



**BOARD OF DIRECTORS MEETING
May 9, 2017**

MINUTES

A regular monthly meeting of the BHA Board of Directors was called to order at 7:38 p.m. on Tuesday, May 9, 2017 at the Brentwood School, 100 S. Barrington Place, Los Angeles, CA 90049.

DIRECTORS PRESENT: Marc Fishman, Kathleen Flanagan, Bruce Jugan, Scott Kaufman, Don Keller, Ray Klein, Rod Liber, Richard Stein, Robin Stevens, and Thelma Waxman.

DIRECTORS EXCUSED: Erica Broido, Dan Halsted, Said Jabbari, Marjorie Platzker.

DIRECTORS ABSENT: Robert Rene

President Klein acknowledged Director Bruce Jugan with a certificate that thanked him for his service and commitment to Brentwood. Jugan was instrumental in negotiating the Brentwood covenant, implementing the volunteer bus program at Paul Revere, and working with others to try and solve the traffic issues facing Brentwood. Jugan will be moving to Ojai this summer. While he will no longer reside in Brentwood, he will still own his home. The entire board wished him well and will miss him.

GUESTS: Earl Goldberg (member), Dean Dennis (guest, lawyer for Goldberg), Kate Goldberg (member), Officer Veloz (LAPD West LA Division), Amanda and Raymond Saviss (presentater), Elin Schwartz (member), Ira Handelman (MSMU consultant), Zofia Wright (member), Randy Gingold (resident), Ronnie Maharooni (resident).

APPROVAL OF APRIL MINUTES

Motion to approve April minutes was seconded and approved.

LAPD REPORT (*Officer Veloz*)

Officer Veloz (secondary senior lead after Officer Espin) while Gray is out. Brought maps that show where burglaries are occurring. Concentrated near VA (Montana, Wellesley) and mainly on south side of Brentwood. Burglaries include auto as well, items being stolen from cars. Suspects going through rear of house, not front. Bedrooms, small windows covered by bushes. Be aware. Report suspicious activity. Do not report it on NextDoor, call the LAPD! 1-877-ASKLAPD (275-5273) 3 or 4 hour response if you call as anonymous. More info, more of a priority, especially if suspect there. Elin Schwartz mentioned that homeless were taking up residence on South Saltair in hedges of houses. Specialized unit will handle it if you call West LA. Email and tell them location and they will make contact. 39585@lapd.online (Officer Veloz) or 37430@lapd.online (Officer Espin).

Recent auto burglary on Bowling Green captured on camera. Detectives have leads based on prior record. Believe they know who he is. Will discuss security companies at a later meeting based on information gathered by Director Liber.

CD 11 REPORT

Representative unable to attend due to conflicting commitment.

TREASURER'S REPORT

\$16,000 positive cash flow. Expect it to increase as year progresses. 1,056 paid members currently. Receive weekly updates. 90 day window to renew membership. After which they are dropped to prospects and don't receive updates. Low recurring expenses.

BYLAWS

Proposal to set up a committee to bring bylaws up-to-date, especially with new uses of technology. Recent revision done by Klein, Rene approximately 10 years ago. Discussion about time it takes for research and analysis to see what can be improved, changed or left standing. Need someone to take on task and head committee. Non-profit corporation law governs since BHA is a non-profit corporation, may address questions about email communications.

MOTION TO ADOPT POLICY REGARDING VARIANCES

Continued until next month.

NEW ZONING PROPOSED NEAR BUNDY EXPO

Requires a letter before next meeting. New zoning proposed near Expo Line. Near Bundy stop encouraging high density, mixed use development. June 5th deadline for input to planning. Motion to draft a letter from BHA supporting new housing that is transit oriented near Expo but not office space or retail space or restaurants. Same issue as with Martin Cadillac. Will generate a net increase of over 7,000 car trips per day. Will have office, retail and restaurants, consensus that the area does not need more. An open house and public hearing on this will occur May 23, 2017 at IMAN Foundation 6:30pm at 3376 Motor Avenue. Proposed to have info on hearing included in weekly update. Moved and approved.

BERGGRUEN INSTITUTE

President Klein attended community meeting at Skirball, which included BHA, Mulholland residents, Mountaingate, Mandeville, Sunset Coalition, Brentwood Residents Coalition. Berggruen has been meeting with all of the groups separately. Skirball felt groups should meet together. Mountaingate had recorded covenant with Castle and Cooke, which Berggruen inherited when he bought property from Castle and Cooke. Important issues raised at meeting were emergency access and exit, wildlife, access to property from Sepulveda and 405. In preliminary stage. Will do full EIR. Already has people on board like Al Gore, Huffington. Institute would be a think tank to improve worldwide government. A secular monastery. Units for residents, housing for 50 -75 staff. Parking for 400 cars, large meeting places. Would bring in heads of countries from around the world.

Mountaingate feels they have a right to limit development to 29 large homes. Approval needed for anything else. Mountaingate willing to negotiate, more than those who live at top of Mandeville. Would like to stop at No Way. Mandeville worried that in the event of a fire, everyone would go west to Mandeville. 200,000 sq ft meeting hall. What is the affect on community when world leaders visit?

Discussion regarding whether or not Berggruen reps should come and present to BHA board given that in past do not leave any written material with community. What is BHA role? Do we need a presentation? Prefer written information. Mandeville access and helicopter use would be two major

impacts on our community. Agreed that a small committee of Flanagan, Kaufman and Stein will request a meeting and report back to larger group.

ST. MARTIN OF TOURS

Neighbor had contacted Waxman about CUP violations. Waxman will reach out to School and set up a meeting with neighbor, BHA and School rep. Need to observe operations to see what is happening.

BRENTWOOD SCHOOL

Covenant required liaison meeting held with Brentwood.

June 12th starting construction to place new pipe in the ground. No hauling until October. October and January will have 40 days of hauling through VA. Not through Barrington or Sunset. Hauling between 9am and 2:30pm. New buildings will start in October/November on East campus only finish by April 2019. 8am to 4pm. West campus project will start in fall of 2020.

Sunset Coalition worked out netting on Sunset that would be movable. Worked out schedule for trip reduction between 12.5% and 40% requirement. Letter of intent. No enforcement. No detail. No compliance or enforcement. Feel they can trust BWS.

What is new enrollment cap? Covenant tied to CUP. 775 max for September 2017 and 2018. Goes up according to completion of classroom buildings. Given that the 960 maximum cap will not be implemented until after completion of various phases, agreed that 775 cap would be effective cap.

MSMU

Trying to schedule meeting to go over questions and requests by group. Might be June because of attendance. DEIR should come out in July. Two inquiries from residents along Chalon regarding permitted parking zones. Flanagan forwarded information to them. First step is to get a consensus of the block (2/3 must want it). Then a study would be done of parking by residents vs. visitors. Discussion and request for more information regarding meetings and what information has been supplied. Working toward an agreement? MSMU came a few years ago and BHA made clear to them would require a covenant. Preliminary question about CUP and deemed approval. Application for something new that is already grandfathered. Sunset Coalition was going to check with land use attorney about what is grandfathered—what do they have a right to continue to do and what is up for negotiation. Application would include a plan approval for Wellness Center on conditions that apply only to Wellness Center. Would not require new conditions for entire operation. Liber has questions that he will ask committee to answer since he is a neighbor downhill from MSMU.

Asked for zip codes of students, faculty and staff to see where they are coming from and see if there can be synergies. Ream said they were shared with SECA.

Mostly employees and staff go from Chalon to Doheny. 2,000 car trips daily. Spread out through the day. Recent traffic count conducted at BHA behest. 1,500 enrollment now, max of 2,200 based on parking spaces. 500 students reside on campus. Norman Place narrow, parking on both sides, issue for residents.

501-515 S. BARRINGTON *(Amanda and Raymond Saviss, project applicants)*

Asking for three variances, which includes variance for open space. For open space requirement can count balconies and courtyard. Project needs to provide open space for tenants. Could be on the roof or in the backyard. Dual zoning on most of the properties on Barrington. Developer is combining two properties into one. Lot line is 300 feet from end of building on second lot. Construction stops at 150 feet from rear lot line. New project would provide for 39 condos, 120 parking spaces, one rec center, and pool. Code says 1.5 per unit for apt. 2.5 for condos. Currently 23 apartments, 2 single family homes, and 30 parking spaces on two lots. New development would have detached condo on back lot as well as pool and rec center. Rec center in back close to neighboring single family homes. Cannot put condo in back because underground parking would be extended to reach detached condo in back and if placed in back would be too far for parking lot to reach and last door can't be more than 300 feet from the street. If you put pool on roof, more noise.

Even if nothing is built, Saviss stated R-S lot is condos' backyard. Tying lots together allows them to use space by right. Based on this position, board questioned why he needed a variance then. Variance in application asks to use it for benefit of people in R-3. If you have a right to use it, why do they need a variance? Cannot use open space on more restrictive zone for a less restrictive zone. Pool at 441 was grandfathered because it was already on R-S pool. CCR's are restrictive about use in 441. CCR's can be changed by a percentage of owners. Neighbors worried about creating a precedent. Do not want to put pool on roof. Rec center is accessory structure to single family (single detached condo on back lot). Condo owners have 1/39th ownership. Rec center would be 1400 sq ft, two levels. 700 sq ft per level. Gym and kitchenette in rec center. Application asks for R3 owners to use RS amenities. If they can, then open space would be satisfied.

If variance is not granted, would have to provide open space on rooftop. Backlot could house ADU and pool as accessory to detached condo.

Need lawyer to answer questions. Saviss approached CD-11 which stated it would not support variances without adding low income housing to project, which would mean more units, smaller units. (51 vs. 39) and less parking. AB2222 law provides for a density bonus to build low income housing.

Neighbors on Kearsarge, Westgate, Lorna Court have started a petition asking for no variance.

AirBnB

Other organizations have asked new ordinance to include prohibition of renting out granny flats and limiting rentals to 60 days with primary owner. Motion to formally adopt a position that echoes one BCC took last month. Approved.

Meeting adjourned at 10:07pm.