

CHEVIOT HILLS HOME OWNERS' ASSOCIATION

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

Minutes for the Board Meeting Thursday, February 1, 2024 Griffin Club

Directors present: Bob Keehn (President), Jim Gilbert (Vice President), Marty Bischoff (Treasurer), Cindy Kane (Secretary), Renee Dernburg, Margaret Gillespie, Andrew Oelz, Greg Pulis, Mark Sedlander, Larry Tabb

Directors not present: Steve Herman, Mike Mandel, Marcie Newby, Brandon Reif,

Guests: Tonja Boykin (Weingart Center), Ben Rosen (Weingart Center), Marian Ensley (Mayor Bass' Office)

Residents: Ellen Doyle, Murray McQueen, Donald Pechet, Bridgette & Mark Morris, Martha Swiller, Barbara Austin, Michael Dernburg, Kay Van Horn, Elaine & Jeff Kamil, Henning Anderson & Mary Pottala

Call to Order

The meeting was called to order at 7:02 p.m.

I. President's Report:

A. Interim Housing Facility at 3340 Shelby Drive

Tonja Boykin introduced herself (COO of Weingart Center) and Ben Rosen (Sr. Director of Real Estate Development). The Weingart Center is a 40-year-old interim housing facility. The main office is in skid row. They have 8 interim housing sites throughout the city and serve about 1,500 people on a daily basis. They do wraparound case management (warm bed, 3 meals a day, clinical team, medical team, housing stability programs, workforce development as well as education). "Weingart Shelby" is the new site that will take over the prior Terrazas Assisted Living. It is a 78-unit building that will address those seniors that are age 55 and up. A fact sheet along with a schematic was handed out and is attached to the minutes. They will be doing all interior renovations and upgrades to ADA requirements. Construction will start in the fall of 2024 and will be completed in 2025. They plan to open the facility in May 2025. Clients will be selected from Council District 5. These individuals are on the Coordinated Entry Systems list. Low to no-income seniors. Most individuals will be in place anywhere between 90 days and 2 years. Case workers will be working with clients to find them a more permanent housing solution. Questions from the audience were about their other facilities, funding sources, current and future capacity of the facility and volunteer opportunities. Tonja is the point person for questions/concerns. Her telephone number is 213-689-2222.

Marian Ensley introduced herself. She is the West Area Representative from the Mayor's Office of Community Engagement. Mark Sedlander suggested Mayor Bass come back to her old district

as a former Congresswoman. If she has time to come and do events that would be appreciated. Marian is interested in learning more about the Centennial Celebration and will send it to the scheduling department.

B. Approval of minutes for January

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

C. Safety in Cheviot Hills

Feedback from residents has come in regarding safety issues in Cheviot Hills. A pedestrian was almost struck by a speeding car on Cheviot at Haddington. Additional attention is suggested for the Manning dip at Haddington. A crosswalk should be added on Motor at Glenbarr. Our Sr. Lead Officer suggested we work through the Council Office. Our field deputy, Vanessa Saldana was going to do a site visit before working with DOT. Residents pointed out that many cars speed through the neighborhood. Some of the solutions are not favored by the community: speed humps or speeding tickets. One resident spoke about blind corners (from parked cars or foliage). There is some funding for traffic mitigation that could possibly be used to address some of these issues. One resident suggested bumps at the stop sign to encourage motorists to stop. Another resident suggested elevated crossing similar to what's used in Beverly Hills. Cindy will coordinate with Vanessa Saldana, our SLO Chris Baker, West Traffic Officer Tony Moone and DOT.

D. Website Upgrade

We used the 2 hours of tech programming support (previously approved by the board) to transition from PayPal to Stripe. The website is running smoothly. Residents commented that they are happy with the newly designed website.

E. Door Hanger Distribution in the Neighborhood

About 75 percent of the door hangers have been placed. The remaining will be placed in the next few weekends. A few residents commented that they received a door hanger, or they had a conversation with the board member/volunteer. Some commented that we should look through the database to see those that have not renewed and mail them an envelope.

F. APS revised contract

We have been working with the same contract since 2008. It was overhauled. Earlier in the week Bob heard from Vernon that he was going to turn his attention to the revised contract. Coincidentally Marty received a bill from APS which included a 3% increase retroactively for 3-4 months. The board approved that Marty should pay the regular monthly fee but not the new increase. We are waiting for a signed contract. A motion carried in response to APS retroactive 3% increase, the response will be that we will accept it now moving forward contingent that Vernon signs the contract.

A homeowner reached out to the HOA to thank us for providing the service that APS provides. This positive feedback was forwarded to Vernon. A resident in attendance complimented one of the patrol officers that they are aware of many of the homes on her block.

G. West Pico and Rancho Park Drill Sites

Bob provided a brief overview to residents in attendance about the issues relating to drill site. Regarding Rancho Park drill site, the owner HBOC transferred ownership of the site to a related entity that has many violations. The site at Doheny is operating under an expired pipeline franchise agreement. Councilwoman Katy Yaroslavsky motioned, and the full council agreed to

begin steps to shut down the site. The city council wanted a report from the Petroleum administrator by January 13th. He reported that he needed more time. It is not clear when the report will be available. This is a work in progress.

H. Resident suggestions regarding Rancho Park

Bob will follow up with Glen regarding landmarking the golf course so it could not be cleared for development. Can a golf course be landmarked? Perhaps we can create permanent open space. Murray reported the city of LA has less park space than any other major city.

I. Cheviot Hills Centennial Celebration

The suggested date to recognize the centennial celebration is Sunday, June 9th. Cindy will connect with the park and reach out to local real estate agents to help underwrite the costs. We need to create a subcommittee for this event. The event will take place right after our annual/elections meeting (Thursday, June 6th).

J. Midvale Project

The project will move forward. They are working out the parking with area merchants.

K. Community Based Housing Initiative/Regional Housing Needs Assessment (RNHA)

Mike Mandel reported via email that the meeting United Neighbors had with City Planning and the Mayor's office resulted in removing up zoning of R1 residential zones.

L. Palm Trees on Motor

Mark reported that a few of the Palm trees were trimmed but the rain has halted that process.

- Vacant seat on the board – Ellen Doyle expressed an interest in taking over Eugene's seat. The board unanimously voted her in. This seat will be up for re-election in June.

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II. Secretary's Report/Membership

A. Membership – current count is 250. At this time last year we were at about 300.

B. CPAB update – no recent CPAB meeting.

C. Many residents in the neighborhood received a notice this week from AT&T. AT&T has reported that they have applied to the California Public Utilities Commission (CPUC) to remove their obligation to provide landline phone service. The CPUC is gathering public input in February and March ahead of a public hearing. Residents are encouraged to submit a comment at <https://apps.cpuc.ca.gov/c/A2303003>

III. Financial Report

The financial report will be generated tomorrow.

IV. Public Comment/Other

No additional comments.

The meeting adjourned at 7:50 p.m.



The Weingart Shelby is a collaboration between the City of Los Angeles and Weingart Center Association, and is designed to provide 78 interim housing units for Senior Individuals experiencing homelessness.

The development will involve the conversion of a former assisted living facility, in which residents will benefit from Weingart Center's on-site comprehensive support services. These services are specially developed to help individuals attain permanent housing and remove barriers to success.

Amenities

- Fully furnished units
- Heating and air conditioning
- Private bathroom
- Pet park
- Indoor community area
- Outdoor community area
- On-site laundry
- Resident services area
- 24/7 security

Services

- Individualized case management
- Housing navigation
- Mental and physical health care
- Benefits counseling and advocacy
- Substance use referrals
- Employment assistance
- Education assistance
- Financial and budgeting assistance
- Health and wellness classes/events



FACT SHEET
NEW INTERIM HOUSING AT 3340 SHELBY DRIVE

- The site will provide 76 individual units, on an interim basis, until permanent housing is found.
- The site will house men and women age 55 and above who have very low to no income.
- Only individuals already residing within Council District 5 will be placed at this site.
- To be eligible, individuals must be able to engage in daily life activities. This is not an acute care mental health or substance treatment facility. Those who need a higher level of services will be referred elsewhere.
 - Individuals will not be excluded for having a mental health or substance issue that allows for regular life activities. On-site counseling will be available.
 - Eligibility includes passing a Megan's Law background check. Additionally, a criminal background review will be done as part of the matching process.
- On-site resources will include:
 - Meals, new clothing, and hygiene items
 - On-site mental health and substance counseling
 - Housing navigation until the resident is placed in permanent housing or other successful placement (e.g., family reunification); employment assistance; and, benefits assistance.
 - On-site medical care through UCLA's mobile health clinic and USC's mobile dental clinic.
 - On-site Licensed Vocational Nurse (LVN), Program Manager, and case managers.
 - Transit as needed.
 - Community activities through Chabad of Cheviot Hills.
 - Outside pet area.
- There will be 24/7 on-site security and staff members, cameras, no visitors, and quiet hours from 10pm-8am. The outside perimeter will be included in the security rounds.
- No substances (including alcohol) will be permitted on site.
- There will be a 24/7 hotline number for neighbors to contact with any issues or concerns.
- The site includes 45 parking spaces. No street parking will be needed.
- Construction is expected to be minimal given the site's prior use as a senior living facility.
- They expect to have a timeline in the next couple of weeks for when the site will open.

CONSTRUCTION TIMELINE

Start Construction: August 2024

1. Additional site fencing
2. Add security camera system
3. Add key card entry system
2. Creation of on-site services spaces (for building residents only)
3. Create on-site pet area
4. Add A.C. to first floor units
5. Accessibility upgrades
6. Replace roof
7. New fire alarm system
8. Various upgrades to building systems from deferred maintenance and to improve efficiency

Complete Construction: February 2025

Fully Occupied: May 2025