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Meeting: Tuesday, June 14, 2016

Location: Brentwood Upper School – 100 S. Barrington Place – Multi-Purpose Room

Agenda:

1. Approval of May Minutes
2. CD 11 Report – Sharon Shapiro
3. Audit Committee Report for 2015 – Thelma Waxman, Richard Stein
4. Insurance – Richard Stein
5. Membership; Brochure; Newsletter – Scott Kaufman, Rodney Liber, Marjorie Platzker
6. BCC Report (Berggruen Institute; October Event at Brentwood Magnet) – Raymond Klein
7. Short-term Rental Ordinance Hearing before City Planning Commission on 6/23/2016 – BHA representative
8. Annual Picnic – Board discussion
9. Traffic Solutions – Thelma Waxman
10. Veterans Park (dog park and soccer field) – Raymond Klein
11. Key Issues Pending (*only if update needed*)
  - i. Brentwood School DEIR and traffic counts – BCC discussions
  - ii. Martin Expo Town Center Project (attached)
  - iii. Mount Saint Mary's
  - iv. San Vicente Project – Town Hall sponsored by BCC on July 26, 2016
  - v. Munger/Barry Building Update
  - vi. Bundy/Kenter issues – Erica Broido
12. Member Comment – Each speaker will be limited to 2 minutes and all comments limited to 10 minutes unless decided otherwise by the Chair
13. New Business
14. Adjourn

Agenda items may be taken out of order

## Martin Expo City Planning Commission Hearing

Here's the blow by blow report from today's hearing:

- The City presented their staff report (briefly) and the applicant spoke.
- Tricia Keane reported that CD11 was still in negotiations with the developer to make this the best TOD project in the City, and that CD11 requests were:
  - Affordable housing- 20% of units
  - "Meaningful reduction" in the 200,000 sf of commercial office space
  - "Meaningful reduction" in supermarket
  - 100 Expo Parking spaces
  - CD11 is happy that the digital billboards were removed
  - Fix the "pork chop" pedestrian crossing—basically an island that requires pedestrians to cross the right turn lane on Olympic to get to the island and then to cross Olympic
  - Tricia said discussions were "on track" but CD11 still wants to see several improvements before they can support the project.
- About 60 public commenters spoke.
  - Martin Cadillac continues to do an amazing job of finding people to support the project and to get them to the hearing. They provided a bus. The people were very respectable, people who worked and lived in the area. They have done better at every hearing I've been to at getting more and more local residents. I didn't know any of them, but some of our group recognized Adam Braun from the BHA Board who said he was speaking as an individual.
  - Marylin Krell, Nancy Freedman, Flo Chaggier, and I carpooled up to Van Nuys and spoke in support of CD11's requested changes for Expo Parking, reduced commercial space, no market, and better pedestrian street crossing. Also a DASH bus. Commenters were only allowed 1 minute but I think we all got our points in.
  - Other community members: Al Casas said the WLANC PLUM Committee opposed the project. Xotichl Gonzalez (WLA) also opposed it, and there was another person from South Brentwood that I didn't know (Marylin knows him) opposing the project.
  - FOX Studios said the noise/vibrations/transmission plan was not yet agreed between the applicant and FOX so opposed approval until that is finished. They said the current project would disrupt the KTTV signal and TV productions without these changes.
  - Everyone else was for the project.
- After public comment, the Martin Cadillac people said they were prepared to make the following changes to the project:
  - Reduce commercial space from 200k to 150k
  - Increase affordable housing to 5% very low income (50% of County AMI—some sort of median income measure) and 15% workforce housing (150% of County AMI)
  - Reduce the supermarket to 35k sf, of which 29k is the grocery area (food) and the rest could be coffee shops, deli, etc.
- The CPC's reactions:
  - Reduce commercial- Westside member agreed with us, some didn't comment, but others bought into the idea of "mixed use" and thought the Westside needed more commercial so didn't want to reduce it
  - Grocery- The Westside member supported our position. the head of the CPC said he'd never heard of an area being "over-groceried" and didn't believe such a thing existed.
  - Affordable housing- everyone loved the 20% and praised Martin for doing it.
  - Parking for Expo- Several members were very supportive of this, with some even calling for the 100 spaces. The City Planning staff person said this isn't something that the City can direct, but it was clear that the CPC wanted whatever language they could to support it. (Tricia told us later that the staff person didn't understand yet how it would be implemented, but she has a way to do it.)
  - Martin offered a few other things that everyone liked, including \$200k for Veterans and \$500k for public art.
- The CPC's approval (unanimous)
  - Project as staff recommended for the most part. (Does this ever not happen?) including all grocery and commercial space
  - Affordable housing at 20% for 55 years.

- Expo parking- I'm not sure what language actually ended up in there but probably it was a fuzzy commitment due to staff's concerns.
  - Kiosks- Staff report said no kiosks. Vote was to allow up to 4. (Like the kiosks at the Grove)
- Next steps- Tricia said after the meeting that CD-11 will get the items that Martin Cadillac mentioned, plus the Expo parking. The Council is off in July, so she thinks it will likely go to Council's PLUM committee after July but could go in June and to the City Council after that. It will not go to Council until CD-11 is done. So I expect we will end up with:
  - 20% affordable housing
  - 150k sf of office space
  - Reduced grocery as Martin's people proposed
  - 100 space of Expo Parking- Tricia says they want to move the monthly parking there so that the spaces by the train will all be for daily permits. This will allow more parking for people who just show up to park.

That's the report from my end. Marylin, Flo, and Nancy feel free to chime in on anything I've missed.

Lauren