

## SIDEWALK VENDING IN CHEVIOT HILLS?

A proposal to legalize and regulate street vending is one step closer to becoming a reality in Los Angeles after a City Council committee voted in December to move it forward.

The City Council's Public Works and Gang Reduction Committee approved a regulated sidewalk-vending permit system with some requirements, which is the latest development of a three-year process. The entire city council will still have to consider the permit system.

As background, the sale of hot dogs, fruit, toys and other goods on sidewalks is currently a misdemeanor offense in Los Angeles. Officials hope to remove the misdemeanor status of street vending by January 18 as the preceding step to sending a completed ordinance to the Council for vote this spring session.

Councilmembers Joe Buscaino (CD 15) and Curren Price (CD 9) put forward the new Street Vending Proposal, in part, as a preemptive move by the City to protect undocumented immigrants who might be at risk of deportation for minor infractions.

Here are some key elements of the proposed ordinance which would allow street vending from 7 a.m. to 9 p.m. daily citywide.

- 2 vendors per block in commercial areas with the consent of the adjacent business or property owner and other protections.
- Vending will be prohibited in residential areas with the exception of roaming pushcart vendors.
- Ability of neighborhoods to opt-out with some limitations.
- Vending will not be allowed near sports or entertainment venues, or specially permitted events for one hour before, during, or one hour after events.
- Enforcement by LAPD and Bureau of Engineering is discussed but specifics have not yet been provided.
- A review of this policy within one year.

Neither the Westside Neighborhood Council, nor the CHHOA have taken any position at this time, but will follow and address side walk vending concerns for community businesses, residences, and light rail station areas as the ordinance moves forward.

Colleen Mason Heller  
WNC Land Use Chair

## CASDEN WEST L.A.

Last April saw the deconstruction and demolition of the former cement plant on Sepulveda Boulevard just south of Pico. Approved to rise in its place is the Casden West Los Angeles project.

The mixed use complex first announced in 2008 was a much bigger project. However, a series of CD 5 brokered discussions between Casden and a coalition of nearby HOAs, including Cheviot Hills, significantly reduced the project size and height. Chief among concerns of area stakeholders was more traffic congestion in an already impassable part of the City. The Coalition was also concerned about health impacts of siting housing so close to the I-405 Freeway; blocked access to the new light rail station; already overburdened infrastructure, and congestion delays to first responders.

The threat of a protracted lawsuit by the neighborhood groups accomplished oversight and mitigation that City Planning was unwilling to do. The chief example was the coalition crying foul when they discovered that the project included adjacent Metro property in calculations of the buildable area. Subsequently, a chastened Casden recalculated without the *annexed* property. Following the discussions the project was downsized. 638 dwellings became 595. 150,000 square feet

of ground floor retail, including a Target Store and a supermarket, was downscaled to 15,000 square feet with no big box retail. The original proposal for buildings up to 17 stories high was cut back to towers 6-10 stories high.

Leverage from the neighborhood netted a significant win for sure, but the project that received City approval in 2013 will still add 3000 new car trips to the location which now has a light rail station and even more stupefying traffic. Expo's environmental study did not address any of Casden's added traffic even though early plans for the project envisioned a transit plaza and passenger amenities. In fact, in some weird shenanigans, Expo first requested and got approval for a street level Sepulveda train crossing. It was only grade separated because Councilmember Koretz convinced the City to pony up funds to pay for the optional design change.

We will all have to stay tuned for the new iteration of the massive Casden West L.A. development to reveal itself. The developers are in talks with the City over haul routes and times for the mega-project, but the new design and timeline remain under wraps for now. For the curious, however, a proposed layout can be viewed on the website of landscape architects Bennitt Design Group, <http://www.bennittdesign.com/project.php?id=110>.

Colleen Mason Heller  
CHHOA Vice President  
WNC Land Use Chair

## STOP OVERLAND WRECKS

Cheviot Hills and surrounding neighborhoods represented by Neighbor's for Smart Rail fought a multi-year court battle to get a grade separated train crossing at Overland School. Councilmember Paul Koretz was also steadfast in his opposition to an at-grade Expo crossing and widening Overland Avenue between Coventry and Cushdon to accommodate it. The Overland PTA repeatedly wrote and spoke to the need for grade separation and voiced opposition to the dangers of adding two additional traffic lanes. LAUSD passed a resolution supporting grade separation near the school.

By now perhaps, even the citywide transit groups who supported Expo's dangerous at grade design, regardless of impacts, may be suffering buyer's remorse.

But here we are. The train is running, ridership is solid, and the schedule has just been ramped up to every three minutes during peak period. Predictably, there have been an astonishing number of accidents on Overland Avenue. Luckily none to date has involved the train and there have been no fatalities. But there have been so many accidents that a Facebook page was created to increase community awareness of the danger and gather support to leverage more safety on the newly broad avenue.

Koretz recently met with neighbors and parents on an Overland corner just north of the elementary school to discuss the problem and look for solutions. The Expo Construction Authority which designed and built the train line has folded its tent and turned the running of the project back to Metro. The solution will have to start with them and likely include our area County Supervisor Mark Ridley-Thomas who sits on the Metro Board of Directors. The California Public Utilities Commission, which is responsible for rail safety state wide and who approved the flawed crossing may also play a part.

If you would like to check out those seeking more safety in the train environment and at nearby intersections, check out: <https://www.facebook.com/stopthewrecksoverland/>.

Colleen Mason Heller  
Expo Chair, CHHOA  
WNC Mobility Chair

# Cheviot Hills News

Cheviot Hills Home Owners Association

[www.cheviothills.org](http://www.cheviothills.org)

Winter 2017

## PRESIDENT'S MESSAGE:



Dear Friends and Neighbors,

Let me first start by wishing you all a very happy and healthy New Year. From your HOA board of directors we hope your 2017 is a healthy and prosperous one.

I have now been the President of your HOA for a year and it's been an amazing and very educational experience.

When I took office I tasked myself over the two-year seat with a handful of items. Your board has been working hard this past year to continue to make Cheviot Hills the best chosen place to live in LA. As a board we continue to monitor the crime in our area. At our last HOA community meeting we were fortunate to have senior members of the West Los Angeles Division of LAPD speak and update us on crime. Although, many have speculated that crime has been on a recent uptick, we were pleased to hear that was in fact not the case. The Detective Commanding Officer for West LA Division presented statistics about crime rates year to date in Cheviot Hills. For 2016 Cheviot has experienced 3 violent crimes, 11 property thefts, 21 burglaries and 10 car thefts. There were significant amounts of burglary from vehicles. However of that total, 21% of those were from vehicles left unlocked with obvious valuable property left in plain sight.

We were able to take away a few important items from that meeting: 1) remember to always lock your cars and keep anything of value out of sight or completely out of the vehicle when you are not there. "Lock it, Hide it, Keep it." 2) If you see something say something. No matter how minor the incident might be, ALWAYS report it. If it's a true emergency always dial 911. But if it's not a life or death situation you should still call LAPD and report it. Call their non-emergency number at 1-877-ASK-LAPD to file the report. Overall crime is DOWN 17% year to date compared to 2015.

So thanks to our Cheviot Hills Neighborhood Watch members; thanks to APS Security Patrol; thanks to our law enforcement partners at LAPD; and a special thanks to all the engaged homeowners of the CHHOA who support these HOA funded efforts by paying their annual HOA dues. Our area had the lowest crime rate in the City for the last eight years.

We have recently updated our web site, which you can check out at [www.cheviothills.org](http://www.cheviothills.org) and made it so you can now pay your yearly dues on line.

I am very excited about the current board that has been assembled. 2016 marked the first year in over 5+ years that we have seen every seat on the board filled. I am honored to be serving the residents of Cheviot Hills alongside the 14 other board members who have graciously given up so much of their free time to volunteer and serve on the HOA board. On behalf of the newly elected board, we are looking forward to continuing the efforts to improve our community.

If you would like to make a difference and help in areas you have an expertise or interest in, please reach out to me directly and let me know. We will make it easy on you to contribute your time and resources. The following are existing committees or committees that we hope to build stronger this year to further improve the community:

- Filming
- Schools
- Neighborhood Watch
- Land Use

- Friends of West LA ( FOWLA )
- Rancho Park Golf Course
- Cheviot Hills Park
- Security
- Communications and community building events
- Membership
- Traffic
- Trees and Neighborhood Beautification

Please join us in our mission by joining one of our committees and work side-by-side with your board to continue bettering our community. If you see something that interests you, please email me and I will gladly get you involved.

We have regular HOA board meetings, which are held on the first Thursday of the month with locations TBD. Please check the calendar on the website for the most recent information. We encourage all of you to come to the meetings to hear what's going on and to be heard. We have seen extremely low turnout to these meetings and I for one would love to change that. We continue to lag with homes paying their dues, hindering our ability financially to accomplish our goals. One priority goal is to increase our security patrol, and we need your help in achieving this. We need to increase participation to accomplish these goals and to see the positive impact on our neighborhood.

We are pleased to now offer all 2017 dues paying households a membership discount card. All homes that have paid their dues in full for the year, will receive this card and will be entitled to certain discounts and specials at many of the participating local vendors in our area. We hope you will take advantage of this new perk and show our local businesses your patronage.

With all that said, being able to serve this community is an extreme honor. I thank you all for allowing me this opportunity. Your 2017 HOA board members will continue to volunteer their time and serve the community to the best of our ability.

As always, please feel free to email me at any time if you have any questions or need anything from you HOA. I can be reached at [president@cheviothills.org](mailto:president@cheviothills.org)

I look forward to seeing everyone around the neighborhood.

Respectfully,  
Gregg Spiegelman  
CHHOA, President

## Inside the Issue:

PRESIDENT'S MESSAGE .....	PAGE 1
MANSIONIZATION DECISION .....	PAGE 2
HILLCREST CONTACT INFORMATION .....	PAGE 2
NEW MEMBERSHIP INITIATIVES .....	PAGE 3
CHEVIOT HILLS TREE PROJECT .....	PAGE 3
SIDEWALK VENDING .....	PAGE 4
CASDEN WEST L.A.....	PAGE 4
STOP OVERLAND WRECKS .....	PAGE 4



# MANSIONIZATION DECISION FOR CHEVIOT HILLS

In 2008, in response to an explosion of over scale housing throughout Los Angeles, the City adopted the Baseline Mansionization Ordinance (BMO) limiting residential floor area (buildable area). The old BMO exempted basements and attics from floor area if dimensions complied with certain size restrictions. 400 sq. ft. of garage space and the first 250 sq. ft. of covered patio were also exempt. Soon after, however, additional bonuses began to creep into the ordinance which swelled home size by an additional 20%.

In December 2016, after concerns had been raised for many years that the old BMO was not meeting the goal of preventing over scale development in residential neighborhoods, the City Council passed an updated BMO. The new BMO establishes a .45 FAR (45% square foot home to lot size ratio) as the standard for all R1 residential lots in Los Angeles. As in the previous BMO, some area of the garage is exempt, and the exemptions for basement and attic remain as they were in the original BMO. The 20% bonuses are gone, but the new BMO allows homeowners to request permission to build a larger home by going through an established variance hearing process.

It took a decade long fight for neighborhoods to get more protective zoning, but sustainable, citywide residential zoning controls are on the horizon.

Cheviot Hills has a distinct dilemma, however. In 2015, to curtail the impacts of mansionization, Cheviot Hills residents requested the protection of an *Interim Control Ordinance* (ICO) which did away with the 20% bonuses. We joined much of the Westside in an ICO area named Lower CD 5. The ICO protection will expire this March, and all Lower CD 5 neighborhoods except Cheviot Hills have now been assigned by the City to the BMO, or R1V2 (a smaller subset of the R1 building code focused on preservation). Due to conflicting views between those who want to continue building bigger homes and those who favor some limitations on larger homes, the Council Office pulled Cheviot Hills out of our protected ICO area early and we are now on our own.

The City is now in the process of finalizing the adoption of the new BMO, as well as reviewing proposals by the Planning Commission to designate smaller zoning areas in R1 (single family home residential) communities.

These R1 Variation proposals have been circulated for public comment but have not yet been reviewed by the City Attorney, nor has there been any final decision or designation of Cheviot Hills into any R1 zone variation. At the most recent hearing, our Council Office advised the Planning Commission that they are “not there yet” on a final selection for Cheviot Hills zoning. The Planning and Land Use Management Committee (PLUM) of the City Council, as well as our Council representative, Paul Koretz, are accepting comments on both the BMO and the R1 variations from residents and homeowners. They have asked that we do more community outreach to make sure they are hearing from all voices.

At this point, the updated BMO and R1VNew are the two most likely choices being considered by the City for Cheviot Hills.

Here is what you should know regarding the options:

## R1VNew – Larger Homes

- R1VNew is a sliding scale that starts by allowing homes to build 55% of lot square footage on lots up to 6000 sq. ft. and decreases by intervals to 45 % for lots over 10,000 sq. ft.
- Every lot is granted a 400 sq. ft. rear garage exemption or 200 sq. ft. front garage exemption.

- The encroachment plane for R1VNew starts at **22 feet high** allowing second stories closer to the property line than the BMO.
- R1VNew allows bigger construction than the new BMO and bigger than the ICO which has protected Cheviot for the last 2 years.
- Because the rest of Lower CD 5 is slated to be zoned BMO or R1V2, selecting R1VNew means every non-mansion home in Cheviot Hills may be a target for developers wanting to demolish and build bigger.
- R1VNew has a sliding scale for lot coverage that starts at 50% for lots under 6000 sq. ft. and decreases to 40% for lots over 10,000 sq. ft.

## BMO

- The updated BMO specifies 45% of lot size allowed for all homes regardless of lot size. Smaller lots will have smaller homes; larger lots will have larger homes.
- Every lot is granted a 400 sq. ft. rear garage exemption or 200 sq. ft. front garage exemption.
- The encroachment plane for the BMO starts at **20 feet high**, which puts second story setbacks further from the property line, increasing sunlight and reducing neighbor overlook.
- The BMO with the added garage exemptions is about the same as the ICO which has protected Cheviot for the last 2 years.
- The BMO allows bigger homes than **R1V2** which was initially proposed by the City for Cheviot Hills.
- The BMO has no lot coverage maximum as long as legal setbacks are maintained.

Supporters of the new BMO say “It is a rational, respectful zoning plan that removes incentives for developers to target homes in Cheviot Hills for demolition and over-building but still provides families with the flexibility to build out. The updated BMO supports renovation, rebuilding, and additions, while preserving the light, space and privacy between neighboring properties”.

Supporters of R1VNew say that “Mansionization has not been a significant issue in Cheviot Hills...” and suggest that we follow Beverlywood’s model in choosing the additional square footage of R1VNew.

Please consider your choice carefully. There are both personal and community concerns at issue.

Kindly email comments supporting your choice for BMO or R1VNew, as soon as possible to [shawn.bayliss@lacity.org](mailto:shawn.bayliss@lacity.org), [Sharon.Dickinson@lacity.org](mailto:Sharon.Dickinson@lacity.org), [joan.pelico@lacity.org](mailto:joan.pelico@lacity.org), [expo@cheviot hills.org](mailto:expo@cheviot hills.org). Reference Council Files: Council File 16-1460 and Council File 14-0656 in the subject line of your email.

Colleen Mason Heller  
CHHOA Vice President

# HILLCREST CONTACT INFORMATION

Cheviot Hills and Hillcrest Country Club have been neighbors for almost a century. Together with Rancho Park Golf Course, Hillcrest provides a green buffer of manicured green lawns and mature trees protecting our neighborhood from noise and pollution on Pico Boulevard.

Last fall two issues came up which concerned Cheviot residents. The president of Hillcrest reached out to the CHHOA to provide contact information for our residents:

Continued from Page 2

“To the Members of the Cheviot Hills Homeowners Association, I was pleased that one of our members was kind enough to forward me some of your recent posts that relate to Hillcrest Country Club. As the President of the Club, I wanted to reach out and offer the following comments on the two issues.

With regards to the coyotes, we have been unable to find any trace on our property; we invite any homeowner with specific information to contact our Superintendent via email so that they can investigate the location in question. He can be reached at [jrocha@hillcrestcountryclub.org](mailto:jrocha@hillcrestcountryclub.org)

With regards to the fireworks on Saturday night, while a permit for the show was secured, I thought the idea to post a message on this site was an excellent one – so if the administrator who manages it can please coordinate with Wendy Schnee in our Executive Office (310 300 6102), she will help to coordinate credentials and access for the club that will allow us to post similar activities here in the future.

We are all fortunate to be able to enjoy such a beautiful corner of our City, and we take our responsibilities as club ambassadors, environmental stewards, and pleasant neighbors seriously. As such, any issues that you would like to bring to our attention, we would invite you to do so via Wendy.

Thank you.  
Jeffrey Paul  
President, Hillcrest Country Club”

Please use the contacts provided for the most immediate response to Hillcrest activities. CHHOA is available to help if any further attention is warranted.

CHHOA

# NEW MEMBERSHIP INITIATIVES

CHHOA is fortunate to have a new board member and membership chair, Cindy Kane. Cindy is a long time resident of Cheviot Hills who comes to the board following many years as an active parent volunteer at both Overland Avenue School and Palms Middle School.

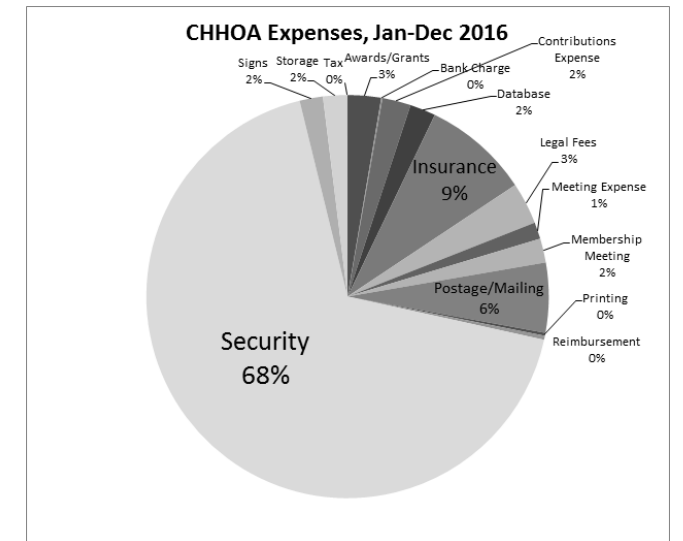
Cindy’s first effort as membership chair has been working with the HOA board to update our database. Having your correct email and home address is the best way for the board to share specific HOA related information with the Cheviot neighborhood.

Our board communications are not limited to dues paying members. If you are a Cheviot Hills HOA area resident, and would like to receive timely email blasts and periodic newsletters, please send your contact information to [membership@cheviot hills.org](mailto:membership@cheviot hills.org).

It would also be helpful if you would share the addresses of new residents who move into the neighborhood with our membership committee. Cindy has created a welcome gift, which includes a welcome tag and seed packet to let new neighbors know we are glad they are here. So far Cindy has been tracking down newcomers alone, but she would welcome help with identifying new residents and with welcome gift distribution. Please use the email address for Membership if you would like to help.

Finally, the most important job of the membership chair is to encourage new members to join the HOA. As a small incentive, Cindy has spent several months creating a Cheviot Hills merchant discount card to provide discounts on goods and services from nearby businesses throughout the year. All membership sign ups or renewals for 2017 will receive this valuable card free of charge. To take best advantage of the new program, please pay your \$70 annual dues now and we will get your card to you.

To see how your dues are spent, please check out Cindy’s pie chart.



Your 2017 dues may be paid online at [cheviot hills.org](http://cheviot hills.org) using Paypal (note a \$3 surcharge), or by sending a check to Cheviot Hills HOA, P.O. Box 64458, Los Angeles, CA 90064. A preaddressed envelope is enclosed with this newsletter.

CHHOA

# CHEVIOT HILLS TREE PROJECT

CHHOA is pleased to announce a new street tree and neighborhood beautification initiative in Cheviot Hills. The HOA is partnering with TreePeople, FOX Television, and the CD 5 Council Office to fund and provide expertise for the multi-step process. HOA board members Mark Sedlander and Bob Keehn join longtime Cheviot resident Susan Irving as co-chairs. They are inviting you to help in the important community building effort.

The chairs have set up a TreePeople Citizen Forrester Workshop on February 11, from 9:00 am to 1:00 pm. The meeting will be at the Marshall Riddick Center, 2634 Overland Avenue (at Ashby). At the meeting, 15-20 neighborhood volunteers will learn the process involved to identify tree replacement locations; work with neighbors to make tree selections; plan Cheviot community tree planting days, and learn how to get your friends, kids, and neighbors to help us plant trees.

The City has estimated that there are close to 100 trees missing or in need of removal and replacement in Cheviot Hills. Drought, disease, construction removal, improper pruning and old age have taken a dramatic toll on the historic Cheviot landscape in recent years. We will most likely need four actual planting days as about 25 trees a day is the maximum.

TreePeople adheres to best planting practices which dictate planting trees August through May. We will try to hold two planting days this year, one before the end of May and one in August. Two more days will be scheduled for 2018.

We have the funding and the expertise -TreePeople will even do the onerous job of completing the multi-step City permitting process!

Please email Bob Keehn, [secretary@cheviot hills.org](mailto:secretary@cheviot hills.org) to sign up for the Citizen Forrester Workshop asap. Parents, please note that Tree People can provide community service credit hours for student volunteers. Just bring the paperwork for sign off from our TP event manager on planting day.

CHHOA