

# Cheviot Hills News

Cheviot Hills Homeowners Association

Spring 2008

Homeowners Association will hold its

**Annual Election Meeting  
on Tuesday, April 29, 2008  
at 7:30 pm**

in the social hall  
at Vista del Mar  
3200 Motor Avenue  
Los Angeles, California 90034

## **Homeowners Association Annual Election Meeting Agenda will be as follows:**

- 7:15 pm - Sign In - Get Ballot
- 7:30 pm - Welcome & Introduction
- 7:45 pm - Reports from Committee  
Chairs
- 7:55 pm - Board's Nominees &  
Nominees from the Floor  
make brief statements
- 8:25 pm - Election
- 9:25 pm - Adjournment

Under our bylaws, directors serve for staggered two year terms. TEN spots on the Board are vacant. EIGHT of these spots are for full two-year terms. TWO of these spots are to finish the last year of a two-year term.

Per the bylaws, the Nominating Committee met and selected a slate of NINE nominees for these open spots. The following members were nominated for the EIGHT two-year terms: Tom Andersen, Stan Arcader, Kathy Griffis, Nancy

*Contd. on Page 2*

## **SECURITY PATROL SERVICE**

As many of you know, the CHHA is reviewing the costs and benefits of paying for a security company to patrol the neighborhood. Please bear in mind that the proposed security service would be limited to patrol cars driving through the neighborhood - the service is NOT intended to replace alarm or security service you may currently have in place. The status of this proposal is that presently a lawyer has been retained to provide an opinion regarding legal liability concerns. We expect to make a decision on providing this patrol service later this year.

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## **TRAFFIC MATTERS**

- Though the CHHA cannot control the wheels of government, we have been promised by our Councilman's office that the long awaited completion of the Neighborhood Traffic Management Plan installation in Cheviot Hills and adjoining neighborhoods will take place this year, hopefully in the

*Contd. on Page 3*

## **Inside This Issue:**

- Annual Election Meeting . . . . . Page 1
- Security Patrol Service . . . . . Page 1
- Traffic Matters . . . . . Page 1
- Planning Land Use Management. Page 2
- Overland Ave. Elementary. . . . . Page 4
- Other Overland News . . . . . Page 4

# Planning Land Use Management Committee (PLUM) Sends proposed Baseline Mansionization Ordinance to City Council.

On January 8, the Planning Land Use Management Committee (PLUM) voted to send the proposed Baseline Mansionization Ordinance to the full City Council.

After many months of public scrutiny and debate, the proposed Baseline Mansionization Ordinance was calendared for a vote by the Committee. Our Councilperson, Jack Weiss, although previously acknowledged that the vast majority of his constituents (including your Homeowners Association) were in favor of the proposal, continued to question what he characterized as it's "One Size Fits All" concept. He acknowledged that the Proposed Ordinance addresses the concerns of most homeowners in the City, but cautioned that it might have an adverse effect on the interests of the very rich and the very poor. Chairman Ed Reyes answered Mr. Weiss, saying that it is not "One Size Fits All", pointing out that it provides a "Baseline" and that Councilperson Weiss' numerous points had been adequately addressed by Staffs and the City Attorney.

Councilperson Weiss finally said he would "not stand in the way" and would defer to the wishes of Chairman Reyes to "move [the proposed ordinance] on to the full Council". Nevertheless, Councilman Weiss submitted three amendments, all of which will go to the Council. He promised that he would not vote for the proposed ordinance unless all three amendments are adopted. Councilman Weiss's amendments are: 1) a mechanism making it "easy" for neighborhoods to opt out of the Baseline; 2) an administrative mechanism for "minor" variances; and 3) a "Green" bonus for environmentally responsible houses .

At the request of Councilperson Weiss, the CLA was instructed to provide a "thumbnail" report on the economic impact of the proposed ordinance. Councilperson Huizar said he was concerned that

the City coffers would take a hit at a time of budget crisis. Councilperson Weiss agreed.

Councilperson Huizar offered an amendment that would provide for "relief" for exceptionally large lots.

Although we are pleased to inform our membership that PLUM voted unanimously to move the proposed ordinance on to the full Council, that move has not been made because Councilperson Weiss's suggested economic impact report is still under review. Nevertheless, Councilperson Weiss office assures us that he is trying to move this proposal toward passage.

Your Neighborhood Preservation Committee will continue to monitor the progress of this important proposal and will do whatever possible to get an up or down vote by the City Council. We are cautiously optimistic that the Council will vote in favor of a Baseline Mansionization Ordinance.

For more information about the Proposed Ordinance, go to [cheviot hills.org](http://cheviot hills.org) and click on Mansionization/preservation.

Steve Moyer  
*Member of the Board and Chair,  
Neighborhood Preservation Committee*

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## *Annual Election Contd. from Page 1*

Kattler, Colleen Mason Heller, Joanie Mitchell, Steve Moyer, and Stan Sowa. The nominee for one of the the one year terms is Mark Huberman.

**\*\*\*\*The bylaws allow for members to run for nomination to the Board from the floor at the Annual Election Meeting. Serving on the Board is a great way to meet neighbors and to have a positive impact on our neighborhood. If you believe there are community needs going unmet (like planting trees or airplane traffic or maintenance of the area beneath the Motor Ave. 10 Freeway overpass), please run for the Board and take on one of those projects as your own!!\*\*\*\***

*Traffic Matters Contd. from Page 1*

Spring. In Cheviot Hills this will entail installation of a "traffic circle" at the intersection of Queensbury, Patricia and Earlmart that CHHA shares with the California Country Club Homeowners Association and installation of a few center median islands on Motor Avenue, including several long medians adjacent to the Cheviot Hills Recreation Center, its parking lot, and the golf course just south of Pico Boulevard. The medians will also be landscaped by the City. Our Councilman's office also assures us that the City will arrange for long-term maintenance of the medians so that we as homeowners will not need to assume the financial burden of that maintenance. We look forward to completion of the final NTMP installations and to confirmation of a City-provided maintenance plan.

- We have asked our Councilman's office to make certain that the City, through the Bureau of Street Services, keeps in repair the "bumpouts" on Motor Avenue throughout our neighborhood. These traffic mitigations seem to receive occasional direct impacts from vehicles resulting in an untidy look. They need to be kept clean and orderly, and the City needs to do the work on our behalf.

- For years Caltrans, DOT and the City have been planning a widening of the Overland Avenue bridge over the 10 freeway to ease congestion at that heavily traveled site. Plans are afoot to perform this work in the next year or two, so expect to see this project start in practical, rather than geologic time.

- Fox Studios is currently in the midst of building a parking garage at the southwest corner of the Fox Studio lot on Pico Boulevard. The parking garage was permitted by the City as part of the Fox Studios expansion and re-development plan a number of years ago. Some of us are concerned that traffic flow in and out of the new garage may impact already difficult congestion on Pico

Boulevard at this location. CHHA as a group needs to be vigilant that this new amenity for Fox Studios does not result in an adverse traffic impact on Pico Boulevard and, ultimately, on Motor Avenue and other streets that feed in to our neighborhood.

- Over the years the CHHA, along with other homeowners associations representing adjoining neighborhoods, has challenged development of major new construction in the Century City area. CHHA with other associations successfully negotiated with the developer of the upcoming large condominium project at the corner of Constellation Boulevard and Avenue of the Stars for monies to support community services such as schools, libraries, police, fire and parks. An initial payment of monies to support these community services is already in the process of being distributed.

- There is much new development being planned for Century City in addition to the Constellation Boulevard project, with a new luxury high-rise condominium planned for 10000 Santa Monica Boulevard (adjacent to Beverly Hills) and an aggressive expansion of size and parking at the Westfield Century City Mall, including demolition of two office buildings and the construction of a large mixed-use office/retail/condominium structure at the southwest corner of Santa Monica Boulevard and Avenue of the Stars. There is also a large condominium project under review in Beverly Hills for the site of the old Robinsons May store on Wilshire Boulevard and Merv Griffin Drive, and an addition of condominiums to the Beverly Hilton Hotel at the corner of Wilshire and Santa Monica Boulevards. All this will bring new neighbors and new traffic to the Westside and, we are concerned, to our neighborhood streets as well.

- Our City Fathers (and Mothers) have over the last few years permitted an enormous

*Contd. on Page 4*

# OVERLAND AVENUE ELEMENTARY SCHOOL A FINALIST for the California Distinguished School Award.

Many apply but only 5 elementary schools in the Los Angeles area have been chosen as finalists for this prestigious statewide award. The last step in the process is the on-site inspection, and Overland had its visit on Thursday, March 13. By the time you read this, the winner will have been chosen. Regardless of the final outcome, Overland's selection as a California Distinguished School Award finalist is acknowledgement of the high quality education our children are receiving. Thanks to all the dedicated teachers, staff, after school programs, and principal Anna Born. And as always, thanks to the enormous contributions of all our Overland parents.

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**Other Overland news:** The Wonders of Reading program is going strong, with a number of volunteers participating as a result of hearing about the program at our annual CHHA meeting. There are more training sessions coming up. Please call Joanne Dorfman at 310-650-1699. Reading with kids in the new Overland library is a terrific way to spend a few hours.

*Please visit our website:  
[www.cheviot hills.org](http://www.cheviot hills.org)*

*Traffic Matters Contd. from Page 3*

number of new multi-family residential development projects throughout the City of Los Angeles. Where a two story 4 or 8 unit building once was, a new 16 or 24 or 30 unit building appears. This development may also include commercial mixed-use projects that include both business and residential uses. Though the territory represented by CHHA is almost entirely zoned single family, the traffic pressure and pressure on community services resulting from this almost unrestrained rush for increased residential density on the Westside and elsewhere is bound to be felt by CHHA residents sooner rather than later. Concerned about this growth of population without growth in infrastructure and support services? Contact your elected officials and let them know! We don't recall any politician, be they Mayor or Councilman, being elected on a platform calling for an unrestrained increase in population density on the Westside or elsewhere.

- The Olympic- Pico one-way traffic plan is being implemented in phases. Be aware of what this plan means for you and for your neighborhood and let your elected officials know your feelings on what this plan will do to our neighborhood, adjoining neighborhoods and the local businesses that provide convenient services to our residents.

Greg Pulis  
*Traffic Chair*

## SAVE THE DATE...

**Saturday, May 17, 11 4pm,**  
Overland's annual International  
Festival. Great food, rides, games  
and seeing old friends.