

# *Cheviot Hills News*

*Cheviot Hills Homeowners Association*

*Spring 2007*

## **General Meeting**

**Your Homeowners Association will hold its Annual Election Meeting on Tuesday March 27 at 7:30 in the gymnasium at Vista del Mar, 3200 Motor Avenue, Los Angeles, California 90034-4436.**

Under our new bylaws, directors serve for staggered two year terms. For this first election under the new bylaws, seven directors will get two year terms, and eight directors will get one year terms. Per the bylaws, the Nominating Committee met and selected a slate of 15 board members for the 2007 - 2008 term. It reported the following to the Board:

The following members were nominated for two year terms: *Steve Andelin, Carol Bahoric, Jeff Berman, Kevin Hughes, Tony Padilla, Greg Pulis, and Scott Schomer.*

The following members were nominated for one year term: *Tom Anderson, Kathy Griffis, Nancy Kattler, Brigid Kohlbrenner, Steve Moyer, Marc Roggenkamp, Gary Roth, and Jane Sindell.*

**\*\*The bylaws allow for members to run for nomination to the Board from the floor at the Annual Election Meeting. Serving on the Board is a great way to meet neighbors and to have a positive impact on our neighborhood.\*\***

## **DUES DUE**

***Dear Cheviot Hills Homeowners,***

Thanks to all of you who were dues paying members in 2006. Your much-appreciated support propelled our association to the highest levels of membership attained in the past five years and allowed us to stay just ahead of the rising costs of postage, printing, and insurance.

In 2007, our homeowners association must be prepared to meet all the challenges of 2006 and some significant new ones: our increased engagement in the light rail issue and our involvement in the coalition of Westside homeowners. Your 2007 dues contribution, whether it be the first of many, your first in many years, or your annual contribution, is vital to the association's mission this year. Please use the enclosed envelope to send in your dues contribution of \$35. Remember, only members who have paid their 2007 dues may vote in the general meeting election. Dues may be paid at the meeting, but immediate mail-in is preferred.  by *Michael Beugg*, Treasurer

### *Inside this Issue*

HOA Opposes Light Rail	Page 2
Hami High Musical	Page 3
Board Meeting	Page 4
Your Security Company	Page 5
McMansion Ordinance	Page 6
Crime Blog	Page 7
Ambassador Annexation	Page 8

## ***WHAT HAS THE CURRENT BOARD DONE?***

- After months studying the pros and cons and soliciting feedback from our members, we have taken a formal position opposing light rail along the Expo right-of-way and favoring rail along the Venice-Sepulveda alternative route (see Light Rail articles in this newsletter for more details);
- We secured \$5 million from Century City developer JMB Realty to fund local causes, such as schools, parks, etc.;
- We have brought suit against the City to enforce the traffic trip cap set forth in the Century City development plan
- We have entered into an innovative profit-sharing agreement with Century Woods HOA with respect to development of a small property in Century City (which could potentially generate substantial revenue to be used for local schools, libraries, parks, police, fire, traffic mitigation)
- We have opened our financial records to the membership (and have published detailed analysis of where dues money is spent)
- We have conducted the first ever comprehensive survey taken of our membership re several major issues facing community (with 270 responses)
- We have greatly expanded our email database
- We have initiated a “crime blog” with regular reports to members (to be added to the crime blog list, e-mail [crime@cheviothills.org](mailto:crime@cheviothills.org)).

- We have overseen completion of the 10 Freeway sound wall
- We have lobbied to keep a convicted sexual molester from taking up residence in the neighborhood
- We have monitored and submitted objections to multiple development projects during what has been the most active Century City development time period in recent years
- We have revised and passed new by laws, which hadn’t been updated in decades
- We have established good relations with our neighboring HOAs, and have used this new coalition to greatly increase our political power and effectiveness.

□ by *Kevin Hughes*, President

## ***ASSOCIATION OPPOSES LIGHT RAIL ON EXPO***

Approximately 85 Cheviot homeowners attended our January 3rd monthly Homeowners Association board meeting, at which your Board voted - with no vote in dissent - to take a formal position favoring light rail on Venice and **STRONGLY OPPOSING** light rail on the Expo right of way, and to immediately hire a consultant to make and develop the strongest possible case on our behalf.

The light rail issue resulted in the largest turnout we have ever had for a monthly board meeting. We thank you all for your interest, patience with the process, and participation. Over 30 of you spoke and voiced your opinions. We heard excellent comments with respect to: the level of

sound we can expect from a light rail on Expo; the frequency of trains to be run on the lines; the near-term impacts of construction of rail adjacent to Overland Elementary (and how this construction would likely “play” with realtors and potential homebuyers); the need to make our case based on facts and rational arguments, rather than emotion alone; the need to be PROACTIVE and present decisionmakers with compelling arguments in favor of rail on Venice rather than Expo (such as the common-sense argument that the City should build the rail where the riders are, and adjacent to those communities that actually NEED it); the fact that those older neighbors who no longer drive would likely NOT be able to benefit from rail on Expo because the nearest station would be too distant for them to walk; and the need to unconditionally OPPOSE rail on Expo rather than giving into the notion that rail on Expo is a “done deal.”

Our Light Rail Committee has helped position Cheviot for addressing the light rail issue by (a) developing 27 potential impact issues to raise during upcoming public meetings; (b) meeting with representatives of each of the relevant elected officials; and (c) establishing lines of communication so that we know what’s going on and can respond early.

Based on our neighborhood-wide survey of this issue, informal polling at each of our Light Rail Committee meetings and our November 15, 2006 General Meeting, and a vote of those attending the January 2007 Board meeting, the response of our membership has been overwhelmingly in favor of light rail along Venice and

strongly opposed to light rail on the Expo right of way.

We have set up a meeting with *Supervisor Yvonne Burke* to advise her of Cheviot’s position. We have begun forming a coalition of neighboring homeowners associations to fight this battle together. Already, Tract 7260 Westwood Gardens Civic Association and West of Westwood Homeowners Association have signed on, and their Boards have taken a formal position supporting Cheviot and opposing light rail on Expo. We have also begun the process of interviewing consultants. We understand that there are those in the community who have professional experience with EIR processes and relationships with transportation consultants. We ask that you please contact us. An easy way is to send an email to me at [president@cheviotills.org](mailto:president@cheviotills.org) and/or the Light Rail Committee Chair *Colleen Mason-Heller* at [Expo@cheviotills.org](mailto:Expo@cheviotills.org)) with any referral for a top-notch consultant.

We cannot win this fight without your help. Please continue to support us, please try to attend public meetings and hearings to show your concern, and please visit our website [CheviotHills.org](http://CheviotHills.org) for updates and meeting notices, offer to help the Light Rail Committee as we make our case, and feel free to email us with your thoughts and comments. □ by *Kevin Hughes*, President

## **HAMILTON HIGH MOUNTS “ANGELS IN AMERICA” & “LES MISERABLE”**

In April **Hamilton High School** is putting on Parts I & II of “Angels in America.” In

May the school musical will be “Les Miserable.” Please check the school web site [hamiltonmusic.org](http://hamiltonmusic.org) for dates and tickets. Box office for group tickets is: 310-280-1477.

**Hamilton Music Academy** is badly in need of new production equipment, specifically 3 new synthesizers for their bigger musical productions. If anyone can make a tax deductible donation of money or equipment please call *Jackie Shulman* (work: 213-629-9500; cell: 310-600-6489). □ by *Carol Bahoric*, schools, parks & libraries committee chair

## *The January 3rd Board Meeting*

The CHHA Board Meeting on January 3, 2007 was the most heavily attended monthly meeting in recent memory. The catalyst clearly was the impending light rail extension through the Westside to Santa Monica. This includes an upcoming scoping meeting in February (look for information on that meeting in the newsletter and on the website), the initial stages of the EIR and the hiring of DMJM to perform a study of route alternatives, mitigations etc. The DMJM representative at the meeting indicated the process for completing, issuing and reviewing the results of the EIR and study will take upwards of two years. However, there will be many opportunities throughout that period for presenting CHHA’s position on light rail which the board had to address at this meeting.

After the public comment period, the board considered and voted on two

motions: Motion One: The board will hire a light rail consultant. Motion Two: The Board will support the Venice-Sepulveda route for the proposed Westside light rail extension and will oppose use of the existing right of way which borders Cheviot Hills. That motion passed by a 13 to 0 vote. (One board member did not vote, and one was not present.)

The consultant will be hired after a Scope of Work is developed and is put out to bid. Given the shortness of time before the scoping meeting, the board must act quickly to secure services. The consultant’s initial mission is to tout the advantages of the Venice-Sepulveda route while developing a comprehensive report on the deleterious effects using the EXPO right of way will have on the residents of Cheviot Hills. The consultant will also represent the board’s position to all third parties who can influence the final decision on light rail routing throughout the EIR period.

The board voted on the motion to support Venice-Sepulveda and oppose use of the EXPO right of way as a result of the following:

- Prior surveys cited by board members and the community members present consistently supported the board’s adopted position
- An informal hand count of the membership present indicated a clear majority (of 85 members present, 85% supported the board’s approved position) of those were in favor of the Venice-Sepulveda route and against use of EXPO.

- Dissenting positions expressed by a minority of the membership present and members of the board were considered, but did not affect the final decision. An appeal by the board was made to all members' present to consider the following:

- The costs of this ongoing effort, along with existing litigation on other matters, will likely persist for years and will have severe affects on the board's budget.

- The need to increase dues paying membership (currently 775 of 1413 households are paid-up) numbers is critical

- The likelihood exists that dues will have to be increased in 2007 to ensure we do not run out of funds

Generally, the members agreed that something would have to be done and supported those notions.

□ by *Tony Padilla*

## ***Should you Reconsider Your Security Company?***

Because we have received many comments from homeowners who want to explore security company options, we decided to find out what is out there. In investigating other security companies, we would like to offer the following information on ACS Security to our members.

One company, **ACS Security**, is a local security service that offers local alarm monitoring and patrol services for

residential customers. From surveillance and access control to monitoring for fires and fumes, they have all the security services one would need. Their Services Include: Personalized Residential Systems, Alarm Surveillance, Card Access, Access Control, CCTV, Monitoring for Fires and Fumes, Panic Buttons, Medical Buttons, Patrol Services, Vacation Watch, Local Alarm Monitoring, Escort Services.

### **OTHER FACTS ABOUT ACS**

- ✓ ACS is the exclusive security company for the Beverlywood Homeowners Association.
- ✓ All ACS security officers have had a FBI background check and have a California fire arms permit.
- ✓ ACS' office is in Bel Air.
- ✓ ACS can convert other systems to work with their system 95% of the time.

If enough homeowners within our Cheviot Hills boundaries decided to utilize ACS Security this is what they have proposed: If 120 homes are utilizing ACS services they will provide 1 car to patrol our neighborhood 8 hours per day, 250 homes will get us 16 hours of patrol per day (1 car), 390 homes will equal 24 hours of patrol per day (1 car). So as you can see there is strength in numbers. If you are unhappy with your current security service, we encourage you to investigate your options. ACS Security's contact for our area is *Mike Brown* (310) 909-3713.

□ by *Alisa Griner*, Police & Fire Liaison

## *STOP THE BOX*

*No matter where you drive in Los Angeles, you are likely to see "McMansions,"* houses that are much larger than the surrounding houses and, in an effort to build the largest legally-permissible structure, are often shaped like a box. Cheviot Hills certainly has its share of McMansions. In fact, one developer has built almost two dozen of them, and recently purchased another dozen Cheviot properties.

**The McMansion problem has become so acute that the Los Angeles City Council has proposed an ordinance that, among other things, would establish a ratio between lot and house size.** (File No. 06-1293.) The L.A. Department of City Planning has just announced two public hearings for the purpose of discussing the proposed ordinance and other ways of dealing with this growing problem. The dates and locations of these hearing are: **March 21, 2007**, Marvin Braude Building, 6262 Van Nuys Blvd., Room 1A (Van Nuys) and **March 29, 2007**, Medina Parking Facility, 11214 West Exposition Blvd., Los Angeles. For both, Open House 5-6 p.m. and Public Hearing 6:30-8:00 p.m.

Written comments can be sent to *Erick Lopez*, City Planning Department, 200 N. Spring Street, Room 621, Los Angeles, CA 90012. They should reference Case No. CPC-2007-0106-CA and must be received by April 6, 2007. A copy of the proposed ordinance can be found on the CHHA website: <http://www.cheviotills.org/mcmansions.htm>

This is an important issue for all Los Angeles homeowners, including those who live in Cheviot. The CHHA Neighborhood Preservation Committee will be submitting written comment and making a presentation at the hearings. Questions regarding the proposed ordinance can be sent to the Committee via email at: [preservation@cheviot.hills.org](mailto:preservation@cheviot.hills.org). □ by *Jeff Berman*, Neighborhood Preservation Committee Chair

## *NEW LIGHT ON PICO?*

The L.A. Department of Transportation (DOT) at the request of 20th Century Fox Studios (Fox) is considering installing a traffic signal at Pico Boulevard and Fox' west gate to service its new parking structure. Fox has claimed the right to such a signal and that the signal is necessary for safety reasons. We understand that any signal at that point would not be installed without community involvement, but we are concerned that this might become a reality.

Councilman Weiss' office and the DOT are aware that we and other homeowners associations oppose a traffic signal because it poses a significant danger to our community. It means more Fox commuter and truck traffic on Pico Boulevard, a street fighting gridlock at every intersection. There are 3 schools and a fire station on that street within less than 1/2 mile of that location. We have families and school car pools traversing that exact area to bring children to after school activities at Cheviot Hills Park. We want to make sure that all other possibilities are explored before a traffic

signal is installed. CHHA urges you to express your concerns about this matter to our elected officials and DOT by email, phone or mail. We suggest that you oppose the traffic signal and support scheduling of a community meeting with homeowners associations, homeowners, renters, businesses, schools and parents, where *all* get a chance to speak. □ by *Carol Bahoric and Greg Pulis*

## ***Crime Blog***

We have had some disturbing items in the crime blog. First, there was a “Child Annoyance” reported that could have easily turned into a possible abduction but the quick thinking of an 11 year old girl kept her safe. Please discuss with your child safety precautions and remind your child never to accept a ride or any item from a stranger. Also, it appears that there has been a home invasion robbery in the neighborhood next to ours and a distraction burglary. If you would like to regularly receive such information by email, email [crime@cheviot hills.org](mailto:crime@cheviot hills.org) and put “Add Me to Crime Blog” in the subject line. □by *Alisa Griner*

## **CHEVIOT HILLS HISTORY**

**Our history starts with Abraham Lincoln.** *Abraham Lincoln King* and his wife *Frankie L. le Forge King* were the last owners of the tract land before it was developed into Cheviot Hills. “A. L. King and Frankie L. King” recorded Tract number 1938, “Being a part of a portion of Lot 1, Tract of Francisco Higuera in the Rancho Rincon de los Bueyes” on September 23, 1912.

As some of the first and most prominent residents of The Palms, the *Kings* were well-known; the family’s affairs were reported on the Los Angeles Times’ society pages, and their home was featured in the paper. The house and ranch were remembered years later by those who grew up in the area, like the late *Mildred Tabor*, a Palms octogenarian who, in the 1990s, lived in the (still standing) charming yellow house just north of Tabor Street on Motor Avenue.

That the *Kings* sold the nascent Cheviot Hills tract in 1923 probably was not happenstance. The Palms (laid out in unincorporated Los Angeles County in 1886) had been annexed to the City of Los Angeles in 1915. The Palms ran north to Manning Avenue (known as Hughes Avenue until 1924), which had been the border between Rancho La Ballona (to the south) and Rancho Rincon de los Bueyes (to the north). On May 16, 1923, the same year that the *Lincolns* sold their ranch to *Frans Nelson & Sons* for development, the area north and west of Palms was annexed to the City of Los Angeles in the **Ambassador Annexation**.



PICTURED IN 1914  
L.A. TIMES ARTICLE  
“RENOVATION AT ‘THE PALMS’”

## AMBASSADOR ANNEXATION

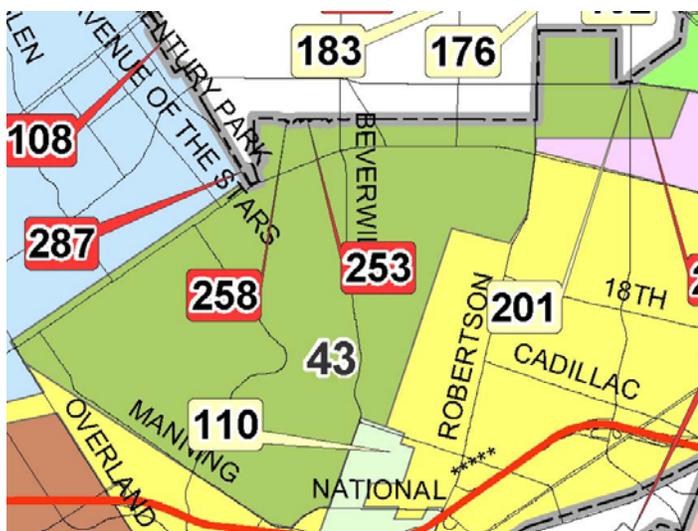
On May 16, 1923 the **Ambassador Annexation** added 1684 acres (2.63 square miles) to the City of Los Angeles – including the area where we live. The namesake for the Ambassador Annexation was likely the Ambassador Golf Club – now Rancho Park Golf Course. The Ambassador links were opened in 1921 by the Ambassador Hotel. By 1922, the links had been renamed the Rancho Golf Club (see <http://rancho.lagolfclubs.com/clubs/home.cfm?tab=1&clubid=29>). The forty-third addition to Los Angeles city limits, the Ambassador Annexation was initially rejected (on October 10, 1922) because the annexation petition did not include the carrying charges on Los Angeles' “recently approved \$12,000,000 sewer bond issue.” □ by *Jonathan Weiss*

## Famous Golf Pros to Aid War Heroes.

One of the greatest golfing events of the winter season will take place at the course of the Ambassador Hotel, situated out on West Pico Boulevard, directly opposite the Los Angeles Speedway, on Wednesday. Jim Barnes, the American and newly crowned California open champion, and Jock Hutchison, the British open title-holder, will play their first game there and will be opposed in the morning by Eddie Loos and Arthur Clarkson, two local professionals. In the afternoon they will play against Dr. Paul M. Hunter of the fashionable Midwick Country Club and Erwin S. Armstrong, a prominent playing member of the Los Angeles Country Club.

The proceeds from the affair will go to the wounded World War veterans, so a nominal charge of \$1 will be charged.

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The Cheviot Hills News is published by the *Cheviot Hills Homeowners Association*, Post Office Box 64458, Los Angeles, California 90064-0458. Board: *Steve Andelin, Stacy Antler, Carol Bahoric, Michael Beugg* (treasurer), *Jeff Berman, Peter Glassman, Alisa Griner, Mark Huberman, Kevin Hughes* (president), *Kurt Kroner, Tony Padilla, Greg Pulis* (vice president), *Scott Schomer, Robert Simon*, and *Jonathan Weiss* (secretary). Editor for this issue: *Jonathan Weiss*. Contributors: *Carol Bahoric, Jeff Berman, Michael Beugg, Alisa Griner, Kevin Hughes, Tony Padilla, Greg Pulis* and *Jonathan Weiss*.