



Picfair Village Neighborhood Association Minutes –
General Meeting May 11, 2026: Zoom

Call to Order - Board Roll Call:

Joe Carrabba (President), Dave Riva (VP), Darrin Davis (Treasurer), Cindy Levey (Secretary)
Leah Yananton (At Large)

Meeting called to order at 6:05 p.m. Inclusive of Board and guests, 32 attendees. Minutes from April 2026 PVNA General Meeting were approved.

Item 1: Reports

A. Council District 10 Field Representative Mayra Guevara was unavailable for the May 2026 meeting.

B. LAPD Senior Lead Officer (SLO) Dantzler

- Two crimes were reported in PicFair Village over the last 30 days. FYI, Honda CRVs seem to be the car choice for stealing these days. Officer Dantzler suggests that people start using the club to lock their steering wheels as a deterrent.
- In the greater Wilshire Division, there has been a rash of home burglaries. The pattern is that burglars go to the back of the home and smash a window in the back. Often during the weekend. Officer Dantzler suggests glass with a shatter resistant film and a glass sensor, which helps with quick notification. Additional abatement strategies include video, lights and sirens.
- The home burglaries and car thefts are happening at random times of day. Seems to be often at dinnertime when people go out to eat, with an uptick on the weekends.

Public Comment

- There has been a big issue happening every day outside of Crescent Heights Elementary. There is a private school on La Cienega blocking off four blocks during pickup. The issue has been brewing for four-six months and tensions are high. The security guards for the school on La Cienega are intimidating and adding to the chaos with rude and uncooperative behavior. The issue is creating safety concerns for the neighborhood and for Crescent Heights Elementary parents.
- Officer Dantzler says that he will do his own visits to see the issue when it happens every afternoon, and seek to talk to the schools and neighbors about the issue.

C. PICO NC Representative Report: Monique Carrabba

- On May 16th from 10-4 there will be a Blood Drive in the Vons parking lot from 10:00 a.m. – 4:00 p.m.

Item 2: Presentation from LADWP

Los Angeles Department of Water and Power (LADWP) presentation

- Marissa Masters, LADWP Utility Services Specialist for Programs and Rebates presented a list of programs that encourage water conservation. The slide deck presented will be placed on the PVNA website.
- Programs include:
 - Rebates for toilets
 - Washing machine
 - Flow monitoring device
 - Rain Barrels and Cisterns
 - The Flume Smart Water Monitor
 - Residential turf replacement
 - Parkway redesign
- Application review for the turf and parkway projects is a two-week turnaround followed by six months to complete a project after approval. Residents can also use the Landscape Efficiency Assistance Program (LEAP), and LADWP will do the work for free.
- Resources include:
 - www.SocalWaterSmart.com
 - www.LADWP.com/RWR
 - www.LADWP.com/flume
 - waterconservation@ladwp.com
 - 1-8—544-4498 Press 5

Item 3: Demolition on 1525 and 1529 Sierra Bonita – Discussion

Last week neighbors were notified of a demolition at 1525 and 1529 Sierra Bonita. While the land is zoned for duplexes, the developers are seeking to build three stories on the parcels. At the next Pico Neighborhood Council Land Use meeting on Thursday May 28th at 6:30 p.m., this issue will be on the agenda, and the developers have been inviting. The development is not subject to public hearing. The PVNA public comments on the issue are recorded below:

1. Cynthia Littleton would like more information on the development. No architectural renderings or requirements have been shared.
2. Debra Le Clair at 1528 S. Sierra Bonita would like more information about the development, which will have a big impact on her mom's property directly across the street. Debra raises a question about the legality of the development.
3. Regulo Martinez Anton lives on Sierra Bonita and sees that the development should require serious environmental review, including soil analysis, through an independent reviewer. There is worry about the crack already in Sierra Bonita and its ability to withstand the demolition.
4. Jamin Warren at 1620 Carmona lives behind the hill of the development and would look more study done on the impact of the project.
5. Shirley Chung at 1540 S. Sierra Bonia is concerned about the safety of building two three story duplexes. Questions about the gaseous zone, the crack in the street, parking, permits, retaining walls have been mentioned.
6. Miko Cunningham at 1511 S. Sierra Bonita shares concerns about parking and the increased density with no street light services.
7. Chrissie Cheaung at 1535 S. Sierra Bonita lives right next store. She believes that the environmental impact needs to be studied and monitored, especially the excavations on Sierra Bonita and their effects on Curson. The Hill and retaining walls for the homes are fragile and damage impacts all the homes in the surrounding streets.

8. Cheryl Green at 1541 S. Sierra Bonita is concerned about the overdeveloped project from a safety perspective. Building four three story duplexes on land that was used for two small single-family homes could greatly compromise the Hill these homes are sitting on.
9. Debbie Gaughn, neighbor, reiterates the critical need for an environmental review and the importance for the neighborhood to request this process take place.
10. Monique Carrabba at 1615 Carmona is not in favor. Concerns include the worry about the retaining walls, the parking, the height of the project and the increased density on the street.
11. Ogechi at 1519 S. Sierra Bonita expressed concerns about the safety of the demolition, and concerns about the darkness on the street with lack of lighting.
12. Another neighbor described this project as much bigger than the developers are understanding given the geology of the street. Los Angeles has already seen landslides from hilled areas and more review is necessary.
13. Georgia Pelt, a neighbor, describes the project as dangerous requiring an environment impact report.
14. Dave Riva believes that the project on elevated ground requires strong community organizing to highlight dangerous building practices and to ensure proper assessment.
15. Debbie Gaughn underscores the need for CEQA to get involved because homes are at risk. The neighborhood should meet face to face with Council District 10 staff to ensure demolition is stalled or halted until further study and reporting is done.
16. Chery, a neighbor, has checked with insurance companies who will not cover damage to their homes from this excavation.
17. Richard Milton of 1619 S. Sierra Bonita voices that the retaining walls are frail and the demolition and development will compromise the homes in the neighborhood. No information has been shared about the engineering assessment that has been made on the site.
18. Regulo reiterated that the hill needs an independent technical analysis.
19. Shirley Chung asks if the neighborhood is required to bring forth/hire to produce the independent technical analysis.

Item 4: Committee Reports

- A. Treasurers' Report: Balance of \$990.86. Thank you to those who donated.
- B. Bylaws Report: Bylaws are currently being reviewed and updated, with a plan to review them with the general membership of PVNA in the June meeting.

Item 3: New Business

- A. Topics for a future meeting will include a discussion on the Block Captain program.

Adjournment

8:04 p.m. adjournment

Next Meeting

June 8, 2026 @ 6:00 p.m.