



**BOARD OF DIRECTORS MEETING  
November 14, 2017**

**MINUTES**

A regular monthly meeting of the BHA Board of Directors was called to order at 7:37 p.m. on Tuesday, November 14, 2017 at the Brentwood School, 100 S. Barrington Place, Los Angeles, CA 90049.

**DIRECTORS PRESENT:** Marc Fishman, Don Keller, Ray Klein, Rod Liber, Marjorie Platzker, Richard Stein, Thelma Waxman, and Zo Wright.

**DIRECTORS EXCUSED:** Erica Broido, Kathleen Flanagan, Dan Halsted, Scott Kaufman,

**DIRECTORS ABSENT:** Said Jabbari, Robert Rene, Robin Stevens

**PROSPECTIVE BOARD MEMBERS:** Warren Lieberfarb (McCulloh Drive)

**GUESTS:** Earl Goldberg (member), Elin Schwartz (member), Wendy-Sue Rosen (guest), Ira Handelman (MSMU), Debbie Ream (MSMU), Nancy Freedman, Tania Greenberg, Karin Grant, Marina Guthrie, Marcia Herman, Judith Nesburn, Clifford Rowe, Pamela Rowe, Sally Altabet, Mary Ann Jackson, Tamara and Marty Tobak, Mark Beccaria, Karen Sirota, Linda Diamond, Patricia Bell

**APPROVAL OF OCTOBER MINUTES**

Motion to approve October minutes was seconded and approved

**TREASURER'S REPORT**

Sent out a postcard to non-members. Poor response. Strong financial position, balance in excess of \$250,000. More dues being paid online. Large sum of money in account. Should we invest? 1.65% for a federally insured cd. Invest up to 10%? Future discussion about what to do to earn more but keep it safe.

**CRIME REPORT**

Maria Gray unable to make it.

**CD 11 REPORT (Lisa Cahill)**

Construction on Sunset that closed lanes reported to CD-11 because it caused a slow down during school hours. Permitted work on Sunset is for weekend and non-peak hours. CD-11 looked into it and City said no construction happening. Bonin drove and saw it and shut it down because it was in violation of permit. CD-11 following up to make sure contractor follows rules. Work should be finished by Saturday after Thanksgiving. Can contractor be fined? Hearing on protected trees on Walther Way and developer who threatened to take out trees. CD-11 working hard to make sure developer not jeopardizing trees as well as strengthening ordinance passed earlier about protected trees. Head of Bureau of Engineering went out once Bonin contacted them. What is status on reversible lanes? Paul Backstrom was supposed to have a presentation but left CD-11. New transportation deputy will do a

presentation to BCC and can also come to BHA. Numbers need to be a 65/35 split. Weren't there. More like 45/55.

#### **ST. MARTIN OF TOURS NON-COMPLIANCE WITH CUP**

Neighbor complained about violations. Meeting with School two weeks ago with CD-11. Violations continue. School will get back to BHA with name of traffic engineer to help them comply with traffic violations.

#### **LUXE HOTEL SIGN IN VIOLATION OF CUP**

Luxe Hotel operates with a CUP. Entitlement process resulted in condition that limits amount, type, and sizes of signs. Driveway and corner, no more than 56 sq ft. Owner aware of the decision. Earlier this year, same owner asked LADBS for permit for new sign without telling the City about the conditions, which the City was unaware of. LADBS granted permit, erroneously, without checking CUP. Brightly lit sign on top of hotel not in compliance. Letter sent by Klein to building and safety, pointing out its non-compliance. LADBS issued a ruling to revoke permit. Luxe applied for variance to allow this sign in response to revocation. There will be hearing, members of community have stated they will appear in opposition. What will CD-11 do at that hearing? Lisa Cahill responded that Bonin will say sign is unlawful and must come down.

#### **PROPOSED PARTY HOUSE ORDINANCE**

Ordinance in draft form (seconded by Bonin). BCC started to look at issue and its constitutionality. Motion by Klein made and passed at BCC. Supports concept of ordinance to prohibit loud and unruly gatherings on residential property and issue administrative citations. Fine owner and responsible party (like a traffic ticket). Klein will get resolution from BCC for BHA members.

#### **PROPOSED SHORT TERM RENTAL ORDINANCE**

Hearing held on October 24. Flanagan and Waxman represented BHA. City postponed decision. Koretz stood up and asked PLUM for following items:

- concerned about the neighborhood nuisance and decrease in affordable housing
- limit home sharing to primary residence, which means 12 months living in the house, not 6 months
- 90 day cap
- no allowance of second homes for rental or commercial properties
- ban RSO from being included in home sharing
- use rigorous penalties that include higher fines and the possibility of misdemeanors for offenses
- push platforms to cooperate with implementation and enforcement of ordinance--DO NOT GIVE AWAY THE STORE
- restrict home sharing in high fire neighborhoods

Where does Bonin stand?

#### **BERGGRUEN PRESENTATION**

Kristin Lohnner, project manager, architect, Rachel from BI. EAF filed with City. Beginning environmental process. Have not filed entitlements. January 21, 10am to noon community presentation at Skirball. Founded in 2010 by Nicholas Berggruen and Nathan Gardel. Wanting to make a difference in

world. Governance issues in California and Europe. Use philosophy to do that. Philosophy and Culture Center and Governance Center. Critical analysis and new ideas to improve future of humanity, particularly in technology, culture, social. Genetic editing, artificial intelligence, etc. Project to bring together people and ideas. Initiatives to date with governance reform in California and Europe. Think Long Committee in California to establish a rainy day fund. \$1 billion prize awarded each year. World post is a partnership and collaboration with the WA Post. Global online platform to encourage international dialogue. Fellowship program at Harvard, Oxford, Stanford, USC, Chinese university. Looking for practical solutions.

450 acre lot. Accessed by Sepulveda. Site large but building on two ridges. East Ridge, Stony Hill Ridge, has already been worked on after landfill capped in 1970's. Campus would be on that ridge. Gravity rain collection to store 2.2 million gallons of water. Will transform site into a park. 800,000 gallon tank located on top of ridge. Within the park, three building sites—institute with courtyard (26 fellows each year will live there). Very monastic with library, dining hall, lecture space. In the middle is the sunken courtyard houses (12) for shorter term scholars. Have to go down to access them. Lowered top of buildings so the structures integrate into the landscape and do not hinder the view. Chairman's residence is last building (comprised of 4 one story buildings). Furthest south is Institute, then Scholar then Chairman. No AC except in large spaces. All will be naturally ventilated. Will use methane from landfill. Exploring same energy source UCLA has used for years to reduce CO2.

Concerns:

# of people for events, how many events, time of day—majority will be between 10 -60 people. 18 events per year with 250 or more. 15 will have 250 and 3 could have up to 400 people. Only have one right now that big. Don't have traffic numbers yet.

Fire evacuation plans—working with Fire Department; reciprocal easement with Mountaingate. Have heard the issues, will address them with the EIR. Increasing brush clearance now, more fire hydrants. First thing is to shelter in place with a fire.

Helipad—currently a proposed helipad on Ridge 1. Talking with Fire Dept. Don't have a habit of using helicopters to ferry guests.

Don't know what variances will be required.

Questions: looking at other sites in LA County where you are not building on methane, using serpentine roads? Site has approval for 28 residences. Not looking at other places.

24-36 months of construction off of Sepulveda. What is the budget? Is there a community improvement portion in that budget? Improve trails in open space areas. Looking at other ways to work with community.

Will not lease the facility out for private events.

Lecture hall seats 250.

Parking spaces: 160, 120, 50 for valet.

Will not be connecting road to Bundy. Fire roads right now.

What is the affect of vendors for the events on traffic? What about impact from high profile guests and security. Heads of state do not come to Berggruen, they go to them. Foreign heads of states and American are usually former. European former heads do not travel with large security forces like American. Would not shut down streets.

Settlement agreement from a lawsuit against prior owner that is deeded to land and MSCRA. Half of development on protected land, according to WSR. 425 acres of open space in Castle and Cook. 422 in BI development.

Public access will continue to trails. 650,000 vs. millions of grading.

#### **CRIME PREVENTION AND SELF DEFENSE WORKSHOP**

Workshop scheduled for January 22<sup>nd</sup> at University Synagogue. Will bring a private security expert who has worked with the secret service. Educate people on staying safe in different circumstances. Damien Haley. Aaron Cohen. Trained with IDF. Contributor to CNN, Fox News, specialist in self defense.

#### **SUNSET TRAFFIC CONGESTION SURVEY**

Working with Allyn Rifkind on traffic with other projects. Technology vendor uses a new technology to analyze traffic. City currently uses LOS. Propose footage from drones and street cameras. Use that data to come up with number of vehicles, how long they were stuck at the light, how many cars get stuck at the light. Measure wait times. How long does it take to get from a to b. Quantify the problem. Need hard data. Can use data to simulate what would happen with a reversible lane. Focus on time instead of vehicle miles traveled. Would just be Sunset and 405 on ramp. Catalyst Analytics Technology. Would like funding. Going to other community groups. Defer approval until we hear from Bonin's new transportation deputy.

**December meeting on 12/13 instead of the 12<sup>th</sup>.**

#### **ANNUAL MEETING**

Change format. Speakers.

#### **NOMINATING COMMITTEE'S SLATE OF DIRECTOR NOMINEES**

Wrote to directors who only attended 3 out of the 8 meetings asking if they wished to continue. Leave of absence. Can come back later.

#### **HOMELESS ON SAN VICENTE**

Sheila Kuehl sent an outreach team to the homeless. Still there. But it is County jurisdiction.

#### **ARCHER SCHOOL NEIGHBORHOOD LIAISON MEETING**

Only two people. Read log of complaints.

Meeting adjourned at 9:50pm.