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# Cheviot Hills

The greatest neighborhood in the world



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# uCla you soon!

By Ben Lee

February is here! While the rest of the country is freezing under their winter storm warnings, there's a certain smugness that comes from being in Southern California, telling your East Coast friends that maybe you'll wear a jacket if it dips below 60 degrees. The skies are blue, our sun is shining and there's not a front walk in sight that needs shoveling. They say that after every Rose Bowl parade we get an influx of new home buyers coming from all corners of the (much colder) country, jealous of our perfect January 1st weather. I'm not sure this can ever be definitively quantified; however, I'm definitely seeing a shift in the energy of the current market. The slower-paced autumn months have given way to a much busier, more frenzied winter. Homes, especially in the 1-3 million price point, are definitely moving much faster than they were before.

Another thing 'they' say is the trend of real estate sets the tone for the economy for the country. So, please don't quote me, but if what I've witnessed is any indication, and if the interest rate stays where it is, then I foresee good, strong, and healthy months ahead for real estate and the country's economy at large.

Another healthy development to report is the news that UCLA has purchased the former Westside Pavilion Mall. We had thought Google was going to move into that spot and were anxiously awaiting its residency after years of discussion, construction and anticipation; but then the space sat vacant for years and no one knew what was happening. Rumors swirled while neighbors

drove past an enormous and somewhat ominous looking, empty dark building the length of four city blocks, missing the mall that was there before.

But then, seemingly out of the blue, we got word that the mighty Bruins (yes, I'm somewhat biased being married to one and dad to another) purchased the property and will soon be setting up shop. My son Mason (who's a sophomore there) had a reaction that amused me when he heard the news: "Oh great!" he said with sarcasm, "Now my college got even CLOSER to home!"

But given he's an Economics/Statistics major, it's doubtful he will have to head south on Westwood to Pico for classes there any time soon. The UCLA Research Park, as it's now being called, will house the California

Institute of Immunology and Immunotherapy and Center for Quantum Science and Engineering. The former movie theater is rumored to be converted to lecture halls and spaces for the public to watch live performances.

I know how much many of us miss having dinner at Westside Tavern before going upstairs to see a movie. I'm hoping that UCLA tries to create opportunities for the neighborhood to benefit from the project. On a global scale, we will likely benefit from the research that will hatch here and with the influx of visitors to the area, the local businesses will hopefully see an increase in foot traffic and energy. But it would also be great if the theaters were made available to the public or UCLA perhaps provides new places to dine. Even open grassy

areas and places to sit outside would be a welcome change from what is there now.

It's supposed to take another four years for the renovations to be completed and I'm hoping in that time we increase the much-needed business activity on Pico to make it a vibrant, bustling destination for all. Driving down the street, it's depressing how many stores are vacant and how few places exist to draw families on to the boulevard. Maybe with UCLA opening its doors, we'll get an influx of new businesses and services (looking at you, Whole Foods!) we can all use and enjoy. Until then, let's be grateful that the enormous space on Pico will not continue to be vacant for long and hope it will serve our neighborhood well. Go Bruins!





# My featured listings



## Beverly Hills – NEW LISTING!

A special opportunity to live in Beverly Hills! This delightful, much loved 3 bedroom/2 bath home with guesthouse on a lovely, peaceful street is brimming with personality. Originally built in 1923, bright decor with traditional accents offers character and strong sense of style. The canvas is so strong it's next inhabitants can easily make new choices to make it their own. Enormous potential for a dreamhouse creation. Property currently has: wood floors, crown moldings, formal dining room and formal living room with a beautiful Bay Window. The efficient kitchen offers stainless appliances and leads to the comfortable den/family room. The den opens to the private backyard that includes a refreshing swimming pool. With a converted and private guest house and located mere moments from the shops and restaurants of Beverly Hills. This is a perfect chance to live in this highly coveted and desirable neighborhood.

**140 N. Carson Rd. - \$2,325,000**

3 Beds / 2 Bath, 1,462 Sq. Ft., 6,499 Sq. Ft. Lot



## Beverlywood – NEW LISTING!

An immaculate, secure building conveniently located near the Expo line, Starbucks and a stone's throw from the shops and restaurants of Cheviot Hills and Culver City, this 2 bedroom/2 bath, upstairs and corner unit condominium in Beverlywood has everything a young professional or small family could want. Clean and updated, this home has hardwood floors, in-unit laundry, plenty of storage, spacious bedrooms and an abundance of closet space. There is a formal living room, dining room, recessed lighting and an outdoor patio. The efficient kitchen offers granite countertops, stainless appliances and plenty of prep space. With two-car/side-side parking spaces in the gated garage and situated in the Castle Heights Elementary School district, this lovely condo is perfect for city living.

**3131 S. Canfield #209 - \$799,000**

2 Beds / 2 Bath, 1,150 Sq. Ft.

## Sport Your Swag

By Ben Lee

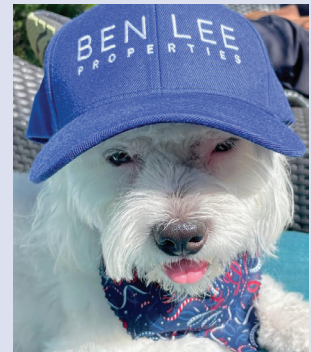
We get a big kick out of seeing neighbors and friends with their Ben Lee gear out in the wild. Thank you Ross and Eva Miller for bringing your Ben Lee drawstring bag to Patagonia! (see cover). Rabbi Jaclyn took a little break from her walk on the

ultra-comfortable Ben Lee bus bench. Luca Baron likes to carry his toys in the Ben Lee tote bag. Even Jeannine Vanian's hot dog stays cool in his Ben Lee baseball cap. But who would've thought our neighborhood gift give away (a spoon) would be used in an old-fashioned pirate-themed street battle? When our local Farmer's



Market director Lee Wallach challenged Kristen Lonner to a duel, how could she say no? Stay safe, kids. We don't want

to give away Ben Lee First Aid Kits next year (although, maybe not a bad idea??).





# Cheviot Hills happenings



## Exciting Wine Night News

By Lilli Lee

The next Ladies' Wine Night is happening on 2/20 at Jackie Nach's house in Rancho Park and the more the merrier so please reach out if you would like additional details and to be added to the list: [lillijlee@yahoo.com](mailto:lillijlee@yahoo.com) or 310-650-7735. Then, in very exciting news, we'll be having a co-ed wine night at Vicini Restaurant (10645 Pico)

on March 14 from 7-9pm! The chef and his lovely wife Jennifer are generously donating light bites and drinks and it's open to both ladies and gentlemen. Space, however, is limited so the first 50 who reach out will be treated to what promises to be a very enjoyable evening. Please email, text or call me if you would like to join the fun! [lillijlee@yahoo.com](mailto:lillijlee@yahoo.com) or 310-650-7735.

## Better Than Broadway

By Ben Lee

Why go all the way to New York City when you can enjoy top-rated theater right in your own backyard? Hamilton High will present two fabulous productions over the next few months. The first, February 6, will begin with a silent auction at 6:30pm and then starting at 7 you'll be treated to a medley of Broadway inspired show-

stoppers. All money raised from the auction and ticket sales will benefit this thriving magnet program (AMPA). Then, mark your calendars for Hami's production of Fiddler on the Roof in April! Please see the qr code to purchase tickets for both Broadway Night and Fiddler and I encourage you to come out to support these hardworking students and local, neighborhood theater.

### Save the Date!

**AMPA Musical Theatre**  
**Spring Season**

### Broadway Night

**Tuesday, February 6th at 7pm**  
**silent auction begins at 6:30**

**A fundraiser for the**  
**AMPA at Hamilton**  
**High School**  
**Musical Theatre**  
**Program**



Tickets to both at [hamiltonmusic.org/events](http://hamiltonmusic.org/events)

### Fiddler on the Roof

Thursday 4/18 at 7pm  
Friday 4/19 at 7pm  
Saturday 4/20 at 1pm  
Saturday 4/20 at 7pm  
Friday 4/26 at 7pm  
Saturday 4/27 at 1pm  
Saturday 4/27 at 7pm