BOARD OF DIRECTORS MEETING
April 12, 2016

MINUTES

A regular monthly meeting of the BHA Board of Directors was called to order at 7:33 p.m. on Tuesday, April 12, 2016 at the Brentwood School, 100 S. Barrington Place, Los Angeles, CA 90049.

DIRECTORS PRESENT:
Erica Broido, Ike Cohen, Marc Fishman, Dan HalstedSaid Jabbari, Don Keller, Bruce Jugan, Ray Klein, Scott Kaufman, Rod Liber, Richard Stein, Robin Stevens and Thelma Waxman

DIRECTORS ABSENT: Marjorie Platsker, Robert Rene

GUESTS: Judith Nesburn (resident), Howard Jaskol (resident), Marcia Herman (resident), Greg Stuthett (Montalba Architects), Berta and Lou Pitt (residents), Kenneth Nieberg (resident), Tom Gregory (resident) Debbie Ream (MSM), Ira Handelman (Consultant to MSM) Kathleen Flanagan (resident), Steve and Elin Scwhartz (residents), Wendy-Sue Rosen (resident), Bernie and Terrie Schiffer (resident), Mark Caplow (resident), Zofia Wright (resident), Marcia and Jordan Burkart (residents), Joanne Solov (resident)

NEW DIRECTOR
Motion seconded and approved to elect Richard Stein to board of BHA.

APPROVAL OF MARCH MINUTES
Motion to approve March minutes was seconded and approved.

TREASURER'S REPORT
Dues payments received to-date are $33,000 vs. $14,000 last year. Most are online payments with 277 members having paid so far in 2016. There are another 650 members whose membership is not due yet, but will receive notices when they become due. Current balance in account is $7,000. A dues letter is being readied to send via mail. There are 3,500 residences in BHA territory and past membership shows consistently of 1/3 pay dues.

Discussion regarding weekend updates. Feedback has been that members value it. Voted earlier this year to limit update to only dues paying members, but right now it is technologically too difficult to separate the recipients into who is a paying dues member and who is not. Therefore, weekend updates go the entire database, which includes non-paying dues members. This is a goal for the future.

AUDIT COMMITTEE REVIEW OF 2015
Director David Wilson notified President Klein that he is unable to continue board membership and has resigned from the board. Therefore, he will not be on the audit committee. President Klein appointed Richard Stein to replace Wilson on the committee.

CD 11 REPORT

Sharon Shapiro reported that a notice was sent today for Martin Cadillac. The currently scheduled City Planning Hearing for April 28th has been continued to May 26th in the Van Nuys Planning office. Hearing continued because of BCC, West LA response. Councilman Bonin feels the following items need to be addressed: more details re: affordable housing, concerned about grocery store—not just size but appropriate use of space, too much commercial office space, pedestrian orientation and safety (design), Expo line parking. Tricia Keane is taking the lead on this project; contact her if you have questions.

Residents have noticed an increasing number of traffic violators on their residential streets. Shapiro reported that West Traffic CTU Officer Samuel has been in the neighborhood for the past two weeks for traffic enforcement, citing those who are speeding or rolling through stop signs. Last week in a 90-minute period at 8am, Officer Samuel issued 4 stop sign tickets and 1 DUI on Gretna Green in Brentwood. He was out again today writing tickets. If we let Shapiro know certain locations and submit complaints we can get traffic officers out more regularly. It is important that Officer Toth, who spearheads traffic enforcement for our area, be apprised of any crime or traffic violations. If there is a specific complaint about a location, or if he feels an area needs continued enforcement, he will make a recommendation. Shapiro will provide emails for our members to use when filing complaints or reporting crimes. Many members report problems or crimes on our voicemail or in an email, but they need to notify the LAPD so it is recorded and mapped. Shapiro stated that in order to get more LAPD resources complaints must be filed.

MEMBERSHIP

Directors are working on a mass mail as well as a personalized letter whose message can be changed to reflect different due dates and expirations. These letters will be sent out in batches and include a letter with a perforated payment remittal on the bottom for members to return.

BHA OFFICE

Although BHA does not have a part time assistant, BHA still has an office in Barrington Place with a lease for 18 more months. Currently various board directors have taken over some of the duties—voice mail, emails, and deposits. As of now there are no plans to hire someone. Director Liber has been working on organizing and cleaning up databases so that in the future, if BHA does hire someone, it will be easier for someone to immediately take over administrative duties. Discussion ensued about benefit of a paid administrator versus relying on volunteers with the consensus that this is a topic the board will revisit each month.

BCC REPORT

To-date, Martin Cadillac, the developer of the project at Bundy and Olympic, has not made the changes Councilman Bonin or the community has asked for and the City entitlement process continues. Board members discussed the need for a more vocal response from the community and suggested that an email be sent by the various HOA's to their members asking them to attend the community information sessions and reiterate the points the BCC has been making: elimination of all office space, increase in the number of residential units, reduction in the size of the grocery store, and more parking for Expo riders.

Michelle Bisnoff attends LAPD advisory board meetings each month. She stated that if any member knows of a crime they should call Detective Randy Goddard at 310-444-1581. Residents should also report suspicious people in the area and send any pictures or evidence that will help in the solving of a

crime. The department maintains a heat map that shows all activity in the area and where crimes are occurring.

BCC LUC REPORT

Beacon School for Boys. The Brentwood Presbyterian Church holds a 1961 CUP for a day school of a certain size. Currently they have a preschool of 90 students. Beacon School for Boys, a new secular school for just boys, will be coming into the church to share the CUP. Beacon will start with 6th/7th grade and build up. Their intention is to move after three years to a different permanent location. Beacon and the Church feel the old CUP for a 155ft by 275 ft school grandfathers them for the preschool as well as the new middle/upper school. There is a garage underneath the Church for 46 parking spaces. Beacon anticipates 30 students in the first year and then growing to 100-120 students in three years. Beacon School presented to the BCC LUC and members of that committee are not sure if the CUP gives Beacon the right to operate without approvals, permits or variances. President Klein, a member of the BCC LUC committee, asked some questions regarding that issue. More information is needed. The community is concerned that if a new CUP is not required, there will be little or no chance for traffic mitigation measures to be imposed. An approval requirement would give the community the opportunity to assess the impacts and propose mitigation measures. Currently Beacon plans to open in the fall of 2017. Questions: Is there room? Does the CUP cover both schools? Church says fine, what does City say? The site is in the SBRA area.

11750 Wilshire. Douglass-Emmett proposes building a residential high rise of 34 stores and 376 units on the site of the old Pavilions. There are currently 1,035 parking spaces with an office building next door. In order to satisfy the parking requirement, the developer would unbundle parking from the office building next door and take parking from the office to meet the residential requirement. A green park-like space will also be included in the project. The DEIR will be published soon and Douglas Emmett has offered to make a presentation to BHA. The project resides in the Sawtelle/WLA Neighborhood Council but will affect Brentwood as well. The consensus is that BHA should ask Douglas Emmett to come to a BHA meeting and make a presentation.

11819 Wilshire Blvd. The new owner of this property, which is west of Granville, wants to remodel the building and change the façade to upgrade building aesthetics. The proposed project would remove the current above ground parking spaces (7) and rely solely on the underground garage. The seven parking spaces removed will be replaced with 4 bike racks per space in the underground garage. There will be a much more visual presence on Wilshire rather than the set back it has now. The improvement is subject to the West Wilshire Boulevard Design Plan and will need to go to the Director of Planning for signage approval before it can get a permit. SBRA will be having a presentation on this project at its next meeting.

PROJECT AT SAN VICENTE/GORHAM

Clifford P. Goldstein, of Goldstein Planning Investments (GPI), presented the details about his company's proposed project at the corner of Gorham and San Vicente Boulevard. An application has not been made yet and plans are not final. Mr. Goldstein has been meeting with members of the community, most recently BCC LUC and SBRA, to discuss the potential project.

GPI purchased the property a year ago from the estate of the owner who held it for 20-30 years and had passed away. The current buildings are suffering from deferred maintenance and need improvement.

The site is currently zoned commercial and must conform to the San Vicente Scenic Corridor Specific Plan but GPI is seeking approval of a residential project that would include retail with residences.

GPI has purchased the old Friars Club Property in Beverly Hills as well as the old Palm Restaurant. GPI would like to apply the same vision for the Palm Restaurant site to the Gorham site--mixed use with residences. According to Mr. Goldstein, these types of projects would typically have 80 to 90 residences in the building, but he proposes much less (29 for the Palm Site, 14 for the Brentwood Site).

Right now Peets Coffee and Republic Bank would return to the new building, and GPI is still talking to other current tenants. There would be 14 residences above a ground floor retail area. David Montalba is the architect. Given the property's configuration, a triangle that fronts Gorham as well as San Vicente Blvd, GPI's challenge is to make sure there is no "back door." Goal is for quality from all sides.

The proposed project for the Gorham site is not consistent with the San Vicente Scenic Corridor Specific Plan ("Specific Plan") because it is requesting additional height and more square footage than allowed. The site is currently permitted for retail or an office building, not residential. GPI asserts that with fewer residential units there will be fewer impacts. Although he did not have them at the presentation, Mr. Goldstein said he could provide BHA with the specifics on how the project does not comply with the Specific Plan. He noted, however, that the project does comply with many aspects of the Plan and would improve upon it.

GPI conducted a traffic study, which they can share, which is based on mixed use. All of the parking for the building is on site and almost all of it underground. Currently the site has 27 spaces above ground. The project would need 100 parking spaces according to code for what is permitted. Mr. Goldstein stated the project will limit restaurant space and focus on retail, which does not need as many parking spaces, so they do not need to provide 100 spaces. The project will have 66 parking spaces on two levels. One level is for commercial, with separate elevators for ingress/egress. The 2nd level is for residential, with the entrance on Gorham. The project will connect Gorham to San Vicente through a passageway. Retail fronts will be on San Vicente Blvd as well as Gorham and the paseo connecting the two. There will be two levels of residences with screened patios, double height living areas, loft like interiors and ample light and views. The residences will be accessed off of an open courtyard with breezeway walkways among residences that have a view of the paseo. The building will have a public entrance to parking and private entrance to residences. In addition to a shared gym, there will be a shared pool and deck set back from street at top of building, going from front of triangle to back.

When asked who would live in the units, Mr. Goldstein responded residents who want to downsize from a large house in Brentwood, for example, but do not want to live in the high rises on Wilshire Boulevard or in Century City. Have not decided whether to sell or rent the units, but the affordable housing component required will be satisfied off-site. The average unit size will be 3,000 sq ft with a total of 14 units. The project will be a five-story building (two floors underground, ground level, and two above ground), but visually would like three-story. As a point of comparison, the project would be slightly below the red brick building to the west of it but taller than Chang's building down the street. (16 ft height per floor is what is permitted in a commercial building.)

Q&A: Why is the project non-conforming? 3-story office building would be conforming. Specific Plan did not contemplate mixed use. Mr. Goldstein feels that an office building is not the right use for that area. There would be slightly less retail in the project than currently there now. The project would

reduce or eliminate food service and focus on fashion or service retail. The City requires 10 parking spaces per 1,000 for restaurant. The curb cuts that exist today for access to the street level parking would not change. Existing entrances would remain on Gorham and San Vicente Boulevard. On site parking would remain and cars would enter the same way. When asked about the width of the sidewalk that would remain after the project, Mr. Goldstein was not sure. When asked if free parking will remain for retail, Mr. Goldstein responded that there will definitely be controlled parking, but not sure if there will be a charge or a free with validation. This would be something he would negotiate with the tenants during lease talks. 33 parking spaces are required for retail.

What would the alternative development for the site be other than the proposed project? Mr. Goldstein's response was that his firm could provide three alternatives, e.g., to meet concerns such as height and mixed use as a point of comparison.

GPI has met with engineers and the project could be built as currently designed. GPI will begin the application and EIR process in the near future. When asked what GPI will do if they do not get the variances required for this project, Mr. Goldstein responded that variances are needed for a profitable project. Mr. Goldstein stated that current tenants such as Pizzicotto, Gaucho Grill and Subway have all asked for rent relief. The building is old and dilapidated and is need of repairs because of deferred maintenance by the prior owner.

There will be 2.5 spaces per unit in the new building. Some questioned whether that is enough for tenants and guests. Mr. Goldstein stated there will be attendants in the garage and that this project will reduce daily car trips by 1,600 per day.

The conclusion at the BCC LUC meeting was that in terms of impact on parking and traffic, the proposed project would be less with residential rather than office building which could be built by right. But the bigger question is how would this non-conforming project change the character of San Vicente Boulevard as defined by the Specific Plan. What is the vision for San Vicente? Is it different for millenials? Would this project set a precedent for other buildings on San Vicente who would request variances on height and use? What does the community want to see? Commercial? Office over retail? Residential over retail?

President Klein feels we should let Bonin know early before too far along in process. But we need to know what the community wants. To ascertain that we will need to get some feedback given the information we know by surveying the members. This project has the potential to redefine the look and feel of the area through aesthetics and use.

Reaction appears mixed with some in favor of mixed use and others opposed to changing the Specific Plan on a project-by-project basis. The site is currently permitted for a three story, 45 foot high commercial building. In comparison, this project is requesting a commercial/residential five story, 65-foot building. There is concern that the Specific Plan represents the community's wishes and that one variance would trigger others. If the community wishes to change the Plan it should be done through a process that involves the community and not by one project.

BRENTWOOD SCHOOL

Director Klein stated that an individual notified BHA with a phone call reporting that the carpool requirement was being violated by BWS. While there was a person at the driveway monitoring ingress

and egress, the car was allowed onto campus. Mary Sidell reported back to Klein that the Dean of Students was notified and contacted the violator.

MOUNT SAINT MARY'S

President Klein stated that unlike more recent CUP's for schools, MSM's enrollment is tied to parking. Because the school's CUP is quite old, this provision has been grandfathered in. Residents have complained about a sign painted onto the side of one of the buildings in view of the facing houses. The school looked into it and acknowledged that the sign was erected in violation of the City code. They will retroactively ask for a permit. However, many neighbors question why it needs to be there and that it is out of character with the residential neighborhood in which the University resides. BHA requested that the school advise it of any hearing or permit process regarding the sign. The neighbors would like to have the sign taken down.

VA

There will be an April 18 meeting at the VA for those providing services for VA. The new leadership at the VA wants community feedback and will be seeking it through occasional community meetings.

TRAFFIC SOLUTIONS

Directors Jugan and Waxman have been working on organizing a collaborative of institutions and community representatives from Brentwood and the Palisades to look at traffic and mobility along Sunset Boulevard. The goal is to work at finding long range strategies to address the problem of traffic by collecting origin and destination traffic data, surveying residents and businesses and then designing and implementing programs that address the problem and needs of the communities.

Jugan has been working with Paul Revere School and Brentwood School to offer more transportation options such as busing and carpool. On April 18th a pilot program will begin of Paul Revere students using a BWS bus to bring students from valley. The goal is to take cars off the street and incentivize students/parents to take bus.

Meeting was adjourned at 9:53 pm