



ANNUAL MEETING MINUTES

March 13, 2017

The annual meeting of the members of the Brentwood Homeowners Association was held Monday, March 13, 2017 at University Synagogue, 11960 Sunset Blvd, Los Angeles, CA 90049.

President Klein called for the election of directors for 2017-2018. The following directors, present and excused, were elected by the general membership. Directors Present: Erica Broido, Dan Halsted, Marc Fishman, Kathleen Flanagan, Said Jabbari, Bruce Jugan (Vice President), Scott Kaufman, Don Keller (Vice President), Ray Klein (President), Rod Liber Treasurer), Robert Rene (President Emeritus), Richard Stein, Robin Stevens and Thelma Waxman (Secretary). Director Excused: Marjorie Platzker.

Financial Report for 2016:

- Over 1,100 paid members
- Net receipts of \$109,000, including approximately \$49,000 received in liquidated damages from Brentwood School
- Expenses reduced by eliminating paid executive assistant; voluntary board of directors took over tasks such as maintaining website, responding to emails and phone calls, writing and distributing weekly updates and news alerts in addition to regular duties of communicating with City agencies and testifying at City hearings.
- Closed down physical office to move to virtual office with online capabilities

BHA ANNUAL PRESENTATION

Working Diligently on Behalf of its Members

BHA works to keep members informed through:

- Weekly updates
- Newsletters
- Informational seminars

To stay informed members should visit the website for useful links, to keep membership current by paying dues, and to provide an email address for weekly updates and other communication.

www.brentwoodhomeowners.org. BHA can be reached 24/7 to answer member questions: Call (424) 242-8765 or email info@brentwoodhomeowners.org. The all-volunteer board works thousands of hours to address members' concerns while working on local issues that affect Brentwood.

Solving Neighborhood Issues

Everyday BHA receives emails and voicemails about issues in the neighborhood. Sometimes the answer is simple and requires merely passing along the appropriate number for the City service or agency to address the question. Other times they are more problematic, like food trucks taking up residence on our narrow residential streets. Although residents successfully petitioned the City to place no parking signs for vehicles over six feet, a few food trucks continue to park all day, creating a hazard by blocking the view of oncoming cars and attracting customers who park illegally and then race across the street. BHA is working closely with CD-11 to find new ways to address this issue. Items being pursued are changing the code so more than one parking citation can be given in one day, escalating the fee for multiple parking tickets, and having the health

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department cite the trucks (food trucks parked in one place more than one hour must have a public restroom for its customers).

Acting as a Watchdog on Development/Zoning

BHA monitors and reviews proposed City ordinances and regulations that would affect our neighborhood. This last year two important ordinances were proposed or changed that affect home values—home sharing and baseline mansionization. BHA communicated throughout the year with the appropriate City agencies and with the council office to understand the affect of the changes and to advocate for modifications that would protect the quality of life and home values of our BHA members.

Overseeing Institutional Covenants

BHA successfully negotiated long term agreements with Brentwood School and Archer School for Girls that cap enrollment, reduce traffic, limit intensification of use, implement trip caps and require ridesharing. In fact, these conditions are now held up as the gold standard for private schools. We hope to do the same with Mount St. Mary's University as they start the approval process in a few months for the development of a wellness center. Like we did with Brentwood School and Archer, we are partnering with the closest neighbors to understand and assess the impacts of the proposed project as well as the impacts from current operations.

Monitoring Commercial and Institutional Development in Brentwood

Major development is a fact of life in Brentwood. The developers and project applicants interact with the City to build the project they want. BHA works with the City as well as the applicant to make sure the “best” project is built. BHA reviews new projects proposed in Brentwood to understand the potential impacts. Board members work closely with the City Council office to protect the community and mitigate these impacts by recommending changes to the project. BHA will continue to work tirelessly to understand the impacts of these proposed projects and to find ways to mitigate potential impacts through conditions and agreements that are effective, measurable and enforceable. Recent projects include: Archer School, Martin Town Expo Center, and Brentwood School. BHA is currently working to understand Mt. St. Mary's proposed project as well as a project on San Vicente Blvd. (pictured below) at Gorham. The property currently houses Peet's Coffee and Republic Bank. The developer proposes to do the following:

- Demolish one-story commercial structure
- Construct new five-story mixed-use building (approximately 65-feet high)
- 14 condominium units above 8,363 sq ft of commercial space
- Two levels of subterranean parking

The proposed project would require variances since it exceeds the 45-foot height limit and three story maximum requirement of the current Specific Plan and LA Municipal Code.



Major Issues in Coming Year

1. *Ongoing Residential Construction*

In addition to commercial and institutional development, Brentwood has seen a continued increase in residential construction. While we all enjoy the increase in property values that comes with home sales and renovations, living next door to construction zones can bring daily headaches. Some tips to manage construction impacts:

- a. Coordinate with neighbors
- b. Identify issues, take pictures, be reasonable
- c. Talk to the on-site manager, builder, owner
- d. Go to myla311@lacity.org to report violations so they are on the record
- e. Go to Zimas@lacity.org & ladbs@lacity.org to report violations directly to LA inspectors
- f. Be gracious, focused and persistent

2. *Short term Rentals*

Until now, short-term rentals have NOT been allowed in Los Angeles in residential zones. However, given the proliferation of short-term rentals (despite being illegal) and its subsequent impact on the housing supply, the City decided to act. While a Home Sharing Ordinance is working its way through the approval process, the City imposed a Transient Occupancy Tax last year on short-term rentals. So while short term rentals are still illegal, the City has been collecting taxes since last August. At the time the tax was approved the City estimated that it would bring in \$6 million in revenue. However, it has brought in \$13 million! Almost double. Of that, \$5 million will go toward fighting homelessness.

At the end of January 2017, the Department of Planning submitted to the City Council a revised draft of a "Home Sharing Ordinance" that would allow short-term rentals (30 days or less) of one's primary residence, for up to 180 days a year. Unlike cities such as Santa Monica, where the host must be on the property, the Los Angeles Ordinance would allow an absentee host to rent to a constant stream of strangers. The absence of the host is significant because when the host must be on the premises, there is better screening of renters, less tendency for excessive occupancy numbers, and, most important, someone to monitor the abusive nuisances of noise, trash and unlawful parking. BHA is concerned about enforcement of this new ordinance so that homes are not turned into rogue hotels owned by corporations with the intent only of renting them out. We believe short term rentals will continue to be of concern to our members and BHA will remain vigilant in advocating for effective enforcement and provisions in the ordinance that protect the peace and quiet of our residential neighborhoods.

3. *VA Master Plan*

In January of 2016, the VA issued a Draft Master Plan to address the issues raised by a lawsuit brought by Veterans and a descendant of the relatives who donated the land to the US government in 1888. The goal of the plan is to provide permanent supportive housing and related services to Veterans, notably those within the chronically homeless, severely disabled, aging, and female populations. This master plan will also support the Department's goal to end Veteran homelessness nationwide, including Los Angeles, which has one of the largest homeless Veteran populations in the country. This important initiative is also consistent with the original intention of the campus: to be a Home for Veterans.

Based on a review of the studies already conducted, BHA posed several questions to Ann Brown, Director of VA Greater LA, regarding traffic and environmental impacts. Answers to all of these questions can be found at the VA Master Plan website under FAQ's www.losangeles.va.gov/MasterPlan. As part of the master plan, the VA established a Community Veterans Engagement Board (CVEB) to bring together veterans, service providers and stakeholders. BHA Director Kathleen Flanagan has been selected to serve on this board. BHA will continue to work with the VA to understand the impacts from the plan and help mitigate adverse conditions from a result of the project.

4. *Mansionization*

The baseline mansionization ordinance, or BMO, was introduced in 2008 to address the issue of out of scale homes in neighborhoods by establishing new regulations for properties citywide zoned single-family residential (R1, RS, RE9, RE11, RE15, RA, RE20, and RE40) not located in a Hillside Area or Coastal Zone, and primarily focused on new size and height limitations. In 2014, the City Council requested additional changes to the ordinance to, in their words, "stabilize the conflict of out-of-scale homes that continue to proliferate in entire neighborhoods."

In 2015 City Planning issued a staff report that recommended the following changes to the BMO which would, in their words, "remove vulnerabilities and more effectively rein in large-scale homes and construction impacts."

Key recommendations were

- Reduce Floor Area Ratio in the R1 Zone regardless of lot size
- Fully eliminate the Residential Floor Area exemption for covered porches, patios, and breezeways.
- Require upper-story decks, balconies, and terraces to be set back at least three feet from the minimum side yard.
- Require articulation of the front façade.

In January of this year, the City Council Planning committee voted and approved the proposed amendments and approved a new Baseline Mansionization Ordinance that limits the size of homes built on lots 10,000 sq ft or less: square footage of homes must be no more than 45% of lot size; there are no longer bonuses and fewer exemptions. City Planning will likely implement the neighborhood specific plans to replace the more general BMO within the next two years. The new plan affects R1 zoned lots and are called Variation Zones. Neighborhoods will get to weigh in on what is best for them.

5. *Traffic*

The number one issue in our community is traffic. Year after year Congestion on Sunset Boulevard has negatively affected the quality of life for residents and the viability of businesses. In working with the Schools to come up with effective transportation programs BHA realized that if we shared ideas and pooled our resources we could try and improve mobility for our residents while at the same time reducing car trips. Toward this end, the Sunset Mobility Collaborative was formed by BHA to bring the community together to find solutions that will improve mobility

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for the residents and businesses in Brentwood and Pacific Palisades. Working with our institutional partners, we hope to find ways to share transportation management solutions and resources among the community in general.

In the short term, BHA supported CD-11's efforts with LADOT and Caltrans to improve traffic flow onto the 405 by restriping the lanes that can travel onto the north bound 405 ramp. Completed late last month, now two lanes can travel eastbound from Sunset onto the bridge past Church to enter the north bound 405 on ramp, as opposed to only one lane before Church Lane.

Based on a survey of Brentwood residents, Councilmember Bonin introduced a motion in December to study the feasibility of a reversible lane during peak hours between Kenter Avenue and the 405 to help ease traffic flow for cars traveling eastbound on Sunset.

Polling of the Members in Attendance

President Klein polled the members present for a response to questions below regarding reversible lanes and New R1 Variation Zones providing new residential floor area ratios.

Reversible Lanes

1. I prefer a reversible lane going eastbound 3 - 7pm even if studies show an increase in risk of accidents or a risk of attracting even more cars to Sunset
2. I prefer the current roadway of 2 lanes in each direction at all times, and looking for other solutions to Sunset traffic

New R1 Variation Zones providing new residential floor area ratios

In Brentwood, there are a number of single-family zones, including R1, RA, RE, RS, and they will be subject to a new Baseline Mansionization Ordinance and Baseline Hillside Ordinance. An oversimplification of the Ordinance says that you may build a home with a floor area that is 45% of the size of your lot. There is also an ongoing process to rezone the entire City.

Brentwood has the possibility of expediting the process for our area if we can build consensus about a new zone. Again, an oversimplification is that the floor area ratio compared to lot size could have a range from 40%, 45%, 55%, or 65%. One view is that a larger percentage leads to unsightly McMansions. Another view is that a larger percentage leads to greater property value because you could build a larger home or sell an older home to a buyer who could build a larger home. With that background, the straw vote this time is among four floor area ratios, compared to lot size, for new Brentwood zoning—please vote for only one percentage:

1. 40%
2. 45%
3. 55%
4. 65%

COUNCILMAN BONIN PRESENTATION

Councilman Bonin thanked Brentwood for its support in the recent election and stated that the number one concern for Brentwood is traffic. Bonin outlined the following steps he has taken to reduce traffic on Sunset Boulevard.

Sunset Traffic Initiative

Step One: Get Community Input

- Charrette held with experts and residents
- Online Surveys

Step Two: Analyze and Assess Input

- September 2016 Update to online survey of residents' concerns and potential solutions

Step Three: Explore and Implement Feasible Projects

Actions taken in the last year include:

- Deploying Traffic Control Officers
- Restriping eastbound Sunset to the I-405 north and southbound on-ramps
- Improving Lane Assignment Signage on Sunset to the I-405
- Using Technology to Improve Traffic Flow on 405 On-Ramps
- Adjusting Signal Timing
- Limiting Traffic Caused by New Development
 - Sunset Standard applied to all new projects that require Council approval
- Launching a Transportation Collaborative

Possible actions in the future:

- Turn Restrictions
- Reversible Lanes
- Congestion Pricing?
- Making Physical Improvements to the Roadway
- Requiring Better Construction Management Programs
- Encouraging Trip Reduction Strategies at Existing Businesses

Martin Expo Town Center

Site zoned for "M2-1 Light Industrial" use which would have allowed:

- Big-Box Retail
- Stadium/Arenas/Auditorium
- Auto dismantling
- Rifle range
- Police impound yard
- Contractor equipment rental yards
- Manufacturing

CD-11 negotiated the following instead:

- Record amount of affordable housing (more than 20%)
- A truly transit-oriented project
- Parking for nearby Expo Line station
- 4,000 square-foot pedestrian entry plaza
- Hundreds of thousands of dollars in traffic improvement fees