

CHEVIOT HILLS HOME OWNERS' ASSOCIATION

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

Minutes for the General/Elections Meeting June 6, 2024 Vista Del Mar

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

Directors not present: Gigi Decavalles-Hughes, Renee Dernburg, Margaret Gillespie, Mike Mandel, Greg Pulis, Larry Tabb

Guests: About 45 neighborhood residents and presenters

Call to Order

The meeting was called to order at 7:05 p.m.

1. Welcome Remarks:

President Bob Keehn introduced himself and ran through the agenda

2. Councilwoman Katy Yaroslavsky (CD5)

She congratulated our neighborhood on 100 years. She described her district boundaries and introduced our field deputy, Vanessa Saldana.

She highlighted priorities that they are working on. There are four-fold priorities 1) increasing and addressing housing/homelessness crisis and the prevention side (end of tenant protections); 2) Public Safety; 3) Build more livable communities (bike/bus infrastructure; sidewalk repairs, planting trees, Metro – purple line; 4) Increasing transparency and accountability at City Hall, which is important to her.

- 1) They are bringing more people inside; working with the Mayor's office. They have done 5 inside safe operations. Two large-scale encampment resolutions working with LAHSA. Opening some housing. We are the only district that does not have general population adult interim beds. There are more than 17k interim beds in the city. We have 99 interim beds in CD5. Their hands are tied until beds are brought online. Accelerating affordable housing along commercial corridors. Increasing the supply of affordable and middle-income housing. The way they have defined it in ED1 is this housing is for teachers, nursing assistants who cannot afford to live near where they work. 10k units have been approved through this accelerated program.
- 2) Public Safety is her number one priority. The partnership with LAPD is incredibly important. Everyone deserves to feel safe. The Chief is bringing in more resources to increase visibility. There is a big effort around hate-speech and hate crimes. You can now use 311 to report those incidents. The number of LAPD officers are down. There was a recent contract that the mayor and city council approved. It helps with retention. They are starting to see an increase of graduating classes. In the meantime, CD5 is approving additional overtime for immediate needs. They are supporting an alternative crisis response program across the city which will take off some of the burden of LAPD and have this addressed by mental health professionals.

- 3) In terms of livable communities, they are planting trees, fixing sidewalks, putting speedhumps around schools. They are trying to do this faster and pushing departments to work faster. If you have an issue in the neighborhood in terms of livable community, reach out to the field deputy Vanessa Saldana (vanessa.saldana@lacity.org). CD5 has a clean team that goes out five days a week. They do weed abatement, trash pickup, graffiti abatement, light tree trimming. Reach out to Vanessa. They can usually do same day calls.
- 4) Increasing transparency in City Hall. Doing a lot of work to require additional disclosures. When there is lobbying happening, determining who is lobbying on behalf of whom. They are establishing an office of compliance to make sure city council members are not voting on items they should not be voting on. Ethics reform will be on the ballot in November.

She said it is an honor and privilege to serve the 5th district. It is a hard time in Los Angeles. They are here as a resource. They don't have all the answers. They want us to know they are a partner and ally with City Hall.

Questions from the audience:

One resident asked about the parking lot behind Food on Pico. Is that going to become a homeless shelter. The answer is no.

One resident asked about the status of the Midvale project. The modular structure is being built off site. There is some prep work being done at the site. A lawsuit from Fix The City was thrown out. They expect an appeal, but they don't think it has merit. LAHSA is in the process of identifying the service provider. They expect the site work to start this summer and open by year end. As part of their promise to the community there will be a 1000ft no camping zone and 24 hr on site security. They will start with low acuity clients.

Another resident asked if there is a resolution for parking space for businesses. She stated that they are in discussions with Guitar Center and UCLA.

There was a group of homeowners (from within CHHOA boundaries and California Country Club Homes Assn boundaries) that showed up to the meeting to question Councilwoman Katy Yaroslavsky about the Shelby project.

She stated the Mayor applied for Project Homekey, a state program. The funds were awarded by Governor Newsom. Their ask was that it remain for seniors, low acuity. Weingart Center will be the provider. Tonja Boykin is the outreach contact. Their commitment to the community is that you won't know it's there. There are a lot of seniors living out of their cars. Because of the end of eviction moratoriums, CD5 is the most hard hit on the number of evictions. The largest growing homeless population are senior Angelenos. "Interim" means this is the first place they come into from their cars.

The problem is no neighborhood wants homeless housing in their community. As a candidate running for office, she committed to changing that. Transparency is important to her. If we listen to the loud voices in every neighborhood, there would be no housing. If we have no housing, then she can't move tents off of the street.

Katy said the last thing she wants to do is make our neighborhoods less safe. It is important that this is a success. She cannot open other sites. We have a moral obligation to get these folks off the streets. Her commitment is to run it well. If Weingart is not doing their job then maybe it goes back to senior housing. Her job is to make this neighborhood as safe as possible. She wants to get people off the streets but doesn't want to move unsafe people into our neighborhood.

Weingart is committed to doing this right. We should hold their feet to the fire as well as CD5. She wants to work with the community on this. She is happy to hold community meetings. Reach out to Vanessa to schedule that.

There was further discussion about the timing of the sale and the purchase price. This group would like to have a contact from the Mayor's office. CD5 was not involved with the sale of this property. Her office will follow up to provide a contact in the Mayor's office.

Other questions:

What is being done at the state-wide level to help people not become unhoused?

The state is trying to reform rent control. Different rules apply depending on when the building was built. There are state law efforts to make it more uniform. Annual increases really affect those on fixed incomes. We need to build more affordable middle-income housing. The public sector needs to be brought in to bridge that delta gap.

Last question: There are several multi-family housing buildings going up. Are these developers making space for subsidized housing? Katy said that most of these are TOC (transit-oriented community) projects set up under Mayor Garcetti. The developers are allowed to build additional density. In exchange they agree to set aside 15% for affordable units. One of the biggest challenges is that people are staying longer in interim housing than they should. These units are opportunities to fill them with youth aging out of foster care, adults coming out of interim housing and domestic violence victims moving out of shelter situations.

The second part of his question is there has been talk about mandating multifamily housing in single family neighborhoods. There is a rezone happening across Los Angeles. She along with the Mayor have made clear to the Planning Director that upzoning single family neighborhoods is not something they support. The focus for upzoning should be along the transit corridors and transit centers. We are required under state law to place these units somewhere. They will be placed on transit corridors. The public must understand that she doesn't have discretion to say no. The CD5 team is closely monitoring this.

3. Jonathan Weiss (historian)

Jonathan Weiss is our local historian. He maintains his own website (www.cheviotillshistory.org) filled with a tremendous amount of information on the area. His presentation provided an overview on the history of this area.

4. Update on Vista Del Mar

Lena Wilson, President and CEO updated the group on activities happening at Vista Del Mar (VDM). She stated that Kariann Hinds is the non-profit voice on the Westside Neighborhood Council. VDM was awarded a \$3.2 million dollar grant by Governor Newsom to provide specialized treatment services for youth. They are renovating a building to meet those needs. They have a mobile crisis outreach team which they are implementing to try and take the pressure off public service by providing trained professionals. There are numerous funding issues they are working through. Kariann Hinds, a resident of Cheviot Hills, is vested in the community. Her role here at VDM is to make sure they are an important partner in the community. She is open and engaged for any questions residents might have. She thanked the Cheviot Hills HOA for being a good community partner. A question was raised about the partnership with the Angel City Soccer Club. Kariann said that the funding fell through for that project. VDM has received other funding to provide services for youth. They are looking to reform the two residential treatment programs on campus. They have expanded their outpatient resources to provide mental health services on school campuses.

She also reminded the community about the soccer field that was renovated by The Tommy Marks family. It is open and available for community groups to use. The performing arts center is open and fully operational. There have been several events in the performing art space.

5. LAPD, Captain Rich Gabaldon and SLO Baker (via video)

Captain Rich Gabaldon introduced himself, he is over the West LA Division. He has been there almost a year. He wanted to address our community since our SLO Chris Baker is on vacation. He said there is not a lot of crime in our area. He said that the West LA Division is the largest geographic area (65 square miles) and that impacts response times. The boundaries go north all the way to Mulholland Drive, east to LaCienaga, south to the 10 freeway and west to Santa Monica and Will Rogers beach. Challenged with personnel, officers and civilians.

West LA is slotted for 250 offices, have 235 now; with vacations/injuries 205-210 officers. He appreciates patience with non-emergency calls. He suggested residents continue to report incidents through 311 so the department has the statistics. Chris Baker is the Sr. Lead Officer for our area. His contact email is 39796@lapd.online. He has been on vacation. Officer Chris Pech is covering for him and his contact email is 37881@lapd.online.

He pulled crime data for the greater area. Violent crime is down 55% year to date compared to last year (0 homicides, 0 sexual assaults, 1 robbery, 2 aggravated assaults). He wants to reassure the community about burglaries. There are two types of crews: South American crews, (sophisticated, electronically-savvy, tools) and South-end crews (gang members, use stolen cars/plates, wear all black/hoodies/masks). They knock on the door. If no one answers they enter the backyard, break windows/sliders. Looking for things of value.

There is an uptick. There are 34 this year compared to 18 last year; 90% increase. They have made some arrests. If they leave blood/dna behind, they can identify suspects.

It is not a high priority because it's not a violent crime. DNA takes time, 3-4 months. He wants to reassure the community they have put in extra units, decoy cars, beefed up the burglary detectives. He is asking the community to do their part. Set alarms, lock cars, "harden the target". If you see anything suspicious, report it. Write down license plates of suspicious vehicles to help police solve crimes.

Questions: are these burglaries considered home invasions? When the person is in the home, they consider that a "hot prowler". If the suspect(s) uses force or fear, then that is considered a robbery. Burglaries are considered property crimes and robberies are considered violent crimes.

The suspects watch and wait for a homeowner to leave.

Question...don't these criminals just get arrested and released? It depends if they have a criminal records or if they have prior arrests. They request bail on all of these. What that does is it keeps them in jail for 48 hours until they are put before a judge. If there is no criminal record, they will be released.

Question: on burglary timing: Thursday, Friday afternoons 3-7pm; they hit several homes. These guys are in the homes a very short time (1 minute up to 5 minutes). They are looking for things they can sell quickly (jewelry, purses).

Non-emergency call response times are 30-45 minutes. Emergency call response times are 6-7 minutes.

Question regarding alarms: 75-80% of the homes they break into with alarms, they leave quickly. If they see two houses with cameras, they are going to choose the one without cameras. Even fake cameras are a deterrent. Dogs are also a great deterrent to crime.

A question was asked about the effectiveness of cameras on public spaces (Beverly Hills/Beverlywood). There is a lot of pushback for privacy reasons. Flock cameras must go on private property. If the department is investigating a crime, they have been able to use this footage from these cameras.

What can homeowners do to harden the target? SLO Baker can help walk a property to give advice.

Officer Baker pre-recorded a video to present to the community. In his address he stated that crime is down. Cheviot Hills is a safe area. He has seen an increase in vehicle-related crimes. His ask of us is to lock cars, leave nothing in cars; put cars in garages if we have them.

Most of the crimes are occurring in the NW corner of the HOA. They will put resources there. They will make another assessment at the end of the summer.

Send vacation check requests to Officer Baker with your name, phone number and dates.

Traffic is an issue, Motor and Patricia are problem areas for speeding and running stop signs. Officer Moon has been writing tickets to violators.

In the summer there are short term rentals that become “party houses.” There are two locations that he is currently working on. If residents are experiencing problems on their street with party houses or noise complaints, email him.

His desk number is 310-444-0740 and his email address is 39796@lapd.online

6. **Vernon Rosado, APS**

Vernon was present to answer any questions from the community.

One resident addressed their frustration of APS’ response. APS cannot stop on someone’s property for legal reasons, especially if the homeowner is not an APS private customer.

There are certain things they cannot do. If you are an APS private customer and your alarm goes off, the central station will call your home. If you don’t answer then the second call goes to the patrol car.

The patrol is dispatched to your home. The third call will go to the next contact on the list. The patrol officer will check the property to look for an open window. If there is evidence of a burglary they back away and hold a “position advantage” until LAPD arrives. APS is here as a force multiplier.

They cannot go to every single call of non-customers.

Their response time is 1-5 minutes.

The question was asked if they carry bean bag guns. Vernon said his officers carry pepper ball guns and tasers. APS has 2.5 cars 24/7 in the greater Cheviot Hills area although our HOA has coverage between 8am and 4pm.

The question was asked about homeowners current on dues, What does that get you? It gets you a “common area capability service”. If it is occurring in the public area (sidewalk) they can address it.

If it is not occurring in the public area, they need a private contract to address it for liability reasons.

To ask for a vacation watch, homeowners current on dues can dial 310-606-2727, select patrol.

If something looks suspicious to the officer, they will investigate from the safety of their car; they will call into a supervisor. They might take a photograph and send it to SLO Baker. If there is no crime other than suspicion, they have nothing to act on.

One question was asked about a homeless man that lives in his car at Rancho Park near the batting cages. There is really nothing that can be done by APS. It was suggested to call the Department of Transportation and have them come out and chalk the tires to start the clock.

7. **Elections**

Our Parliamentarian James Stewart was present to oversee the election process. Candidates were introduced. President Bob Keehn asked for any nominations from the floor. Following no additional nominations, ballots were collected. The ballots were tallied. All candidates were voted in for a two-year term.

The meeting adjourned at 9:10 p.m.