

# CHEVIOT HILLS HOMEOWNERS' ASSOCIATION

P.O. Box 64458, Los Angeles, CA 90064    [www.cheviothills.org](http://www.cheviothills.org)

## Minutes for the Board of Directors Meeting Monday, November 6, 2017

Directors present: Bob Keehn (President), Colleen Mason Heller (Vice President), Marty Bischoff (Treasurer), Cindy Kane (Secretary), Cary Gross, Steve Herman, Andrew Oelz, Greg Pulis, Mark Sedlander

Directors not present: Catherine Gerst, Jim Gilbert, Margaret Gillespie, Michael Mandel, Brad Matthew, Larry Tabb

Also present: Jack Sripoona, Field Deputy CD5 Office; neighborhood residents – Chris Kearly and Jerold Steiner

### Call to Order

The meeting was called to order at 7:10 p.m.

#### **I. President's Report:**

##### A. Review/Approval of October Minutes

The minutes for the October Board meeting were approved.

##### B. Stalking Horse

Colleen provided some background information on the Stalking Horse Brewery. The Stalking Horse received a “by-right” CUP which allows them to be open until 2am and parking is not an issue within the details of the CUP. As part of their pub concept they wanted to add a distillery. Some nearby neighbors along with the Chinese Baptist Church have complained about the business and went directly to the State Liquor Board to try and stop the use of the distilling equipment. SH had been trying to compromise with neighbors. The Planning Commission issued an approval with unusual requests at which point the SH declined the conditions. SH appealed again and in the interim SH received approval to use the distilling equipment. The Westside Neighborhood Council took no position however individuals submitted their names in support of SH. At the hearing the Planning Commission restored everything that SH had compromised. The only concession that was made is that the outdoor patio cannot be in use after 10pm.

C. Cheviot Zoning/Report from CD5 Office

See item F below regarding zoning

Jack Sripoona, Field Deputy from CD5 office stated that Jim Gilbert reached out to him to inquire if funds from the Century City Traffic Mitigation Plan (CCTMP) could be used to maintain the medians.

Greg Pulis stated there should be residual money for the entry signs into the neighborhood but not for the medians. Who is responsible for the upkeep? A new contractor has been hired and is now on the job.

Jerold Steiner reported a median south of Northvale that is leaking water. Call CD5 to see who is responsible.

Colleen reported that Mark Rogenkamp (a previous CHHOA President) was the chair of the median monument project and that funds should still be available through the CCTMP.

A lengthy discussion ensued about the zoning map for our area. When Councilman Koretz pulled out Cheviot Hills in the zoning ruling it was noted that the map contained errors on the boundary lines. Colleen is spearheading the efforts on behalf of the Westside Neighborhood Council to correct the map.

There are some concerns that residents on Manning Avenue may be paying dues to our HOA. The database will be checked to ensure the correct homes are in our database boundaries.

D. APS Status

There is nothing new to report at this time. Margaret is working on a memorandum of understanding.

E. Squatters on Krim

No longer an issue

F. October 28<sup>th</sup> Meeting of CD5 HOAs with Paul Koretz

Mark Sedlander recently attended a meeting where Councilman Koretz was present. He indicated to Mark that a survey would be going out next week. Mark will follow up with Faisal Alserri in the Councilman's office.

**II. Secretary's Report/Membership:**

Membership is trickling in. There is money sitting in the PayPal account.

**III. Financial Report:**

There were no questions regarding the most recent financial report.

#### **IV. Old Business**

##### **A. Landscaping of Medians Update**

See I. C. above.

Steve Herman brought up the concern about the “grass/dirt” fields at Rancho Park and the need to upgrade them. Organizations that rent the fields for large events pay the City of LA and the funds don’t trickle down to Parks & Rec. for maintenance of the facilities. He will contact CD5 office to pull together the various organizations that oversee the park.

##### **B. Bylaws Revision:**

Andrew is still working with Margaret. Any proposed changes to the bylaws will be publicized to the community.

##### **C. Neighborhood Watch**

No report

##### **D. Film Committee**

No report

##### **E. Cheviot Hills Tree Project**

Bob had a conference call today. The next steps are to have the city permission slips signed for tree removal. There is no chance to plant before year-end. The HOA contact at the Tree People organization left for another job.

#### **V. Committee Reports:**

A. CHHOA Film Committee – no report

B. Neighborhood Watch/Security – see President’s report above - APS.

C. FOWLA – There are still funds available for the Rancho Park library. When they come up with a wish list they know how to access the funds. There was discussion that previously Celine Burke offered to reach out to them to offer assistance.

D. Cell Tower – Deferred

E. Expo/Bike Path – no update

F. FOO/Schools – Parents at Overland Ave Elementary have negotiated with the Department of Transportation and CD5 Office to alter the traffic light patterns to provide more time for pedestrian crossing.

There are upcoming speed limit increases/decreases by the Los Angeles DOT.

Overland Ave has a proposed 5mph increase. Questions that were discussed included the need for a hazard analysis if raising the speed by 5mph (from 35 to 40). Additionally that intersection (Overland/Ashby) is controlled by a schematic. Nothing in that plan can be changed unless the grade crossing issue is reopened and approved by the CPUC.

Motor Ave – The speed on Motor is going to be reduced by 5mph between Manning Ave & Venice Ave.

Jerold Steiner discussed the illegal use of lanes. Police are starting to issue citations. Colleen stated that LAPD wants to issue tickets, but because the LADOT has failed to do required periodic traffic studies, the police are prohibited from issuing citations. If they change the speed limit, LAPD will be able to issue citations without doing a traffic study.

The Westside Neighborhood Council has done a community interest study and are requesting the speed remain unchanged. Councilman Koretz is in support of that. A motion was carried and passed for the CHHOA to write a letter of support to the Los Angeles Department of Transportation opposing any speed changes on Overland Ave.

## **VI. Public Comment**

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The meeting adjourned at 8:20 p.m.