



Gold Coast of Italy

Minutes from the February 23, 2021 Annual General Meeting

The February 23, 2021 Annual General Meeting was held virtually due to COVID-19 and conditions mandated by LA City limiting public gatherings. Residents received a Zoom link to attend the 7:00 pm meeting. There were approximately 64 residents in attendance.

Presenting and in attendance: CMHO Board of Directors: Cindi Young, President; Fred Vogler, Vice President; Jim Breslo, Secretary; Michele Shafroth, Treasurer; Greg Lovett, Zoom Meeting Host; Dan Groen. Absent: Josephine Chen-Habiby.

Speakers: Judy Orsini, Compass Realty; Joanna Spak, Area 1 Rep, PPCC; Bart Young, President, CSC.

The Annual General Meeting began at 7:10 pm.

2021 Annual Election for Board of Directors

CMHO President Cindi Young introduced members of the 2020 Board, all of whom were running for re-election. There were three new candidates as well: Rikki Gordon, Julie Morley and Allen Pack, who were given the opportunity to introduce themselves and address their reasons for wanting to serve. Rather than a live vote, ballots containing the names of all seven incumbents and three new candidates were mailed to residents in February. Ballots returned with a post-mark date on or before March 4 qualified for the vote. Two sets of independent ballot inspectors tallied the votes with identical results. **Congratulations go to the following seven residents who will be serving the community as the 2021 CMHO Board of Directors: Rikki Gordon, Dan Groen, Julie Morley, Allen Pack, Michele Shafroth, Fred Vogler and Cindi Young.** The Board will meet in March to confirm Architectural Committee and Advisory Committee members.

Treasurer's Report

The December 2020 financial statement was summarized by Treasurer Michele Shafroth:

Total Receipts	\$ 33,462	68% Dues; 32% Architectural Planning Fees
Total Disbursements	(29,920)	Insurance, legal fees and salary for Plan Coordinator
Net Receipts	\$ 3,542	

Balances of General Accounts (excluding projects)

Checking	\$ 9,416
D&O Reserves	\$ 43,104

Balances of pass-through accounts (accrued donations for specific projects):

Garden Project	\$ 1,935	Gardening and maintenance at and around the perimeter of the Fire Dept. at the corner of Sunset and Los Lions
Brush Clearance	\$ 9,306	

Architectural Committee Report

One of the most important topics covered each year at the Annual General Meeting -- a recap of construction projects in the neighborhood -- was unintentionally excluded. Board President Cindi Young took responsibility for the oversight and apologized to AC Chair Flora Cordic and all the hard-working members of the committee for the omission. The project recap follows:

- 269 Bellino Drive** - Backyard bar and kitchen area. Plans submitted 6/24/2020.
- 336 Bellino Drive** - New construction. Revised plans submitted 2/26/21
- 204 Coperto Drive** - New construction. Plans submitted 9/6/16
- 210 Monte Grigio Drive** - Deck over garage. Plans submitted 3/8/21
- 238 Quadro Vecchio Drive** - Front cinderblock wall. Plans submitted 10/14/20
- 17543 Tramonto Drive** - New construction. Plans submitted 8/4/16
- 17642 Tramonto Drive** - New construction. Revised plans submitted 2/27/20
- 17757 Tramonto Drive** - Remodel. Plans renewed 8/13/20
- 17774 Tramonto Drive** - Remodel and roof deck. Plans submitted 6/16/20
- 221 Tranquillo Road** - Backyard trellis structure. Illustration submitted 3/10/21
- 233 Tranquillo Road** - Minor remodel. Plans submitted 8/3/20
- 17880 Vicino Way** - New construction. Plans submitted 6/12/20

The AC meets once monthly, although communication with builders and owners can occur daily in an effort to keep projects on schedule. Its primary responsibility is to uphold the CC&Rs (covenants, conditions, and restrictions) governing our community. Every homeowner receives a copy of this document upon purchasing a home in Castellammare Mesa. It's important for all residents to be familiar with the CC&Rs because it regulates construction with respect to the protection of views, height and set-backs. The CC&Rs, Architectural Guidelines and other reference documents may be found on the CMHO website at <https://castellammaremesa.com/reference-information/>.

Report on Current Real Estate Trends in Pacific Palisades – presented by Judy Orsini, Compass Realty

The median asking price is \$5,695,000 as compared to \$4,897,000 in 02/2020 – a more than 16% increase. There were 74 single family homes on the market at 2/23/21, as opposed to 88 at the same time last year. The homes range from 1+1, 1005sf on Castellammare with views, built in 1952 listed at \$1.5 million to 8+14 on Corona del Mar in escrow listed at \$34 million.

Seven properties sold in our tract ranging from 3+3 built in 1954 at \$1,925,000 to a 6+7, 7,776sf on a 34,710sf lot on Coperto for \$8,190,000. (The Coperto home is not actually in our tract, but very much a part of the community.) Year-to-date, two properties have sold in our tract: a 3+3, 2153sf on Tranquillo built in 1954 sold for \$2,522,500; and the 5+7 new home on Monte Grigio sold for \$8,015,000.

In the Lease Market there were six properties rented ranging from a 3+2, 1723sf home that leased for \$8,000/month to the newly sold Monte Grigio property that originally leased for \$35,000/month.

Last year, and every year since the third quarter of 2011, we have been in a Seller's Market. The real estate statistical tool ALTOS reports that a weakening in the Seller's advantage accelerated in the early months of COVID, when there were so many unknowns. Many sellers who had to sell, took a loss. As Spring progressed and there was more information on the pandemic, there was an acceleration in the desire to purchase properties – a searching for larger spaces to work from home, educate their children, etc.

Since last Spring there has been an increase in multiple offers, partially fueled by historic lows in the interest rate market. There were lows of 2.5 with 1 point and 2.75 paying 0 points. We are currently at 2.875 with 1 point and 3.125 with 0 points.

Recent Changes to Real Estate:

Effective January 1, 2021, California Assembly Bill 38 requires that State and Local 'Very High Fire Hazard Severity Zones' (such as ours) must be disclosed. All sellers of property within that category have additional property information to disclose regarding property improvements, fire safety and defensible space. There is a new Calif. Assoc. of Realtors form, "Home Fire Hardening Disclosure and Advisory," which, unlike third party disclosures provided by several different companies, comes at the very beginning of the transaction and cannot be missed.

The documentary City and County taxes are on the rise, specifically in Santa Monica and Culver City where they have been substantially raised. Pacific Palisades is still OK with a combined transfer tax of \$5.60 per \$1,000 of transfer value. But that could change.

Every home has an automatic homestead exemption based on County median sales prices. At 12/31/2020, the exemption was \$75,000 - \$175,000. However, as of 1/1/21, the range is now \$300,000 - \$600,000. The Homestead exemption is for worst case scenarios and not for normal circumstances, such as defaulting on your home loan. Another possible change that has not yet been implemented is the anticipation that the "stepped-up basis" in the tax code could be modified or eliminated entirely. This will not affect homeowners while living but could impact the beneficiaries to your home in a significant way. If the "stepped-up basis" is eliminated, your beneficiary would inherit your home on the basis of what you originally paid for it. The rest would be subject to capital gains.

Proposition 19 that recently passed allows anyone over 55, disabled or victims of natural disasters to move up to three time and take their tax basis with them anywhere in California. It also eliminates the 'equal or lesser value' test, which allows the transfer of the assessed value of the original home to a more expensive home. Proposition 19 takes effect 4/1/2021. This proposition also places new limits on the inheritance of the assessed value of family property by children. There are many elements of the measure that will need to be clarified in order for the 57 LA County assessors to administer it properly. County Assessor Jeffrey Prang is working to minimize any disparities in administering Proposition 19. Before deciding to take advantage of the new rules, your tax professional should be consulted.

Report on Legislative Changes Affecting Castellammare – presented by Joanna Spak, Area 1 PPCC Rep.

Development at the former Jack-in-the-Box site

Despite significant opposition from the community, the City Council Planning and Land Use Management Commission, in its hearing on February 16, rejected the appeals of the Edgewater Towers HOA and Pacific Palisades Residents Association to block construction of a 5-story, 39 unit apartment building that includes 3,000 square feet of retail space at street level at the site of the former Jack-in-the-Box restaurant on Sunset Blvd. However, during the meeting, the developer voluntarily offered to add four moderate income affordable units to the

project on top of the four very low income affordable units already required to qualify for a density bonus. Perhaps a good win for the community despite the disappointment of losing the appeals.

Brentwood/Pacific Palisades Community Plan

The City is currently in the process of updating all 35 Community Plans that make up the Land Use Element of the City's General Plan. The Brentwood/Pacific Palisades Community Plan was targeted to begin the update process in early 2021, but, due to delays related to the pandemic, the start date has been pushed out to 2022 and possibly as late as 2023. In the meantime, updates of other elements of the City's General Plan, which may have a significant impact on the direction of the Brentwood/Pacific Palisades Community Plan, are moving forward, including the Housing Element, which focuses on the City's current and future housing needs and the strategies for meeting them. The Housing Element, in particular, must be finalized by state law by mid-October 2021. The Pacific Palisades Community Council is actively monitoring progress on the Housing Element and has weighed in with a comment letter to City Planning.

Mello Act Ordinance for the City of Los Angeles

The Mello Act is a state law enacted in 1982 which serves to preserve and expand affordable housing in the Coastal Zone by requiring the replacement of affordable units when an existing structure is being demolished or converted, and the inclusion of affordable units in any new development. The City of Los Angeles, which has been implementing this law via a set of interim administrative procedures, is drafting an ordinance to replace those procedures with a code section in the Los Angeles Municipal Code. The new ordinance seeks to clarify and standardize controls (e.g., placing HCIDLA in the decision-maker role for all reviews, assessments, feasibility studies and enforcement) as well as provide more protection for affordable housing. There are still exemptions to Mello Act review in the new ordinance, with an exemption for owner-occupied single-family residences perhaps being the most important for Palisade's residents. However, having additional residential units on your property (e.g., Accessory Dwelling Units) may disqualify you from that exemption. The City Planning Commission will be reviewing the ordinance in its scheduled hearing on February 25.

State Zoning Legislation

In an effort to deal with the state's housing crisis, a significant amount of state legislation has been proposed that targets increased density (many of it on a by-right basis) in residential zones without regard to geography and infrastructure. Pacific Palisades Community Council has repeatedly requested that an unconditional exemption for the Very High Fire Hazard Severity Zone be included in this legislation as there is a significant concern that emergency response and evacuation efforts could be negatively impacted by increased density in fire zone neighborhoods.

Results of the 2021 CMHO Survey – presented by members of the CMHO Board of Directors and Guest Speakers

The objective of this survey was to help the Board assess our community's common goals and create initiatives that reflect these goals. The survey was structured into categories: Social/Recreational; Security measures, Fire Prevention; Architectural Compliance; Neighborhood Beautification. The initial distribution went to 229 CMHO resident email addresses on January 28, with a follow-up mailing to non-respondents on February 15. The final results were transcribed from 108 complete responses or 47% of the total distribution.

Respondents were asked to rank the five category initiatives in terms of their importance. The results of the total rankings were quantified in a weighted index that revealed definite favorites with small margins between each:

Neighborhood Beautification	68
Architectural Compliance	66
Fire Prevention	59
Security Measures	58
Social/Recreational	50

Details on the complete results of the 2021 survey may be found on the CMHO website at <https://castellammaremesa.com/wp-content/uploads/2021/03/2021-CMHO-Survey-Results.pdf>

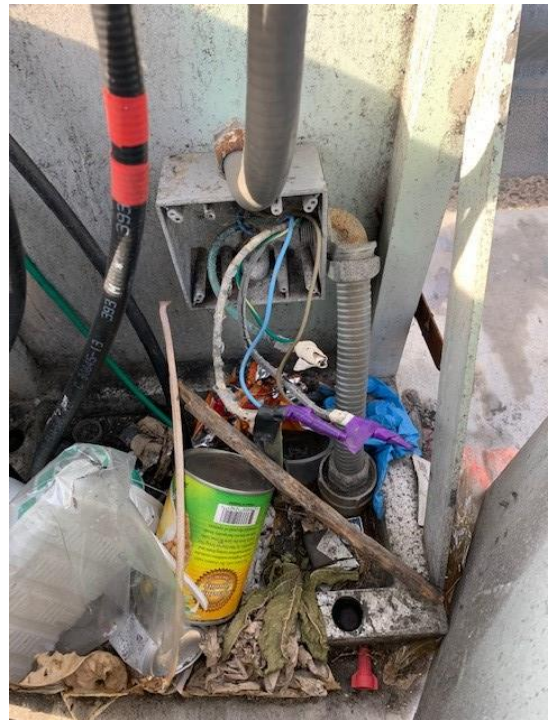
The Saga of the AT&T Cell Tower and Craig the Repairman

From October 2020 to January 2021, the cell phone reception for AT&T users went from bad to nonexistent, causing endless frustration. An incident that reinforced the potential danger of no reception occurred when one AT&T user was the victim of an attempted drive-by purse snatching. Although unhurt, if she had been injured, there was no way to contact anyone for help.

While many AT&T users on the hill complained to “Customer Care”, the Public Utilities Commission and the FCC, one resident tenaciously called and wrote her way through several levels of the communication behemoth – unfortunately, with less than satisfactory results.

One day, as luck would have it, she looked out her front room window, saw an AT&T repair truck and immediately walked out to introduce herself to Craig, the AT&T repairman. He identified the problem as a vandalized cell tower on PCH near Mastro’s parking lot. It was an older cell tower with outdated technology, and he was waiting on replacement parts. But only days after the parts arrived and the repair was made, the tower was hit again. Craig discussed the issue with other AT&T repairmen and a solution was finally found in the form of a locking metal cage that housed the equipment and prevented further vandalism. Throughout the weeks it took to get to this point, Craig stayed in touch with the resident on the hill and forwarded the images below.

BEFORE



AFTER



The cage has helped, but on Monday, March 8, there was another lapse in service due to a fiber optic outage. Craig was working at another location miles away from the PCH cell tower, but he put in a call for help and later managed to join the subcontractors working on the problem. It took them until 12:30 a.m. Tuesday morning to fix the issue, but Craig made sure they didn’t leave until it was operational. That’s taking customer service to a whole new level.

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Brush Clearance	lafdbush@lacity.org https://www.lafd.org/fire-prevention/brush	800-994-4444
LOS ANGELES CITY SERVICES	EMAIL / URL	PHONE
Report: Dumping or trash collection issues Potholes, graffiti, streetlight problems Request: Bulky item pick-up Parking Enforcement Animal Services	https://www.lacity.org/myla311	311 or 213-473-3231
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