

# Cheviot Hills News

Cheviot Hills Home Owners Association

www.cheviot hills.org

Winter 2015

their support of school arts-related activities like the Young Story Tellers program.

The Gala and Auction is the largest single one day fundraiser at Overland School. Parent and student alumni, community members and friends are all welcome to attend. Corporate sponsorship opportunities are available. Purchase tickets early as this event will be sure to sell out! Additional details can be found on the Friends of Overland website, [www.friendsoverland.org](http://www.friendsoverland.org).

On another note, the Friends of Overland also thank the Friends of West LA (FOWLA) for their continued generous support of Overland Elementary School. On Monday, January 12th, Mike Eveloff, President of FOWLA, presented FOO with a \$15,000 contribution. This support was related to a community benefits package which FOWLA, CHHOA, FOO and other community organizations negotiated with representatives of Casden Development. With this contribution, FOWLA has provided nearly \$100,000 in support for Overland Elementary School.

FOO is grateful for the continued support of Cheviot Hills and surrounding communities as well as our corporate sponsors. Those sponsorships allow FOO to continue to provide many of the educational benefits that make Overland one of the top performing schools in LAUSD. Underwriting by FOO provides, among other things, library staffing; computer and science labs; art, drama and music classes; and additional teachers and teachers' aides.

Steve Herman  
CHHOA School Chair

## GOOD NEWS FOR PALMS PARK DIRECTOR

In mid-January emails started flying between local neighborhood leaders and concerned residents regarding the pending transfer of the long-time director of Palms Park Recreation Center. Word was out that Director Laura Campfield was being promoted to Director of Mar Vista Park, with a pay increase, despite her preference to remain at Palms at her current salary. While at Palms, Laura has overseen numerous new programs, park facility upgrades, and overflow enrollment to camps and classes. All this was done while sensitively and effectively working with the City, LAPD, WNC and area HOAs to address the grittier urban issues impacting the park environment.

With help from Councilmember Koretz and West Los Angeles Field Deputy Chuy Orozco, the landslide of locals sending emails and making calls made an impression. Ms. Campfield was notified on her last scheduled day at Palms Park that she would be allowed to remain there. In a graciously worded letter Michael Shull, General Manager of LA City Department of Recreation and Parks, described the challenges that years of severe budget cuts have presented to citywide

park management. He also lauded the accomplishments of Director Campfield and the level of support from the Palms Park neighborhoods working together on park safety and security, as well as park programs. Mr. Shull stated that despite of staffing challenges they had found a satisfactory way to keep Ms. Campfield at Palms.

In announcing the City's decision, Laura said, "I am pleased with the outcome and will continue to serve Palms Park and the community to the best of my ability. Thank you all for your generous support."

On the heels of this successful exercise in civic action perhaps Cheviot Hills residents should work together to address some of the other issues confronting our local parks such as clearing and replacing dying trees along Patricia Avenue near Rancho Park or providing needed upgrades to aging park facilities. Most of this could be addressed by the City restoring lost funding to our Rec and Parks Department. Other issues may need more creative solutions. How do we get this accomplished?

Colleen Mason Heller  
President, CHHOA

## REMEMBRANCE

Former Cheviot Hills Homeowners' Association president Ben Cate passed away on September 26, 2014, according to a Los Angeles Times an "obit" - as the old-school reporter might have called it. (<http://www.legacy.com/obituaries/latimes/obituary.aspx?pid=172694073>) Ben dedicated himself to the preservation and betterment of this community during his time on the board, from at least 1993 through 2000 (I don't have records before or immediately after that); and he presided during much of that time. Those on the board, and their families, know how time-consuming the job can be; and Ben took it seriously. I won't catalog his achievements.

Foremost for me, was his shepherding the Association newsletter, for which he let me write.

Ben was bombastic, self-assured, erudite, and avuncular. As contentious as homeowners association meetings could get, Ben could, when he chose, take back the room with a booming baritone entreaty. Ben and I didn't disagree on much, but he would (to my memory) disagree without being disagreeable. Ben stayed involved in the community even after he left the board; including a late-2009 letters to the Times, where he contributed to its neighborhood mapping project.

Ben signed off his notes and emails, "Cheers." Thank you Ben Cate, and Cheers.

Contributed by Jonathan Weiss, former CHHOA Board Member.

## PRESIDENT'S MESSAGE



Dear Cheviot Residents,

As we start 2015 together as neighbors and friends in Cheviot Hills, please know that the important work of your CHHOA can only be done with the support of your association dues. **The \$70 annual fee for 2015 is due now.** Your dues support our local security patrol; our Neighborhood Watch Program; neighborhood beautification and tree replacement project, and additional programs and outreach that improve quality of life in Cheviot Hills.

Enclosed with this newsletter is a self-addressed envelope that you can use to mail your check. Payments by check give us (in most cases) your current address and contact information so we can update our files. In addition, the canceled check serves as your receipt. **Please pay your dues as soon as possible and encourage your neighbors and new residents to do the same.**

As we go forward together as a community this year, our HOA will be addressing issues like Expo train impacts and mitigation for neighbors near the train crossing, baseline mansionization ordinance, dying trees, parking, traffic, Expo Bike Path and a myriad of other concerns brought to our attention by residents. There are approximately 1400 households in Cheviot. Not every neighbor's concerns may be yours specifically, but neighborhood quality of life and livability is improved for all when we support each other.

The CHHOA Board of Directors meets on the first Thursday of each month (with a few necessary exceptions). CHHOA is grateful for the continued hospitality and generosity of the Beverly Hills Country Club for hosting our Board meetings. The meetings are held at the Club, 3084 Motor Avenue (corner Motor and Manning), at 7:00 pm. All are welcome to participate during the Public Speaking part of the meeting.

If you have concerns, opinions, or suggestions for the Board which will be of benefit to our community, we encourage you to come to a meeting and let us know. Perhaps you would like to join the board or one of the committees working on a project of interest to you. Or maybe you would just like to come and meet the volunteers working on your behalf. In any case, we'd like to see you there.

Thank you and Happy New Year!  
Colleen Mason Heller  
President, CHHOA

## PREFERRED PARKING DISTRICTS

The Expo train station being constructed at the Westwood Boulevard Expo crossing is a "kiss and ride" station. While the Westwood crossing is projected to handle 5000 passengers daily, the highest volume on the entire Expo line, **there is no patron parking.**

In response to pending parking issues predicted by project planners, the neighborhoods in the area surrounding the station have begun, with the help of CD-5 Council Office, the arduous process of creating Preferred Parking Districts (PPDs) from Exposition Boulevard south to National Boulevard. (The neighborhoods north of the Expo line obtained their parking restrictions several years ago in anticipation of Expo parking impacts.)

Current regulations require that multiple "districts" be created, sometimes as small as one block. Councilman Koretz is working with LADOT to simplify the process by putting the entire community south of the Expo line, between Overland and Sepulveda, into a single district. The communities (represented by two separate HOAs) are requesting: **NO PARKING ANY TIME EXCEPT TWO HOURS, 8:00 A.M. TO 6:00 P.M., MONDAY - FRIDAY,** and resident only parking all other times. The next step is to take that proposal to the City Council for initial plan approval. Finally, the community will need to get two-thirds of its homeowners to sign a petition of agreement before going to the City for final approval and implementation.

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## PPDs for Cheviot: How and Why

**Cheviot Hills has no Preferred Parking Districts at this time, nor are we working on them. It is time for our community to focus on this issue.** All of the neighborhoods around us (for example, California Country Club, Westwood Gardens, and West of Westwood) have resident-only PPDs and are creating even larger ones. Previous efforts to establish PPDs in Cheviot Hills have failed from lack of effort on the part of the residents, even though the neighborhood has complained about overflow parking for many years, and continues to do so.

**Please think about what is right for your street, taking into consideration the following factors:**

- Overland School already has lost its staff parking lot to Expo construction and there is no current replacement. That leaves teachers and staff scrambling for parking on nearby Cheviot streets. Although we favor a reasonable alternative parking solution for Overland School teachers and staff, we do not believe that the answer lies in allowing such parking to be scattered throughout the streets of the surrounding neighborhood.
- Overland Avenue has lost daytime street parking from Cushdon Avenue to Coventry Place because of the additional traffic lanes needed to stack cars at the Expo crossing.
- The LADOT Expo Bike Path, which was supposed to be built along the EXPO right of way, has decided to add "protected bike lanes" on Northvale Road as a possible alternative route for the path through Cheviot Hills because it would be easier and cheaper to build it there. That would mean additional parking loss on Northvale to make room for the bike path, as well as the likelihood that some cyclists would want to park and offload on other streets in the neighborhood before accessing the path.
- Finally, the Big Blue Bus is planning to add new bus routes through Cheviot to connect the Expo station at Palms/National to Century City. The Palms/National station has no parking, and 58 street parking spots along National are being lost to the Expo bike path. Parking in the densely-populated Palms community is already stressed. Without local parking restrictions in Cheviot, there is absolutely nothing to prevent bus and train riders from parking in the neighborhood, near the bus stops on Motor Avenue and Manning Avenue, before they access public transportation.

It is impossible for the CHHOA Board alone to evaluate all of the streets in the Cheviot Hills community and the current or future parking stresses on those streets. Further, we do not have the manpower to canvass the entire community to gather

the compliance signatures required for City approval of PPDs. What we **can** do, if the Cheviot community indicates the need or interest, is to arrange an informational community meeting with the Council Office and LADOT, one purpose of which would be to get the effort underway to identify how the community's PPDs would break down, and what the associated options and costs might be for residents. We could proceed further **only** if neighborhood volunteers are willing to help collect the necessary signatures.

If you are concerned or interested in creating a Preferred Parking District which will restrict non-neighborhood parking at certain times (there are many options in this regard), please contact the Board at [president@cheviothills.org](mailto:president@cheviothills.org). This process needs to be started as soon as possible.  
CHHOA Board

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## 3-1-1: A TOLL FREE CITY INFORMATION NUMBER

3-1-1 is an easy to remember, citywide toll-free number that provides immediate access to information and more than 1,500 **non-emergency** city services. Calls are answered from 7 am to 10 pm everyday by 3-1-1 agents who are trained to provide information or refer calls for service to the correct City agency the first time. 3-1-1 service is available:

- In English
- In Spanish
- To the hearing or speech impaired
- In more than 150 other languages through the use of language translation services

### How Do I Access 3-1-1 Services?

3-1-1 agents process customer inquiries using the Citywide Services Directory (CSD) which provides accurate information for service requests such as:

- City Services: Garbage Collection, Non-Emergency Police & Fire, Business Permits, Street Maintenance, etc.
- City of Los Angeles Office Locations and City Phone Numbers
- Public Meeting Schedules e.g. City Council and Council Committees, City Planning Department, Neighborhood Council Meetings
- Citywide Events
- General Information for the City of Los Angeles

The CSD is available to the public via the Internet at [www.lacity.org](http://www.lacity.org) and is searchable by easy to use keywords.

### Dial 3-1-1: One Call to City Hall

From within the City limits: Dial 3-1-1 from any wired or wireless telephone to connect with the 3-1-1 Call Center.

## BIG BLUE BUS CHANGES COMING TO CHEVIOT

The **Santa Monica Big Blue Bus** continues its Expo Integration study seeking how best to coordinate BBB route changes to take passengers back and forth from the Expo train stations. Most of the Expo stations in West Los Angeles are not close to major job producing centers. Of specific concern is how to get riders from the trains to Century City and UCLA, the Westside's major job generators.

**Route 13:** This route formerly travelling a Venice/San Vicente looping through Beverlywood and Cheviot Hills will be eliminated. **Cheviot Hills passengers should substitute Route 5.**

**Route 5:** This new route through Cheviot Hills runs from the National/Palms Expo train station via Motor Avenue to Century City then continues via Olympic Blvd. to end at the 26th St. /Bergamot Station. Initial planning called for the buses to run more than 60 trips daily from 5:30 am to 9:00 pm, every thirty minutes in each direction throughout the day, but BBB responded to community concerns and has now committed to limiting the bus service to peak period travel only.

**Route 8:** This route will no longer serve local riders travelling along Westwood Blvd. to UCLA. The route will move south to serve Palms and Mar Vista commuters to Santa Monica College and downtown Santa Monica. Service to UCLA will be picked up by enhanced service on Route 12 and Rapid 12 Express. This route will now run from Motor Avenue and Washington in Culver City down Overland Ave and Westwood Blvd. to UCLA/ Westwood. Route 12 connects to Expo/Westwood train station and replaces Route 8 service for the WNC area.

The public comment period for the Big Blue Bus Expo Integration Study has ended and the final plan is expected January or early February 2015.

Colleen Mason Heller

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## CITY MANSIONIZATION ORDINANCE

In 2014 CD-5 Councilmember Paul Koretz stepped to the forefront of our City's efforts to stop mansionization which he says results in "a major loss of smaller, older houses, bought to be razed and replaced with newer structures occupying the maximum available lot space." In his recent District 5 newsletter he continued saying, "With these new mansions towering over surrounding homes, many local residents feel that the historical character of their neighborhood has been altered, perhaps even irreparably." Additional concerns expressed by local residents to CHHOA include loss of privacy, light, loss of mature trees and landscaping, and

blocked views.

According to Koretz, mansionization can be tied to overuse (abuse) of "bonuses" which permit developers to build 20% more space than the original Mansionization Ordinance was designed to allow. Nearly a decade ago, when the original baseline ordinance was in development, the Cheviot Hills HOA consistently supported efforts to pass it. Unfortunately, the subsequent bonuses added to appease developers and lobbyists, undermined the intentions and effectiveness of the ordinance. As a result, the City Council is now in the process of reevaluating the Baseline Ordinance. Koretz and the Council are now seeking significant limits or outright elimination of the bonuses in order to strengthen the City's mansionization rules and restore the intended protections.

According to CD-5 Director of Planning and Land Use, Shawn Bayliss, support from the Cheviot community has been overwhelmingly behind this newest effort to curb disproportionate home development.

The ordinance review process, will take some time however, – perhaps as long as 18 months. So the City has agreed to take some swifter action to protect neighborhoods in the interim. On November 4 the Council established an Interim Control Ordinance (ICO) that protected some neighborhoods. **This month, Councilman Koretz is seeking to expand that ICO to include all of CD-5 neighborhoods south of Sunset Blvd. with a couple of exceptions.** The ICO will likely come to the Council for final vote in February.

For more on the Councilmember's efforts, click on or copy the following link and scroll down to Mansionization, [http://cd5.lacity.org/Get\\_Informed/CommunityNews/index.htm?startDate=11/01/2014&endDate=12/01/2014](http://cd5.lacity.org/Get_Informed/CommunityNews/index.htm?startDate=11/01/2014&endDate=12/01/2014)

For a thought provoking essay on mansionization in Cheviot Hills by Sarah-Jane Stratford published in the LA Times Review of Books, please see <http://lareviewofbooks.org/essay/home-history-fiction-los-angeles>.

CHHOA Board

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## OVERLAND AVENUE SCHOOL - CELEBRATING EXCELLANCE

The Friends of Overland (FOO) will be hosting the 26th annual Gala and Auction to benefit Overland Avenue Elementary School on Saturday March 14th at the Beverly Hills Country Club. This year, the Spirit of Philanthropy honorees will be Rob and Laurey Levy for their generous contribution to Overland Elementary School, as well as for being one of the founding members of the Overland Alumni Leadership Circle. The television production "Modern Family" will be honored with the Corporate Spirit of Philanthropy award for more than five years as a corporate supporter of Overland and

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