

# CHEVIOT HILLS HOME OWNERS' ASSOCIATION

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

## Minutes for the Board Meeting Thursday, October 1, 2020 via Zoom

Directors present: Bob Keehn (President), Cindy Kane (Secretary), Mark Ackerman, Jamila Hasan, Steve Herman, Greg Pulis, Mark Sedlander, Larry Tabb

Directors not present: Jim Gilbert (Vice President), Marty Bischoff (Treasurer), Margaret Gillespie, Mike Mandel, Andrew Oelz, Brandon Reif, Omar Tirmizi

Guests: Jennifer Caspar (resident), John Mackel (resident)

### Call to Order

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

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

##### A. Approval of minutes for September

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

##### B. Follow-up to presentation by Sean McMillan (West LA Homeless)

The subcommittee consisting of Steve, Margaret, Marty, Cindy and resident Jennifer Caspar previously met to discuss the proposal submitted to the board last month. Steve reported back to the board that it was a productive conversation. The idea of having a dedicated service provider addressing this space is critical. This is an opportunity to support a worthwhile organization to get them up and running. They are still fundraising so our role at this point would be to make a commitment provided that WLAHO did further negotiations with The People Concern and brought down the total budget. They won't be taking money until they are ready to launch. The subcommittee is making the recommendation to donate \$10k. Mark Sedlander wanted to know if there was any discussion about a different or better organization to use these funds. The subcommittee addressed that question. Jennifer said that both St. Joseph and The People Concern are reputable agencies. Both Jennifer and Margaret have experience in this space. We do know that there is not another alternative. We looked at the operating budget; most of the money is operational. The overhead is only 1%. The actual delivery of the services is in the hands of reputable experienced organizations. Greg wants to make sure that we are careful to put it in writing. He suggested we make sure that they obtain full funding with and on whatever conditions we expect to see. Bob wants a subcommittee to frame the motion and clarify how it is going to work. Margaret's comments were that she wanted to know what the clear deliverables would be. The motion would be a \$10k donation condition on satisfying their proposed budget of \$211k as well as some level of evaluation and deliverables. Steve doesn't want them to have to be fully funded because if they only raised enough money for one case worker we don't want to hold them up. We are prepared to move forward; it is our intention to help out. Steve wants to take one more

chance to get it further defined. He suggested we approve the amount of the money and the subcommittee will gain more clarification. The motion is to grant the subcommittee the right to let the group know that we are moving forward with a \$10k donation and to work with the WLAHO to iron out the conditions. All board members voted to approve this motion.

C. APS issues – delivery of “paid” list to APS

We have delivered to APS a list of homeowners current on their annual dues. Greg asked if homeowners knew that this had taken place. Homeowners had been promised this years ago. Bob said that this could be done.

D. West LA Community Plan

John Mackel sent an email to several members of the board. In that email he outlined his concerns with the proposal. He reiterated that the outreach by the Planning Department was poor. He has been told by others that the area is too small. The deadline is 2 weeks from now. Bob asked him if he could put together a neutral discussion to send out via email to the community. John doesn't think it's fair to characterize what the planning department hasn't really defined themselves. It's too vague. When asked what the next steps are, John said he thinks it's DOA. We should circulate this information so residents are aware. There are so many unanswered questions that it makes it difficult to say anything in an email to the community. Mark Sedlander thinks it's difficult to craft a neutral email. The language is very vague. The Planning Department does not have any more detail on this proposed plan; they are seeking input from the community. Using the language in the proposal and including a link to the plan is all we can really do at this point to educate our neighbors. As the proposal takes shape we hope the Planning Department will offer the community more time to provide feedback. We will send another email blast of the upcoming deadline. John added that in speaking with Dan Skolnick and listening to the WNC meeting, he believes 10/15 is the hard date for comments. Mark Sedlander repeated a comment made at the WNC meeting. He is aware of some pushback. He asked for more details so residents can make comments. Planning said there are no more details. He thinks the community should comment now while the plans are amorphous. John said once things get into an EIR it is almost impossible to turn things around. Greg concurred that this also is his experience, and that it should be addressed now, before it's too late. We are all in agreement to publicize it in another email and provide a link for residents. Mark Ackerman pointed out the link to Planning Department webinars. There was some discussion about this proposal not being in the webinars. He was sending it to all board members. Mark Sedlander suggested circulating the draft email to the entire board before circulation.

E. Meeting with CD5 re federal court order/relocation of homeless

Bob reported on the virtual meeting that he and Cindy attended along with WNC, Westwood leaders, LAHSA, City representative and CD5 about complying with the Court Order. It made him uneasy. He's not sure why we were the only HOA invited. Secondly he was very concerned with the complete lack of progress reported by Paul Koretz. He's been given a difficult task; not a lot of available space in CD5. The city tells him he needs at least 20k sq feet. He got the firm impression that compliance is falling on individual councilmembers and not the city. At the end Councilmember Koretz said “we are kind of nowhere”. Bob is concerned that in the end Councilmember Koretz will decide he has no other options and put the tiny homes at the park and reference that our HOA was at a meeting where this was discussed. Bob said there are a couple of neighborhood groups forming in opposition to this. These groups are about to merge. They will be allies in the efforts to keeping this out of Cheviot.

Cindy said that they walked through all of the viable options. They may be able to get the parking lot at the federal building. Although the City Department of Recreation & Parks may oppose the park sites at Westwood and Cheviot, there may not be a choice.

The city attorney has been lukewarm about helping with “eminent domain” in taking over any hotels. Cindy reiterated that she is also concerned that CD5 could say we have been in communication with the HOA. One person in Westwood asked about the legality of putting housing in green space; there will be lawsuits. Bob said he will be candid with the neighborhood groups. It is the city and county that will be in contempt of the order. Mark Sedlander said our neighborhood has done an amazing job on helping People Experiencing Homelessness during this pandemic. Going forward we need to be sensitive to homelessness and not appear as being “NIMBY”. As we make announcements to the community we need to make sure we are clear that we are sympathetic to homeless issues. He also asked if there are any other locations in a commercial zone.

Larry agrees that there is some amount of nimbyism and we have to acknowledge homelessness however we still have a responsibility to our constituents. If this just happens it will have longer term impacts to our neighbors with membership. We need to make every effort to oppose this even if it is not in line with our personal views. Mark Sedlander agrees but said we need to do this in a respectful way. Greg pointed out that the park is not in our HOA boundaries, we are adjacent. We don’t have a lot of power. Larry suggested we write a letter to the Mayor. He asked if anyone has appealed this order. Cindy reported that Sean McMillan was on the call with CD5 and said he could get his constituents to write letters and make calls to the city. Bob said our job is not to create policy that is completely equitable, our mission stated on our website is to preserve the integrity and livability in Cheviot Hills regardless of what our personal views may be. Mark Sedlander said fairness and justice might play a part in the livability of the community. There are people who would want us to at least consider those things before we take a position. Bob concurred that we have to do this in a way that is reasonably sensitive and reasonably respectful to the very large problem that the order is trying to address. Cindy pointed out that what we have done to help the folks in the RVs has been ok. Her concern is that the population coming from under the freeway underpasses tends to be service resistant. Mark asked about other viable options. Bob said they really don’t want to have to use the parks but they never came out with other suitable locations. CD5 boundaries are large. Councilmember Koretz said that city attorney is looking at all city-owned properties. The 20k sq ft restriction has made it difficult. The council office is continuing to ask for the public’s help. The question came up about the VA. That space is only for veterans.

Larry asked about the vacant land in the Mulholland area.

Bob said he was not really encouraged by what he heard at this meeting. Bob will reach out to Nadav Ravid and get him up to speed. Perhaps he can mobilize the community. Mark Ackerman pointed out the message on NextDoor about the exit plan for the RVs. Mark Sedlander thanked us for staying on top of the tiny homes issue and that we should keep the board informed. Bob suggested a subcommittee be formed once Margaret returns.

F. Census

The deadline is approaching and we should send something out to the community with a link.

G. Cell tower issues

No update; Jim emailed that he waiting for a response to get meetings scheduled.

H. Drill site update – Michael Salman is mobilizing community leaders to follow up with CD5. He is also pressing CD5 candidates to address the drill site. Our local site is being pretty well self-regulated by the owner/operator.

## **II. SECRETARY’S REPORT/MEMBERSHIP**

- A. Membership – membership currently stands at 392.
- B. CPAB update – no update
- C. Vista Del Mar – no update
- D. Further revision of the new Cheviot map – posted on website
- E. Update regarding supplies for Rec Center/Park – Current census in the RVs stands at 90.

## **III. FINANCIAL REPORT**

No financial report generated prior to the meeting.

## **IV. PUBLIC COMMENT**

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The meeting adjourned at 8:20 p.m.