

# CHEVIOT HILLS HOME OWNERS' ASSOCIATION

**P.O. Box 64458, Los Angeles, CA 90064**     [www.cheviot hills.org](http://www.cheviot hills.org)

## **Minutes for the Board Meeting Thursday, November 3, 2022 Griffin Club**

Directors present: Bob Keehn (President), Jim Gilbert (Vice President), Marty Bischoff (Treasurer), Cindy Kane (Secretary), Steve Herman, Marcie Newby, Andrew Oelz, Greg Pulis, Mark Sedlander, Larry Tabb

Directors not present: Renee Dernburg, Margaret Gillespie, Jamila Hasan, Mike Mandel, Brandon Reif

Guests: Brian Wickersham (Architect), Karriann Hinds (VDM), Lena Wilson (VDM), Angela Hucles Mangano (ACFC), Lindzy Konrad (ACFC), Elisa Paster, Olivia Joncich, John Mackel (resident)

### **Call to Order**

The meeting was called to order at 7:04 p.m.

### **I. President's Report:**

#### **A. Presentation – Vista Del Mar/Angel City Football Club partnership**

Cindy and Bob were approached by Karriann Hinds (Director of Government and Strategic Affairs) on behalf of Vista Del Mar, asking to make a presentation to our HOA about a pending planning application regarding a partnership between Vista Del Mar (VDM) and Angel City Football Club (ACFC).

Lena Wilson, President and CEO provided background about VDM. They were founded in 1908 and have been at this location since 1924. The current site consists of 18 acres. They provide a variety of specialized and therapeutic services to families and youth throughout Los Angeles County and serve 5,000-6,000 families/youth each year. They have a k-12 non-public school, short-term and long-term stay programs for high-trauma needs. There is an early head start program (Melrose/LaBrea area). They provide outpatient services (Santa Monica), foster care adoption services, and prevention services. They have strong community relationships.

Angela Hucles Mangano, General Manager of the Angel City Football Club provided history on the founding of their team. They launched a US based National Women's

Soccer League and began playing in April 2022. Their core values include equity, essentials, and education. Through their sponsorship model, 10% of every dollar goes directly to community programs. ACFC has had 150 street team events with 10,000 Angelenos.

Brian Wickersham has worked previously with VDM designing the Performing Arts Center. Brian walked through the site plan of the project. He stated that our neighborhood is zoned as R-1. The VDM property has a Conditional Use Permit (CUP).

The goal of this project is to create a state-of-the-art soccer training facility (natural grass field, training rooms, offices). At the height of the soccer season there will be approximately 50 additional people on campus (players, coaches, trainers). In the off-season there will be 10-20 people on campus. There will be no new square footage to VDM and no nighttime lighting. Ingress and egress of the ACFC personnel will take place on Edith so as not to disrupt the programming at VDM. This project will fund an expansion of VDM's programs involving mental health and food insecurity. It would provide mentorship opportunities and allow for an upgrade of VDM facilities badly in need of repair. There were visual design boards in the room.

The group has submitted to the Planning Office. They are currently speaking to community groups. They hope to gain approval by spring 2023. In the summer 2023, they plan to renovate existing VDM buildings. The field is slated to be constructed by March 2024. The CUP requires 344 parking spaces, the project will add an additional 34 spaces. All construction will take place through the Edith gate.

There were several questions asked by the group. This is a lease agreement between ACFC and VDM. The terms are spelled out. ACFC will be a tenant. The lease agreement is a 10-year lease but can go up to 35 years. This is considered "sponsorship money/rent" at approximately \$400k per year (paid by the team, not the league). There are strict terms of the CUP so if for some reason things didn't work out, VDM would have first right of refusal. None of the VDM programming will change. This will help improve the infrastructure without compromising the kids. This project also includes adding 200 trees to the property to beautify the campus but also provide privacy.

Karriann Hinds will be our point of contact should we have further questions.

Once the group left the meeting, there was discussion about the project. The board generally felt that this was a positive arrangement for the neighborhood and for VDM. The community will be notified via an email blast and the website with information from the architect. The board will invite the community to the December meeting to provide their input. Following community input, the board will determine what type of letter will be presented on behalf of this project.

B. Approval of minutes for September, October

The minutes for September and October were approved and will be posted to the website.

C. Donations subcommittee (follow-up)

All checks were received and deposited. Mike Eveloff will notify LAFD Station 43 and Station 92 of our donation. He will also let the new LAPD Captain know about our donation.

D. West Pico and Rancho Park drill sites

Still no date set on the appeal.

E. Cheviot Medians

Jim reported that he received the designs. The city is ready to proceed. CD5 would like to start ASAP before their office transitions. The board agreed for Jim to proceed with the design so work can commence.

F. Development on Pico

No update. WNC Land management experts are following this closely and interfacing with other groups within the city. There is a WNC monthly meeting next week.

G. Development of Macy's parking lots

There was a WNC Planning and Land Use Management committee meeting tonight to address this project.

H. Construction of Property Wall on Patricia

John Mackel reported via email to Bob and Cindy about a house on Patricia Ave. that is installing large steel beams for an electrical fence over the city allowable height of 42". He brought it up to the board because these high fences change the character of the neighborhood. He said that 15 years ago the HOA used to weigh in on these issues but stopped after a conflict with a board member and neighbor. Once these get reported to building and safety a hearing is scheduled. At these hearings the zoning commissioner looks to the HOA for their position on these issues. If no one is present, then residents can usually get a variance by asking neighbors for signatures. John said that he is concerned that people are building high walls for security. Many board members felt in agreement that residents should be following the building codes. The board is not sure that we want to take a formal position on each violation.

**II. Secretary's Report/Membership**

A. Membership – 441

B. CPAB update – No CPAB meeting in the past month.

C. APS – Provided the APS monthly report to the board. Discussed a recent scenario (intruder on the porch after midnight) where the response time for a resident was 17 minutes for the APS patrol car. After hours there is an APS car that can respond to

emergencies. Generally the patrol car is nearby but in this instance, the patrol officer was at the corporate office.

**III. Financial Report**

There were no questions about the financial report.

**IV. Public Comment/Other**

Follow up to the Monte Mar Terrace property: Cindy reached out to the two sisters for an update. They said that initial application needed to be redone by another expert. It has been submitted. They are waiting to start the process with the newly elected CD5 City Council Member.

The annual letter needs to be drafted.

The meeting adjourned at 9:04 p.m.