

CHEVIOT HILLS NEIGHBORHOOD ASSOCIATION

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

Minutes for the Board Meeting Thursday, April 3, 2025 Griffin Club

Directors present: Bob Keehn (President), Jim Gilbert (Vice President), Marty Bischoff (Treasurer) Cindy Kane (Secretary), Renee Dernburg, Ellen Doyle, Margaret Gillespie, Mat Grubman, Steve Herman, Mike Mandel, Marcie Newby, Andrew Oelz, Greg Pulis, Mark Sedlander, Larry Tabb

Guests: Frank & Lauren Liu, Noot Stapleton

Call to Order

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

I. President's Report:

A. Approval of minutes for March

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

B. Triangle Park

Marcie summarized an April 1st meeting held by Deborah Shapiro to discuss community concerns and proposals regarding Triangle Park. An initial CHNA announcement email caused confusion, with some perceiving it as an endorsement of a specific proposal. A follow-up email was sent to clarify the Association's neutral position. The meeting was constructive and calm. Notably, Paul Stapleton and a California Country Club resident helped steer the conversation toward common ground and productive outcomes. Some of the shared community priorities included Traffic Safety and Maintenance: Concerns about speeding, rolling through stop signs, and limited visibility near the park were raised repeatedly. A traffic study was proposed and generally supported as a starting point for addressing these concerns. Additionally, broken sprinklers, overgrown trees, and general upkeep were identified as ongoing issues. Residents expressed interest in working with the city to resolve them.

There were concerns about Proposed Park Changes: Resident Deborah Shapiro proposed adding a perimeter hedge or fence to contain soccer balls and improve safety. Neighbors expressed strong opposition, citing aesthetic impact and loss of park visibility; a potential increase in dog walkers and outside traffic; safety concerns related to limited sightlines; and fear of unintended consequences like turning the space into a de facto dog park.

City Coordination & Process - Uncertainty exists around what documentation (schematics vs. written description) is required by Parks and Rec for any changes. DOT involvement may be necessary for safety-related changes, such as additional stop signs or traffic calming measures.

While there are a few voices in favor of changes, the majority of neighbors present opposed altering the park's open layout. Accessibility ramps were an exception, receiving general support as a practical and inclusive improvement.

The Next Steps and Recommendations include a Traffic Study - Discuss internally whether to move forward, understanding it could influence future changes and possibly affect parking. Tree Maintenance & Sprinkler Repairs: Contact Councilmember Katy Yaroslavsky's office regarding tree trimming. Coordinate with Parks and Rec to assess sprinkler functionality and explore potential repairs. Further research is needed to determine Parks and Rec requirements for submitting potential park changes. Look into the city's process for traffic calming features (e.g., speed bumps, stop signs). The Board should continue to monitor community input and ensure transparency in how proposals are evaluated. We should further clarify the Association's role in advocating for or against specific changes.

C. ALPR Cameras

An agreement between the City of Los Angeles, the Los Angeles Police Foundation and Flock Safety was signed on March 14. There are some camera locations in phase one where the Bureau of Street Lighting poles do not have the proper concrete footing. Flock Safety is applying for the necessary permits for installing these cameras on their poles. They have agreed to waive the installation cost for these poles. The remaining cameras in phase one will be installed either the week of April 14 or April 21.

The phase two cameras will go on Flock Safety poles. On Wednesday April 2nd, the Public Safety committee approved these cameras. Next week it should go before the City Council for the final approval.

D. Post Patrol/CHNA Agreement

The board had a lengthy discussion on resolving the CHNA agreement with Post Patrol. CHNA will handle vacation watch requests from members/non-subscribers. CHNA will provide and obtain the Post Patrol \$0 agreement and a liability waiver.

Mat agreed to draft the MailChimp email that goes out to the community endorsing Post Patrol and explaining the arrangement.

E. May 13 Townhall

Century Glen HOA has invited CHNA members (limit of 125) to join the townhall on May 13 at Temple Isiah. The townhall will include a panel of Los Angeles officials, District Attorney Nathan Hochman, City Attorney Heide Feldstein-Soto, Councilwoman Katy Yaroslavsky, WLAPD Captain Rich Gabaldon, moderated by reporter Alex Michaelson. A notice will go out to members current on 2025 dues.

F. CHNA Annual Meeting

The annual meeting will be held on Monday, June 9th; 6pm check-in, 6:30pm meeting. There was discussion about the location of the meeting. We have the option to host it at the Griffin Club. There are costs associated with that: valet parking, chair rental, small bites, beverages. Board members felt it would be nice to have it at the Griffin Club. A realtor may sponsor some of the bites. Marcie will follow up and a small group of the board will make the decision on the location.

G. Board Members up for re-election

Bob, Andrew, Greg, Larry, Margaret, Steve and Renee are up for re-election. All plan to continue and will be placed on the ballot in June.

H. Fox Expansion

A recent LA Times article mentioned that Disney is leaving the Fox lot by year end. This does not impact the long-term goal of the Fox Future project.

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

Mike reported on our recent MailChimp about SB79. This bill would allow additional upzoning of residential neighborhoods. United Neighbors have launched a letter writing campaign. The City Council has apparently introduced a resolution to oppose this bill. Mike encouraged everyone to reach out to our state senator and assembly person to voice your opposition. Letters from the Association were sent to the Mayor, CD5, Lola Smallwood-Cuevas, and Assemblyman Rick Chavez Zbur.

J. Westside Draft Plan

No update

K. Drill Site Update

Professor Salman and his group had a meeting with Councilwoman Katy Yaroslavsky on February 24th. In his most recent emails he's sent, he relays that it was the most unusual meeting and at points shocking and disconcerting. He has not gone into detail because he's waiting for CD5 Chief of Staff to reply to some of their demands.

II. Secretary's Report/Membership

Membership – current count is 382 members (comparing to this time last year 367). We gained about 100 this month because Cindy reached out to those that paid in 2024 and not yet paid 2025.

III. Financial Report

There were no questions about the financial report.

IV. Public Comment/Other

Steve raised an issue on a few things.

- Medians along Motor Ave. I think a lot of those trees are dying or dead.
- Rancho Park Golf Course Club House: he thought Rec & Park was going to put it back out to RFP. Margaret said that Jay Jacoby has been all over this issue. He reports updates to WNC. His most recent update was that nothing has happened. Mark and Steve previously put together a letter. They are willing to write another letter to push things along.
- Transitional Housing Pods at Midvale: Community Open Houses will begin in May. The previous housing provider was going to be LA Family Housing. They backed out after receiving threats from the nearby community. A new provider will be overseeing this location. Margaret didn't have the name of this group. She also said that Guitar Center pulled out of providing the parking. They are going to be closing that location.
Lisa Morocco is working on this a lot. That commercial area in our neighborhood has so much potential but it's not very walkable in its current state.
- Car Wash at Pico/Beverly Glen. Steve said he thought it was going to be developed into housing. That land is valuable. Cindy heard from Laura that it may be leased to another car wash. The land is just too valuable for a car wash.

The meeting adjourned at 8:20 p.m.