoting critical thinking that as of December 31, 2019, had been or is being used by over 10,000 schools in over 90 countries. The charity merged into Encyclopaedia Britannica in May.

Earlier this year, he launched secondamendment.org, a website that he designed to include many of the pieces of the puzzle that make up our individual rights to arms.

A meticulous researcher who knows how and where to get the facts, Markoff has been in business since he was 6 years old and joined the ACLU in 1980. He made a solo parachute jump from 2,800 feet in 1966 and was honorably discharged from the Army in 1970.

He has twice made it into the Guinness Book of World Records for purchasing rare coin collections. He joined the Sports Car Club of America in 1977 and began racing Formula Fords.

In 2013 he was inducted into the PNG Coin Dealers Hall of Fame. His hobbies include cars, archery, fly fishing, golf, ping

pong, pool, scuba diving and, of course, reading.

A modern-day renaissance man, Markoff has traveled the world extensively, exploring every continent and visiting 105 countries (his favorite places are India, Papua New Guinea and Antarctica) and last summer, he traveled around the North Pole in a Russian nuclear-powered icebreaker. He calls his wife of 33 years Jadwiga—a retired Polish physician with a PhD in psychopharmacology (how drugs affect the brain)—"a brilliant travel agent."

When they are not spanning the globe, Markoff and Jadwiga are enjoying life in the Rustic Canyon area of the Palisades. He bought a house on Sunset across the street from the entrance to Will Rogers State Historic Park in 1980 after surveying the area from a bird's eye view.

"I was living in Bel Air for a year when I rented a helicopter and flew around West LA," he recalled. "This whole area stands out like the Amazon. The next day, I left notes in people's mailboxes. I got a call back from a woman two doors away whose mother was living here and she offered to sell it for \$950,000, which was a lot of money back then."

The gated property has plenty of tall trees and the couple have a variety of animals: 20 chickens, a guinea hen (an African bird with a head that, as Markoff described, "looks like it's been crushed by a car"), two dogs (a bulldog Fred and a pit bull mix Sheila), and two cats, Sammy and Mimmy.

Markoff and Jadwiga also spend time at their log cabin in Bodfish in the southern Kern River Valley. His three children all went to Palisades High School: Chris (50), a shrimp fisherman in San Diego; Thomas (31); and newlywed Emily (30), a teacher in the San Fernando Valley.



Markoff has published numerous other articles and informational booklets, many dealing with various aspects of America's drug policy. He is currently working on several other projects, including "The ACLU's First 100 Years at the U.S. Supreme Court from 1920 to 2020," a compendium of more than 1,175 ACLU cases at the Supreme Court (to be released in two different stand-alone formats in 2021) and "Official Anti-Jewish Acts Through-out History," which he started researching in 2011 and hopes to have published by 2030.

"The Case Against George W. Bush" is available online at Barnes & Noble, Indiebound, Powells, Rare Bird and Amazon.

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ACROSS

1 Little basic

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Crossword Puzzle and Sudoku Answers appear elsewhere in the paper.

Weekly SUDOKU

by Linda Thistle

	7			4	9	2		
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	4	6	9					8
9				5		4		
	2				6			1
5			8		7	6		
	1			4				3
		4			9			2

Place a number in the empty boxes in such a way that each row across, each column down and each small 9-box square contains all of the numbers from one to nine.

Kid's Page

Summer Creative Writing Contest 2020: 'Bella Gets Surprised'

By QUINN EVERLY WEINGARTEN
Contributing Writer

The Palisadian-Post is running a selection of winning pieces from the 2020 Pacific Palisades Library Association's Summer Creative Writing Contest, which featured the theme "Surprise Us!" The following piece was penned by Quinn Everly Weingarten, who was awarded second place in the Scribblers category (grades one and two).

There was a girl named Bella, and she was very sad in her life. She didn't have any birthdays, her mom and dad didn't buy her presents, and she never got surprised. She had been waiting all these years for a gift.

Then, when she was eleven, her mom and dad said, "We have a surprise for you." She ran downstairs as fast as she could. And then, her mom and dad gave her a box. She was really disappointed because she thought it was just something to use to organize her school supplies or her clothes. And then, she opened the box and there was a little, little blonde puppy. Ruff! Ruff-ruff! Bella screamed as loud as she could. She asked her mom and dad, "Is this real? Is this our puppy?" They said, "No, it is not our puppy." Bella looked so disappointed. Then her parents said, "It's not our puppy. It is YOUR PUPPY!" Bella screamed and smiled. She looked at her new dog and said, "You are my little sunshine. That's what I will name you. Sunshine!" Bella realized that one surprise is all she ever needed.

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Puzzles4Kids by Helene Horvath

WORD FUN

Blitz the two words on each line to find the ONE letter in the left column that is NOT in the word in the right column. Write the odd letter on the blank space. The first row: DOWN to answer the riddle: WHICH FISH COST A LOT OF MONEY?

TARGET	TREAT	SIFTED	TIDER
CHERAS	PAVES	PROHE	REACT
BOLDER	ROBED	ALTERS	LATER
ADVERE	BRAVE	T-OPNS	SHORT

Even Exchange by Donna Pettman

Each numbered row contains two cubes and two letter answers. The two answers differ from each other by only one letter, which has already been inserted. For example, if you exchange the A from MASHLER for an I, you get MISHLER. Do not change the order of the letters.

1. Careful driver	_____ F _____	Winged like	_____ D _____
2. Baby bringing bird	_____ IN _____	Shopping place	_____ I _____
3. Tasty one	_____ G _____	Stopwatch	_____ M _____
4. Fingery	_____ D _____	Doily and lowly	_____ T _____
5. Three places	_____ S _____	voluntary spasm	_____ I _____
6. Blue ribbon, bag	_____ Z _____	Jac's group	_____ O _____
7. Part	_____ N _____	Bitter	_____ C _____
8. Take as one's own	_____ O _____	Settle in	_____ A _____
9. Party	_____ U _____	Scout's	_____ U _____
10. Machine of death	_____ Y _____	Teal's head	_____ A _____

TICUS-FOCUS by HELENY OESTRICH

Find at least six differences in details between panels.

Junior Whirl by Hel Krautman

SCREEN TWO-COUNTRY PACKAGE DEAL

DIFFICULT: It's a word search with definitions to form the name of a European country diagonally.

1. Playground device.
2. Magical power.
3. Jonah's transport.
4. Misrepresent.
5. Utterly dislike.

Then, give a diagonal letter-word from words in second set these definitions for a South American country:

1. Adhere tightly.
2. Nut covering.
3. A species of lamp.
4. — of the ball.
5. Number of points.

What are the countries?

CUP-LETS! Match trophy cups and related sports. Cups: 1. America's Cup, 2. Ryder Cup, 3. Stanley Cup, 4. Wightman Cup. Sports: (a) Golf, (b) Tennis, (c) Yachting, (d) Hockey.

WATER WINDERS! Arrange six water glasses in a row, with three at the left end and three at the right end. Now, the larger one is to move just one glass so that no empty glass is next to another, and every other glass is half full. How is it done? Remember, only one glass is to be moved, and otherwise, you're to achieve the required goal.

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Don't take this too seriously, folks! It has a catch, though.

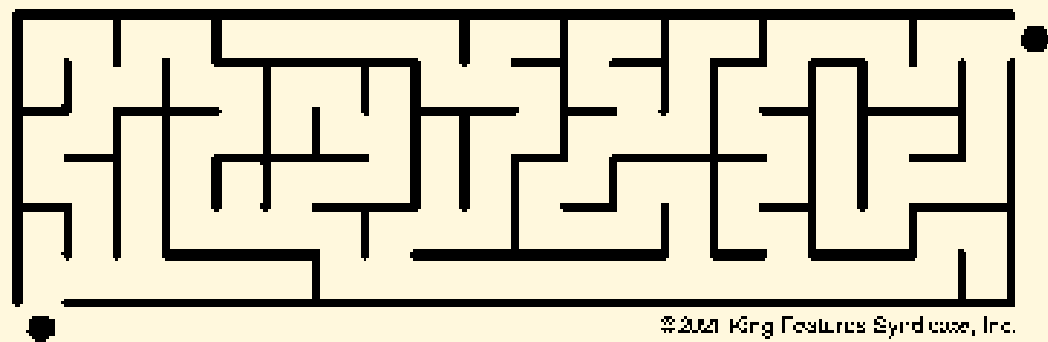
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Kids' Maze



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Kids' Maze Solution

Even Exchange

1. Careful driver: MASHLER
2. Baby bringing bird: BIRDY
3. Tasty one: TASTY
4. Fingery: FINGERY
5. Three places: TRIPLES
6. Blue ribbon, bag: BAGGIES
7. Part: PART
8. Take as one's own: OWNERS
9. Party: PARTY
10. Machine of death: DEATH

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Palisadian-Post Real Estate NEWS & VIEWS

PALISADIAN-POST

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Home Spotlight



A Warm Modern View in the Upper Rivera

Enter sophistication; a two-story foyer with a wall of limestone, skylights and a floating wood tread, glass rail staircase. Great room with gorgeous city views, a full bar, granite fireplace and a powder room that leads out to the rear pool/spa area. Multi-sliding doors open to an entertainment front view patio. Gourmet, modern chef's kitchen with a large island and a butcher block seating area that is open to formal dining space and nook area. Lower level has a state-of-the-art large home theater, a climatized wine cellar and tasting area, a work out room with sauna and bathroom, a guest suite and a large laundry room. An oversized 3-car garage and ample storage completes this level. Take the 4-stop elevator to the 3rd level and hold your jaw from dropping at the panoramic view, A Master suite with large steam shower plus 3 bedrooms and an executive office complete this level. The rooftop deck has views from the Getty museum to Catalina Island.



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PRICE: \$17,000,000

CONTACT: Eric Knight, DRE #00977963

PHONE: 310.230.3700

EMAIL: ericknight@bhhsca.com

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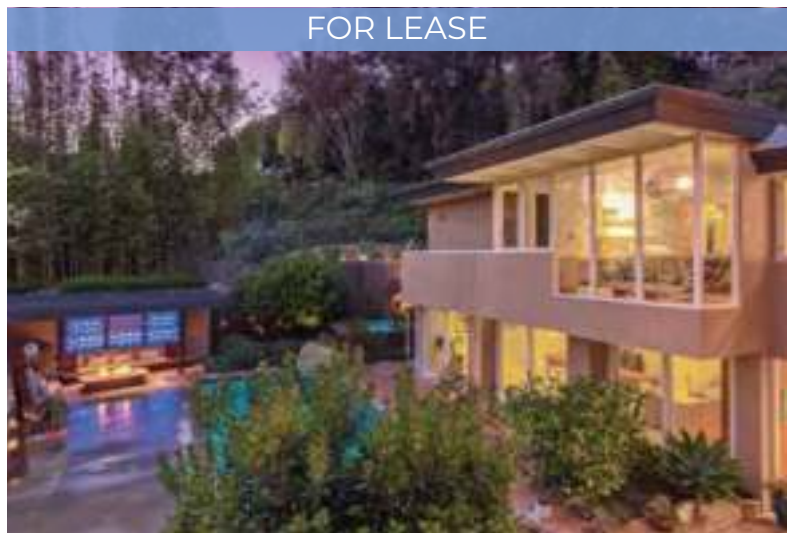
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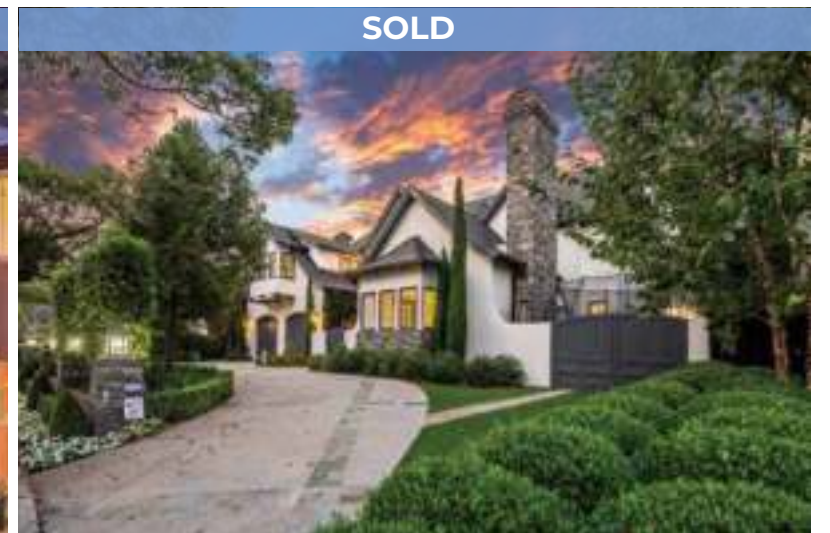


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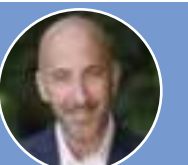
ANTHONY MARGULEAS

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DRE#01173073



Crystal Ball Gazing

By MICHAEL EDLEN
Special to the Palisadian-Post

We have arrived at that point in time when we take a look back and ponder about the future of Pacific Palisades real estate. Though fully aware of the bizarre path the world has taken since March, this has been an astounding year in real estate.

Our profession has had to make a series of major adjustments in how we perform our work. It took several weeks to learn what was needed to remain safe, provide services within a framework that was evolving rapidly, and utilize technology to help accomplish the many activities and functions required of us.

Open houses are not possible during a pandemic, face-to-face meetings are much more difficult to arrange and coordinate safely, and the processing of escrow actions has been challenging to complete in a timely fashion.

Despite all of the hurdles in the world, we have just closed the books on an extraordinary year of buyers and sellers achieving their goals. Because interest rates have been reduced more than 12 times during last year, an increasing number of buyers have been able to succeed in purchasing a home. Correspondingly, more sellers have been able to sell their homes at record new highs.

Indeed, the buying pressure that began in earnest by June has resulted in a classic "seller's market" environment, wherein an

increasing number of buyers are entering the market at the same time that the number of homes available for purchase has declined steadily.

The net effect, as we begin the new year, is that median sale prices are higher by about 7%, with about four months of inventory at the current rate of sales. Another indication that, at least as of December, we have been in a strong seller's market is that 40% of the Palisades homes sold over the last several months have had multiple offers and sold at full price or higher, and went into escrow within two weeks of being on the market.

So what does our crystal ball say about 2021? Let's make a few assumptions: Interest rates are going to remain near historic lows for at least six months, the pandemic environment will be lessening both actually and psychologically, and there will not be a large increase in the number of Palisades owners who will choose to sell soon.

Given that set of assumptions, it is logical to conclude that the increasing number of buyers who can still afford the higher prices here will be paying somewhat more than what the prices were on average over the last several months.

As prices do continue to increase, however, we might anticipate that the rate of increases will steadily slow down as the year progresses. Perhaps over the course of the entire year we may

see 5% appreciation rates on average.

Sellers of homes above the median level, which is now about \$3.5 million, may find that the market slows down sooner. This is of particular concern because at the current rate of sales there is more than a year of inventory of homes available in the higher price ranges.

Obviously, that look at the crystal ball could easily be altered by any number of events, as this past year has shown. The market would be impacted by an unexpected increase in interest rates, which might occur if the economy shows stronger signs by mid-year.

It would also be affected if there is a slowdown in the rate of new buyers trying to purchase a home here. Conversely, the market might react due to an increase in the number of people putting their homes on the market to benefit from the all-time-high value of their home or perhaps to relocate to a more tax-friendly state.

The value of a home is always determined on an individual basis. Homes in different neighborhoods and varying price ranges have their own uniqueness.

Before deciding whether the time is right to sell or purchase a home, many other factors need to be considered, especially in times of great uncertainty such as the present.

Michael Edlen is available for no-cost and no-obligation consultations about real estate related issues and decisions. He can be reached at 310-600-7422 or michael@edlenteam.com.

Neighborhood by Neighborhood: 2020 in Review

By MICHAEL EDLEN
Special to the Palisadian-Post

As of December 31, 2020, 75 single-family Palisades residences were listed in the Multiple Listing Service. This current level of inventory is 14% higher than last year's December 31 available inventory (66).

A total of 251 homes were sold in the Palisades in 2020, which is 19% higher than last year.

Median sale prices were up by 6% over 2019. The median list price is at \$5.95 million, which is up by 7% from the same period last year. There are currently 37 escrows open in the Palisades, which is an increase of 131%

from last year at this time.

The lowest-priced residence available is a two-bedroom, two-bath home on Sunset, which is listed at \$1,495,000. The highest-priced available property is an eight-bedroom, 14-bathroom on Corona Del Mar listed at \$34 million.

The most affordable areas in 2020 were Lower Marquez/Bel Air Bay and the Highlands. The Riviera and Huntington Palisades continue to have the highest median average sales prices. The Riviera and Upper El Medio/Bienvenida areas currently have the largest number of homes for sale in the Palisades.

The lowest sale price for 2020 was on Avenida de Santa

Ynez (\$1.45 million). The highest home sale in 2020 was a newly built home on Chautauqua, which sold for \$24 million.

There are 24 condominiums/townhouses on the market, which is up 9% over last year's available inventory. They range from a one-bedroom, one-bath on Sunset being offered at \$639,000 to a five-bedroom, six-bath on Tramonto Drive being offered at \$4,955,000.

Sixty-eight condominiums were sold in the Palisades in 2020 (down 10%), ranging from a one-bedroom, one-bath on Sunset, which sold for \$605,000, to a two-bedroom, three-bath on Sunset, which sold for \$3.5 million. The median sales price for condos at the end of 2020 was \$1,146,000, which is a 2% increase from the end of 2019.

There are currently six pieces of raw land available, ranging from \$799,000 for 1.8 acres on Calle Bellavista to \$11.9 million for nearly one acre on Sunset. Five land sales took place in 2020, ranging from a 42,000-square-foot lot on Posetano, which sold for \$545,000, to a 1.5-acre hillside lot on Marquette, which sold for \$8.25 million.

There are currently 58 leases in the Palisades, starting at \$3,550 per month for a two-bedroom, two-bathroom condo on Sunset, and asking as high as \$75,000 per month for a five-bedroom, six-bath house on Corona Del Mar.

There were 223 Palisades leases (12% fewer than last year) done in 2020, ranging from a one-bedroom, one-bathroom condo on Sunset, which leased for \$2,800 per month, to a six-bedroom, six-bath home on Corona Del Mar, which leased for \$90,000 per month.

Michael Edlen, an agent with Coldwell Banker, has been keeping statistics of Pacific Palisades housing prices for the last 35 years.

Neighborhood by Neighborhood: 2020 In Review January 1, 2020 – December 31, 2020

AREA	# HOMES IN AREA	# SOLD YTD	MEDIAN SOLD PRICE	LOWEST PRICE SOLD YTD	HIGHEST PRICE SOLD YTD	# ON MARKET	# IN ESCROW
Riviera	655	20	\$7,005,000	\$4,050,000	\$14,000,000	10	2
Rustic Canyon/ Will Rogers	318	6	\$6,350,000	\$3,500,000	\$9,250,000	3	1
Huntington	493	11	\$6,626,000	\$2,510,000	\$24,000,000	9	5
Alphabets	881	28	\$3,512,000	\$2,175,000	\$7,200,000	6	4
Above Alphabets	365	8	\$3,645,000	\$2,900,000	\$9,650,000	3	1
South of Village	662	26	\$3,080,000	\$1,560,000	\$8,225,000	9	4
El Medio Bluffs	748	28	\$3,120,000	\$1,550,000	\$8,250,000	3	3
El Medio to Upper Marquez/ Bienvenida	1427	50	\$2,922,000	\$1,728,000	\$12,300,000	13	10
Lower Marquez/ BABC	339	16	\$2,197,000	\$1,495,000	\$4,200,000	4	0
Highlands	742	37	\$2,287,000	\$1,450,000	\$5,100,000	6	6
Castellammare/ Paseo Miramar	392	13	\$3,220,000	\$1,925,000	\$8,190,000	6	0
Sunset Mesa/ Pacific View Estates	574	6	\$2,865,000	\$1,945,000	\$5,700,000	0	1

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The Emergence of Contingency Sales



Photo courtesy of Amalfi Estates

By ANTHONY MARGULEAS
Special to the Palisadian-Post

A contingency sale is where a buyer will make their purchase offer contingent on selling their home. With the current real estate shift from a sellers' market to a buyers' market, we are beginning to see a lot more contingency sale offers.

A recent survey by Redfin noted that there was a 7.1% increase on the number of contingency sales offers from one year ago. This will cause escrow periods and the days a home is on the market to increase.

There are many complexities to properly do contingency sales, so it is important your agent is experienced and that they have done at least 50 of them.

Now that buyers have more leverage, they are better positioned to ask a seller for a contingency sale. In the past, when the market was a clear seller's market, a buyer would just take the chance that they could get a bridge loan or carry two mortgages while they were trying to sell their existing home. Now those same buyers are not as willing to take that chance.

It is not uncommon to have a couple contingency sales linked to-

gether. For example, if you are selling a house and your buyer needs to sell their own home and the buyer of your buyer's home need to sell their home, and on and on. It can get a little complex if a buyer a couple levels down the chain cancels escrow; it can have a domino effect all the way up the chain.

There are three major clauses in the contingency sale form. The first is the length of time for the contingency sale. This is usually tied to the escrow period that is in the purchase contract for the seller's home, around 60 or 90 days depending if the buyer's home is currently on the market.

The second main contingency is how many days the buyer has to get their home they are selling in escrow. The default in the contract is 17 days but this also depends if the buyer's home is on the market. If it is not yet on the market, an agent may put 30 to 45 days.

If the buyer is not able to get their home in escrow by the specific time period, the seller is able to give a notice for buyer to perform to remove that contingency. Also, if the buyer does get their home in escrow and then their buyer cancels, that does give the seller the option

of cancelling escrow as well.

The third major clause of the contingency sale form is the delayed right to notify for backup offers. What this means is if you are in escrow with a contingency sale buyer, the seller still has the right to take back up offers.

Once they accept a backup offer, they can then force the buyer to remove that sale of their home contingency. Buyer can request that seller has a 17-day delayed right to notify the buyer that they have accepted a backup offer.

Another more aggressive approach is that the buyer asks the seller if they get a backup offer for the entire term of the agreement, which is rarely used for obvious reasons.

Make sure you hire an agent who is experienced in doing contingency sales.

Anthony Marguleas runs the Marguleas Team of Amalfi Estates that has sold over \$1 billion in properties and was selected by the WSJ as one of the top 60 agents in the country out of one million agents. Marguleas can be reached on his cell at 310-293-9280 or anthony@amalfiestates.com.

ETCO Homes Welcomes Homeowners This Month, Updates

By LILY TINOCO
Reporter

Private homebuilding company ETCO Homes—which focuses on boutique urban infill condominium development—in collaboration with Taylor Morrison, recently commemorated the opening of the new community One Coast here in Pacific Palisades.

One Coast comprises 53 ocean-front townhomes and single-level flats in a gated community along the coast.

Bree Long, senior vice president of etco HOMES sales and marketing, caught up with the *Palisadian-Post* to offer updates on the premier coastal community.

Long said the first phase of homes were slated to be deliverable by December, and will be closing this month. The first phase of homeowners will be moving in by the end of this month, "which is super exciting," Long said.

The second phase of homes located on upper Tramonto Drive will likely be available for move-in late spring or early summer of this year.

Long said there has been a renewed interest in the project in the last 90 days.

"I have been really thrilled ... to see the renewed interest in the project, it speaks volumes of the mindset of the buyers," she said. "And we're achieving our aim in really educating the market on this pioneering project in Pacific Palisades that hasn't been seen, nothing like this has been seen in the last 30 to 40 years in this neighborhood."

"I think brokers are starting to see that, and so are buyers."

Long said there was a profound shift in the marketplace following the holidays and the announce-



A look at One Coast

Photos courtesy of Jason Speth

ment of the available COVID-19 vaccines, and phones have been ringing "off the hook" since late December.

"A lot of buyers returned that had previously visited us to get a sense of what One Coast was about, then went off to look at other available options on the marketplace, only to return to One Coast," Long said. "To realize we actually have a really special product here ... and they're coming back with a real seriousness in their home search."

She said One Coast continues to see buyers who are coming from other markets, the East Coast, and various markets in the country, seeking a secondary home on the Coast.

"The psychology of the buyers market really shifted in those 90 days," Long said to the *Post*. "We have folks that didn't have to move out of necessity that are now contemplating what their options are in the New Year... so that's really positive for us."

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Rebecca Garrett

British-born and with plenty fond memories of Pacific Palisades, Rebecca Garrett is now helping clients find their dream home in Mammoth Lakes, June Lake and Crowley Lake with Mammoth Realty Group.

Tell us a bit about your childhood — where did you grow up? Any hobbies or interests?

Garrett: My family moved to the Palisades from London in 1973 when my father took the position of Deputy Director of the J Paul Getty Museum. My father had been Getty's architectural consultant on the building of The Villa and during that time Getty's health had declined. The Villa was due to open in January of 1974 and Getty asked my father if he would move to Los Angeles and run the museum for two years while he recovered. Getty's health never improved and sadly he passed away in 1976 at which point the board asked my father to become Director. I had been attending the Lycée on Marquez and then moved to St. Matthew's. Some of my fondest memories are from St. Matthew's but also Junior Lifeguards, AYSO soccer, Palisades Little League, the Hobby Shop on Via, St Matthew's Day Camp and the beach. Having spent the first eight years of my life in London, Pacific Palisades with the sun, the ocean and the backdrop of the Santa Monica Mountains seemed like heaven.

What was your first job?

Garrett: I was a runner at Mort's on Swarthmore.

What inspired you to enter the world of real estate?

Garrett: It was 1994 and I was one of the managers at Toscana in Brentwood. I was looking for a change and Fran Flanagan, the



Rebecca Garrett

Photos courtesy of Rebecca Garrett

mother of one of my best friends, was managing the Jon Douglas office around the corner from Toscana. Fran planted the seed and I got my license and went to work in her office. A few years later I moved to John Aaroe in the Brentwood Gardens building before joining Sotheby's in the Palisades. In 2007, I moved to Mammoth and I am currently with Mammoth Realty Group.

What elements of your past have helped you in real estate?

Garrett: I feel that being the

daughter of an architect has been very helpful. I traveled a lot with my father and he would always talk about the architecture of the countries and cities we visited. This love of architecture sunk in. I spent a number of years as an architectural photographer and that taught me a lot about space and light.

Do you represent homes in any areas other than Mammoth?

Garrett: Yes, in addition to Mammoth I represent clients and properties in June Lake and Crowley Lake.



Garrett attending St. Matthew's in the Palisades, 1975

Tell us about one of your favorite current listings.

Garrett: Inventory is really low at the moment, 14 houses and 26 condos, and any new listing that is properly priced is selling quickly.

What advice do you have for first-time Mammoth home buyers?

Garrett: There have been lots of new buyers in the last nine months because of the pandemic and the fact that Mammoth is a lovely place to be if you have to stay-at-home. If you are planning on getting a loan it is wise to

have that lined up before starting to look at property. A few things I encourage clients to take into consideration when purchasing are getting to know the different neighborhoods, where the closest shuttle stop is, how much sun the property gets and will you have any natural light if there is 15 feet of snow on the ground. I would be happy to help with any of these or the myriad other things one should take into consideration when buying property in the Eastern Sierra.

What are some of the current trends in real estate?

Garrett: Until March of 2019 the majority of buyers were look-



Garrett (right) and her brother Jason at Le Lycée Français De Los Angeles School on Marquez, 1973

ing for an investment, AirBnB type, property but since the start of the Coronavirus we have seen a shift. Since March of last year most buyers are looking for a place for themselves, somewhere where they and their family can escape from the city. This has meant a drop in inventory and a steady rise in prices.

What do you do for fun when you are not working?

Garrett: There is so much fun to be had in the Eastern Sierra. I love to ski (alpine, x-country and backcountry) and snowshoe in the winter but I have come to love the summer activities even more. I moved to Mammoth for skiing but the summers have captured my heart. Once the snow melts, I get out on my road and mountain bikes, hike almost daily, paddleboard and backpack. There is also incredible fishing and Mammoth has two golf courses. There really are not enough hours in the day for all the fun!

If you have any questions about real estate in Mammoth please give me a call (310) 795-9161. To see all of the current listings in Mammoth, June and Crowley visit www.RebeccaGarrett.com

Sotheby's
INTERNATIONAL REALTY

NEW LISTING

Malibu | 20436PacificCoastHighway.com
2BD/2.5BA | \$2,195,000
Alexandra Pfeifer 310.650.3540



Pacific Palisades | 629ProteraDrive.com
5BD/2BA/5HBA | \$9,000,000
Mary David 310.433.8862



Pacific Palisades | BienvenidaAve1466.com
6BD/7.5BA | \$8,900,000
Barbara Boyle 310.255.5403



Sunset Strip | HollywoodFortress.com
4BD/4BA | \$7,500,000
Enzo Ricciardelli 310.255.5467



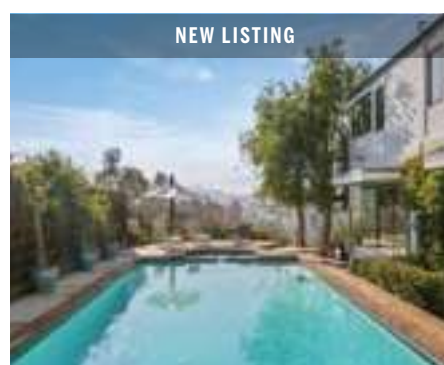
Venice | 230LinnieCanal.com
6BD/8BA | \$5,295,000
Margaux Glaser | Robin Walpert 310.600.7116 |



Brentwood | 2652WestridgeRoad.com
5BD/7BA | \$5,150,000
James Respondek | 310.488.4400

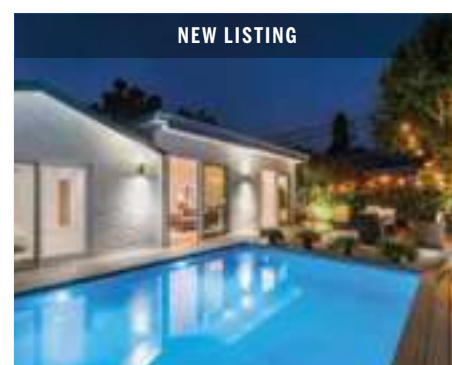


Brentwood | 1943Westridge.com
4BD/5BA | \$4,200,000
Paula Ross Jones 310.880.9750



NEW LISTING

Bel Air | 10225Scenario.com
4BD/3.5BA | \$2,399,000
Layla Bodet 949.922.2782



NEW LISTING

Brentwood | 11314GladwinStreet.com
3BD/3BA | \$2,188,000
Caitlin Colvin 310.210.3639



NEW LISTING

Culver City | ColonialAve.com
4BD/3BA | \$1,999,000
Joe Cilic 310.925.1402

Pacific Palisades Brokerage | 15308 Sunset Boulevard, Pacific Palisades, CA 90272 | Santa Monica / Venice Brokerage 2216 Main Street, Santa Monica, CA 90405 | 310.454.0080

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