

local community and keeps jobs in Los Angeles, it is acutely aware that it can lead to neighborhood disruption and inconvenience.

In this regard, the Board has sought to limit the number of permits issued during a particular period with special attention to the number of permits issued on any single day. In addition, the Board has sought to restrict production parking to one side of the street in most instances, or to require production to use off-site or private parking where possible. The Board has also requested that permits include conditions concerning trash removal, limited filming hours, and other conditions that make filming less intrusive. In order to enforce these restrictions the Board has successfully mandated that productions in the community include a LAPD officer or a Film LA monitor on site to ensure compliance with the permit and to keep traffic moving. Finally, in addition to mitigating the potential disruptions caused by filming, in some instances the Board has sought and received donations from production companies filming in the area to help fund the 24/7 security patrol the CHHOA provides to the neighborhood and for other community-related activities. If you have questions or concerns about filming in the neighborhood, we encourage you to reach out to a Board member or to attend a monthly CHHOA meeting.

Lawrence Tabb
CHHOA Board Member

CITY'S SECOND UNIT POLICIES AND PRACTICES RULED ILLEGAL

On February 25, 2016, Superior Court Judge James Chalfont ruled that since May 2010, Los Angeles has been unlawfully refusing to follow its own adopted zoning standards for second units (sometimes called "granny flats"). Under state law, second units may be constructed "by right" in any area zoned single family residential. Local governments can choose to establish and follow their own local second unit standards or, if they do not, they must issue second unit permits in accord with very lenient "default" state standards that do very little to protect the surrounding neighborhood.

The City has issued almost 400 second unit permits in the last six years. Judge Chalfont determined that during this time the City has been deliberately ignoring its adopted standards based on mistaken legal advice from the City Attorney's Office. The Court's ruling ordered the City's Building Department to stop issuing permits that violate the City's adopted second unit standards.

The Cheviot Hills Homeowners Association has supported the legal challenge to the City's second unit policies brought by Los Angeles Neighbors in Action with both financial support and letters sent to the City's administrative agencies. The Association's letters have emphasized that the City's ongoing refusal to follow its adopted standards has undercut neighborhood legal protections and allowed arbitrary density increases in random locations without needed infrastructure.

Carlyle Hall
CHHOA Resident

THE CITY SCHOOL TRAFFIC ASSESSMENT STUDY

Most community residents are by now aware that a charter school, The City School, is planning to re-locate from its current location on Pico Boulevard to a space on the northeast corner of Motor Avenue and National Boulevard.

On December 29, 2015, the Los Angeles Department of Transportation issued its initial approval of the School's traffic assessment study. The CHHOA Board received a copy of the LADOT approval letter shortly thereafter. After reviewing the approval letter, and with the benefit of a town hall-style presentation by the School at Vista del Mar in early January, the Board concluded that it should appeal from the LADOT approval letter because anticipated traffic generated by the School was expected to exceed what is permissible under the Century City Neighborhood Traffic Mitigation Plan. Accordingly, the Board submitted an appeal on January 13, 2016. Three other groups or individuals in the surrounding communities also submitted appeals.

We received the LADOT response to our appeal, dated February 25, 2016, in early March. Although LADOT determined that the School's traffic assessment study had been "prepared in accordance with current impact analysis policies and procedures," LADOT also decided that the study had "neglected to accurately reflect some of the unique conditions that comprise the project." Accordingly, LADOT concluded, its December 29, 2015 initial approval letter was "no longer valid" and LADOT will require the School to submit a revised traffic assessment study. We understand that the School expects to submit a revised study in the near future.

Robert Keehn
CHHOA Board Member

COMMUNITY CALENDAR

Celebrate Israel

Israel's Independence Day festival returns for its fifth year to Rancho Park, Cheviot Hills Recreation Center on May 5. Included in the festival are carnival rides and free family/kid attractions; a heritage and cultural pavilion; live multi-cultural local and international entertainment, and FOOD. Opening the festival will be a community walk down Pico in solidarity with Israel. For information and pre-sale tickets go to CelebrateIsraelFestival.com.

Pick Pico

On May 22, 2016 **Pick Pico**, a free local street fair to showcase local businesses and artists, is coming back to our community. This fun family event, sponsored annually by the Westside neighborhood Council, includes booths to introduce area residents to local services, food, and entertainment. In addition there is an all-day art show featuring local artists.

If you own a business on Pico, or Westwood Boulevard south of Santa Monica Blvd., and are interested in selling goods/services or just meeting new customers, please go to pickpico.org and click the sign-up link. **Sign up closes APRIL 1st.**

Cheviot Hills News

Cheviot Hills Home Owners Association

www.cheviot hills.org

Spring 2016

A NOTE FROM THE PRESIDENT:



Dear Friends and Neighbors,

My name is Gregg Spiegelman and I am the recently-elected President of the Cheviot Hills Homeowners Association ("CHHOA"). I have been fortunate enough to have met many of you over the past four years, after I started our local Neighborhood Watch Program.

The Neighborhood Watch Program was designed to educate residents of Cheviot Hills about how to be more vigilant and how to "harden the target" when it comes to their homes. A special thanks to all of the volunteers that became block captains for their streets. Due to the success of the program and its widespread support, we have seen a sharp decrease in major crimes in our community. If you are not already involved with the Neighborhood Watch Program, please reach out to your block captain. If you do not have a block captain, please consider volunteering to become one. It does not take much time and benefits you, your family, and your neighbors.

I am honored to be the seated President for the 2015-2016 year and truly look forward to working to bring Cheviot Hills together as one community rather than 1400+ individual homes. There is a reason we all choose to live here and a reason why we see new families moving to Cheviot every week. The aesthetics speak for themselves, our schools are amazing, our location is prime, but most of all, the people in the community make Cheviot Hills a coveted place to live and raise a family.

Your HOA Board meets every month to discuss matters that directly affect our neighborhood and all local residents. The Board consists of 12 residents who **volunteer** their time. Unfortunately, as life would have it, all of the members of the Board also work full time, so we are always in need of other community members to sit on committees and chair committees to continue to improve our community. Cheviot Hills can only be as good as we make it and as good as we commit to make it. We hope you all take some small amount of time to volunteer in your own way.

Many residents have experienced difficulty and frustration with the HOA in past years due to legal battles and issues related to the MTA Expo Line. I am here to work to regain your trust so we can move forward together and get more families reengaged in our community.

If you would like to make a difference and help in areas in which you have an expertise or interest, please reach out to me directly and let me know. We will make it easy on you to contribute your time and resources.

The following are existing committees or committees that we hope to start this year to further improve the community:

- Filming
- Cell Towers
- Schools
- Neighborhood Watch
- MTA Expo Line / Bike Path
- Land Use
- Friends of West LA (FOWLA)
- Rancho Park Golf Course
- Cheviot Hills Park
- Trees
- Security
- Communications
- Membership
- Parking
- Community Building / Neighborhood Networking
- Traffic
- Cheviot Hills Park/Rec. Center

Last year, only about half of the homes in Cheviot Hills contributed as dues-paying members. We need to increase participation to accomplish our goals and to see the impact in our neighborhood. Over the next year, it is the goal of your HOA Board to help build a tighter-knit community. In doing that we aim to improve the security patrols that are currently provided 24/7 throughout Cheviot, offer a membership discount/rewards program to many of our local restaurants and retailers (for all paid HOA homes), and to host one or two events that will enable the members of our community to reach out to each other, network, and get to know our neighbors better.

Additionally, we recently revamped the CHHOA web site, located at www.cheviot hills.org. For the first time ever, you can

Continued on Page 2

Inside the Issue:

A NOTE FROM THE PRESIDENT	PAGE 1
CHEVIOT HILLS REMEMBRANCE	PAGE 2
EXPO TRAINS ROLL OUT	PAGE 2
FRIENDS OF OVERLAND	PAGE 3
NEIGHBORHOOD FILMING	PAGE 3
CITY'S SECOND UNIT POLICIES	PAGE 4
COMMUNITY CALENDAR	PAGE 4

conveniently pay your annual dues online with a credit card, directly through the website. Just click on the JOIN button/banner and sign up.

For those of you not yet signed up, NextDoor.com is a great, free resource for everyone in Cheviot to stay in touch, offer referrals, and to help get the word out for just about anything. NextDoor.com is a wonderful way to stay engaged with what is going on in your direct area. You can sign up easily and quickly by going to <https://cheviotills.nextdoor.com>.

Throughout the rest of 2016, I look forward to working with the other CHHOA Board members and all the members of our community to help spark even more life and camaraderie into our already vibrant community

If you have any questions or concerns, or are interested in joining any of the above-mentioned committees, please do not hesitate to email me any time at president@cheviotills.org.

I look forward to seeing everyone around the neighborhood.

Gregg Spiegelman
Cheviot Hills HOA – President

CHEVIOT HILLS REMEMBRANCE

I've been a resident of Cheviot Hills for 20 years. We bought our first house on Butterfield and Patricia in 1995, after living in other "Cheviot Hills Adjacent" homes for a number of years. All in all, we've lived within a one-mile radius for over 25 years. Our children attended neighborhood schools from preschool through high school, and played all of their extracurricular sports at the Cheviot Hills Recreation Center. I can't count the number of weekends we spent on the grass or in the gym watching the children from the neighborhood play, learn, and bond with each other while their parents laughed and bonded right along with them. Whenever someone asks me about Cheviot Hills, I always say it's a great place to raise a family.

We've been through some challenging times too. We were here during the riots, when neighbors lined the aisles in the Cheviot Hills Vons to stock up on essentials because we had no idea what would happen next. We were here during the Northridge earthquake when our entire kitchen floor became a sea of broken glass. We only realized our chimney had fallen down when neighbors walked by and pointed. We were here during El Nino in 1998 when water gushed down Butterfield Road like a river. The thunder and lightning actually sent our kids running under their beds for cover. We were here during 9/11 when the line stretched down the block from AAA Flag on National with people buying American flags in a show of solidarity. That day also happened to be the first day of school for our twins, who had been excitedly waiting for "the big day" all summer. I called the school (a neighborhood school) to ask whether they were going to open, and the principal said they would be open for whoever wanted to come. We decided to go and, although our 4 year-olds had a vague idea that something bad had happened, all they could see were the shiny new paints and clay set out for them and their new friends. Even though those were scary times, we always felt the strength of our community.

I've watched as our neighborhood's architecture has changed (a hot-button issue) and as traffic has come to a standstill (another hot-button issue). But the fundamentals of our community remain unchanged. I have the best next-door neighbors one could ever wish for [shout out to David and Vicki]. I see the same people walking their dogs every day when I walk mine, and we always stop to chat even if just for a minute. Most of the families around us have lived here for decades. Here's to decades more!

Margaret Gillespie
CHHOA Resident

EXPO TRAINS ROLL OUT ON MAY 20

The Expo Authority ("Expo") and Metro have announced that the Phase 2 Expo line trains will begin rail service on May 20, 2016, with an opening ceremony in Santa Monica. Phase 2 of the Expo line will travel on two parallel east/west tracks from the Venice/Robertson Culver City station to Colorado/4th Street in Santa Monica.

The trains will enter Cheviot Hills elevated above Motor on a rebuilt rail bridge and continue through a refurbished freight train tunnel under the I-10 Freeway. Trains emerge from the tunnel in back of homes on Northvale Road and travel in the Northvale Trench below street level for a few blocks. Near Cheviot Drive the train tracks begin their rise to rooftop level passing above Northvale homes. As the ground levels out, the trains pass Overland Elementary School to cross Overland Avenue at street level at a new signalized intersection.

There are no sound walls or visual barriers on the Cheviot side of the tracks to block train noise or passenger overlook. The Expo environmental impact review said they were unnecessary. If noise becomes a problem there is a process for individuals to address it on a case-by-case basis. Expo also determined that the existing landscaping would protect residents from passenger overlook. Unfortunately, construction impacts coupled with drought have denuded much of the protective Northvale greenway, which was City funded in the 1960's. CHHOA has contacted Expo and CD-5 for remediation assistance and that effort is continuing.

Trains will run every 12 minutes at most times of the day with service beginning about 4 a.m. on weekdays and ending around midnight. As there are trains going in two directions, a train will pass from either direction about every 6 minutes to start. On Friday and Saturday nights, trains will run until 2 a.m. As ridership increases the trains are approved to run every 5 minutes (a train every 2 ½ minutes). However, to interface with the Blue Line which shares some Expo tracks, every 6 minutes (a train every 3 minutes) is more likely.

- The trains are approved by the California Public Utilities Commission to travel at 55 mph across Overland Ave., but because of the curved track, angled at-grade crossing, and obscured line of sight for approaching vehicles and train operators, the trains may have to proceed more slowly.
- A regular adult fare on Metro is \$1.75 and includes two

Continued on Page 3

hours of free transfers. That means you will be able to travel between Santa Monica and 7th/Metro Center (near Staples Center), the end of the Expo line, and then change to another train to such destinations as Long Beach, Pasadena, and Hollywood all for \$1.75.

- For more information on the startup of train service go to metro.net.

Area Expo Stations

- **Palms** is an elevated station built on the previously existing elevated Southern Pacific rail crossing located at the intersection of Palms Boulevard and National Boulevard, near the intersection of Manning, National, Palms and Exposition. The Palms station has no patron parking.
- **Westwood/Rancho Park** is a street level station on Westwood Boulevard, south of Pico Boulevard and the Westside Pavilion. There is no parking available at the Westwood Station which is expected to be the busiest station on the line with over 5,000 daily boardings projected.
- **Expo/Sepulveda** is an aerial station on Sepulveda Boulevard, just south of Pico Boulevard, adjacent to the cement factory. There will be 260 parking spaces charging \$2/day for transit patrons. Non-riders will pay a higher fee.
- Continuing west of the I-405, the elevated **Expo/Bundy** station will have 250 parking spots and the 17th Street station in Santa Monica will have 70.

At-grade Rail Crossings

Metro is holding safety trainings at local schools to educate children of the risks posed by at-grade light rail crossings. In addition to the crossing at Overland Ave. close to Overland Elementary, there are additional street level crossings in our area at Bagley/Exposition, Westwood/Exposition, Military/Exposition, and Barrington/Exposition.

All of the street level crossings have new traffic signals and quad safety gates. For safety, trains are required to blow train horns and sound crossing bells at each train's approach and crossing at street level crossings.

Train Safety

- It is not only unsafe but against the law to walk along light-rail tracks or to trespass on rail bridges or in tunnels.
- Pedestrians, motorists, and bicyclists must cross only at designated crossings. Tracks at these intersections are embedded in the ground for safer crossing.
- Light-rail trains move faster than freight trains- as fast as 55 mph. It takes the length of two football fields for a train to stop.
- Metro warns drivers to remember that there are two parallel tracks with train traffic in opposite directions. Trains can come at any time, from either direction. Many accidents are from failure to watch for the second train.

For additional information from Metro on safety in the light rail environment, go to <https://www.metro.net/about/transit-safety/>.

Personal Security

Metro advises that, "while cell phones, smart phones and other electronic devices are great ways to use your time on board, they can be attractive targets for thieves." A few simple precautions can reduce your risk.

- Be Alert -- Most thefts are surprise grabs, with phones or other items taken from unsuspecting riders who may be engrossed in using them at that moment.
- Be Secure -- Put your phone away when getting on and off trains and buses. It is a prime time for thieves to strike.
- Be Aware -- Trains are a favorite venue for phone thefts due to the large number of passengers and exits.

For more information on transit safety and personal security, please go to: <https://www.metro.net/riding/safety-security/>.

Colleen Mason Heller
CHHOA Light Rail Chair

2016 FRIENDS OF OVERLAND GALA AND AUCTION

Over 250 Overland Elementary School parents, teachers, and administrators celebrated at the 27th Annual Friends of Overland (FOO) Gala and Auction at the Le Meridien Hotel in Santa Monica on Saturday, March 5, 2016. The event raised thousands of dollars to continue to fund the programs that make Overland Elementary School a California Distinguished School, including Technology, Art, Music, the Science Lab, and Classroom Reduction Teachers. Numerous corporate and community sponsors, including the Cheviot Hills Homeowners Association, supplemented funds raised by the parent body. At the event, the Family Spirit of Philanthropy award was presented to David and Heidi Huff for their volunteer leadership on campus as well as their generous financial support for many years. The Corporate Spirit of Philanthropy Award was presented to the Friends of West Los Angeles (FOWLA). Mike Eveloff, President of FOWLA, accepted the award and both the Huffs and FOWLA continued their generous spirit at the event and presented checks to Overland Elementary School Principal, Anna Born. A great event for a terrific public neighborhood school in Cheviot Hills!

On a side note, earlier this year, Anna Born was award the 2016 Principal of the Year by the Association of California School Administrators. Ms. Born was recognized for her professional achievement in earning her peers' recognition.

Steve Herman
CHHOA Board Member

NEIGHBORHOOD FILMING

The Cheviot Hills Homeowners Association (CHHOA) Board continues to work closely with the Los Angeles Police Department and Film LA to monitor and regulate filming in the neighborhood. Board members have met with both organizations, and representatives of both organizations have attended CHHOA meetings to discuss methods to limit filming's impact on the community. While the Board recognizes that filming supports the

Continued on Page 4