

CHEVIOT HILLS HOME OWNERS' ASSOCIATION

P.O. Box 64458, Los Angeles, CA 90064 www.cheviot hills.org

Minutes for the Board Meeting Thursday, August 3, 2023 Via Zoom

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

Directors not present: Margaret Gillespie, Eugene Izumo, Mike Mandel, Larry Tabb

Guests: Ellen Doyle

Call to Order

The meeting was called to order at 7:33 p.m.

I. President's Report:

A. Approval of minutes for July

The minutes were approved with one modification and will be posted to the website.

B. Website Upgrade

Marcie reported that the team is making good progress on the website. Most of the pages are posted. We have updated/edited all the content.

C. Fox Expansion presentation

Vicki Curry and her team will be presenting to the board Monday August 28th at 7pm.

D. Possible Mid-Year Mailing to Residents

Deferred – waiting for website redesign.

E. APS price increase and revised contract

A final draft needs to be circulated to the board.

F. West Pico and Rancho Park Drill Sites

Nothing new although Professor Salmon will touch base with Bob later in August.

G. 2720 Monte Mar Terrace

Guest Ellen Doyle highlighted what was presented in last months minutes. She further stated that since they are moving forward, it is a wait and see how its remodeled.

H. United Neighbors

There was a phone conference with the Planning Department. There was another call with United Neighbors on July 27th that both Mike and Renee attended. Mike sent the following summary of that meeting:

I attended a Zoom last night with the United Neighbors to discuss the plans for lobbying CD5 (and other councilmembers) with respect to potential upzoning to create available housing units in Los Angeles. This meeting was in an effort to coordinate amongst the various HOAs and neighborhood liaisons within CD5 with respect to making a future presentation to CD5. It sounds as if there is a meeting planned with Councilmember Yaroslavsky, but it is unclear to me at this time if there is a specific date and time set for the meeting yet, or if there is just some vague future plan to have such a meeting (I am following up for clarity about this).

Anyway, it sounds like the various groups within CD5 are all on the same page. The essence of the presentation to CD5 (and other councilmembers) will be to convince the councilmembers (and, in turn, City Planning) that there is no need to upzone existing single-family (and multi-family) residential zones. There are numerous underutilized commercial properties that should be looked at before any changes are made to the existing residential zones. In fact, if the city just rezoned currently-underutilized commercial properties to allow for mixed use, that would satisfy the state mandates with respect to housing units. As a fall back position, the messaging will be that City Planning should engage with community leaders to get input before making any final decisions, rather than just operating unilaterally.

During the Zoom, we went through maps for the various neighborhoods within CD5 and discussed the concerns of each neighborhood and identified underutilized properties within each neighborhood. For both Cheviot Hills and California Country Club, it was discussed (and agreed) that there should not be any upzoning within the areas because our neighborhoods contain exclusively residential zones. We do not have any underutilized commercial properties within our boundaries. At most, we identified the Vons shopping center at National/Manning as a possible target for upzoning to allow for mixed commercial/residential use. While not directly within Cheviot or CCC, there was also discussion during the meeting about suggesting that existing commercial areas near Pico/Sepulveda (for example, the former Adventure 16 location) could be a potential target for upzoning. There was also a lot of discussion during the meeting how any upzoning is going to create additional traffic and parking problems, and that we need to be encouraging City Planning to be thinking more broadly about city planning and design rather than just blindly upzoning areas to create housing capacity.

II. Secretary's Report/Membership

- A. Membership – Membership currently stands at 340. We are working on some things on the new website to encourage more sign ups.
- B. CPAB update – no update

III. Financial Report

No questions about the financial report.

IV. Public Comment/Other

Steve reported on the Pico/Midvale Interim Housing Townhall, that he, Renee, and Marty attended this evening. It did not go well. He estimates that there were 250 people in attendance. People were upset that there was no community input ahead of the announcement. Businesses are upset about losing parking. There is a virtual meeting on Sunday and a public comment period next week at a city meeting.

Guest Ellen Doyle attended tonight trying to get a sense about what our board does and what residents get in return for paying their dues. Regarding APS, how do we know if we are getting what we pay for? In addition, she inquired if the HOA improves membership to 1,000 homeowners, what more could that get us in terms of more benefits/services?

Bob responded by saying that APS does some reporting, but it can be better. Part of our updated contract will address that. Since security is always a concern, we could have better coverage in terms of hours.

Marcie responded that her questions are timely as we update our website.

Ellen suggested we make people aware of our advocacy and our donations within the community. She is willing to help our board with messaging to the community. Marcie and Cindy will follow up with Ellen to discuss ideas.

The meeting adjourned at 8:06 p.m.