

San Vicente at Gorham 1939



BRENTWOOD
HOMEOWNERS
ASSOCIATION

1946 - 2026

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Los Angeles 49, Calif

Lock your car at night

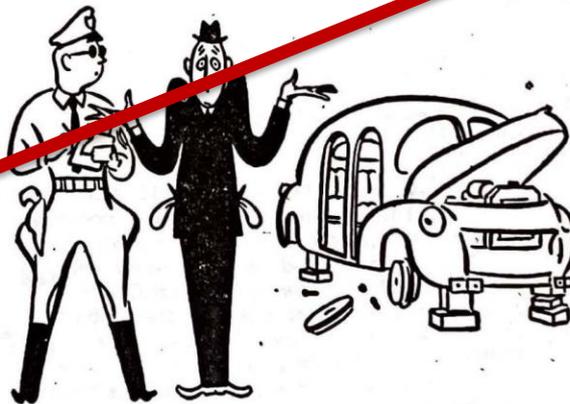
Keeping up with the Brentwood criminal set

Why stop at those boundaries?

Flushed with victory after the recent Sunset boulevard zoning hearings the upshot of which was the denial of three zoning applications, the Brentwood Protective association met last week at the Youth House to make further plans to protect the residential quality of Sunset boulevard.

Residents of the area between Carmelina avenue and Bundy drive, between San Vicente and Sunset boulevards were invited to

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Gentleman: "I'd feel like an idiot if I had locked that car."

Officer: "You might have saved the radio."

It might take you an hour, but it takes an expert only five minutes to remove the radio from your car. And a whole gang of experts are operating in WLA.

Week before last nine radios were stealthily removed from cars parked in streets or driveways. Victims included: Jewell Olson, of Bakersfield, whose car was parked at 11817 1/2 Dorothy street; Greyson L. Bryan—car at 544 Rustic road; Stuart Mason—12248 Gorham avenue.

Results from this week haven't been totted up as of press time.

The moral of the story is: lock your car! If it's a convertible, take the trouble to put the top up. Be sure your car windows are up. And if you hear or see anything suspicious, don't shrug it off. Call the police.

BHA MAKING HEADLINES IN 1950

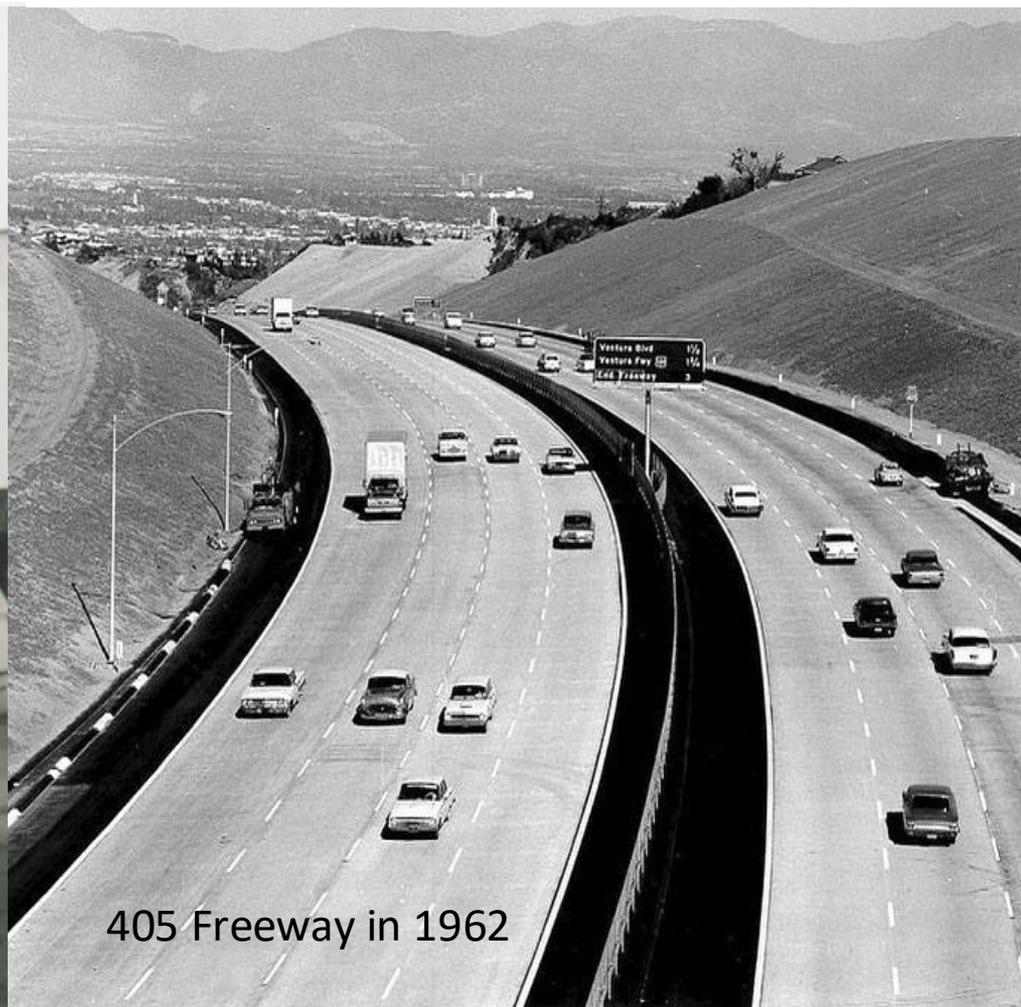
SERVING BRENTWOOD FOR 80 YEARS

**Brentwood Protective
Association established 1946.**

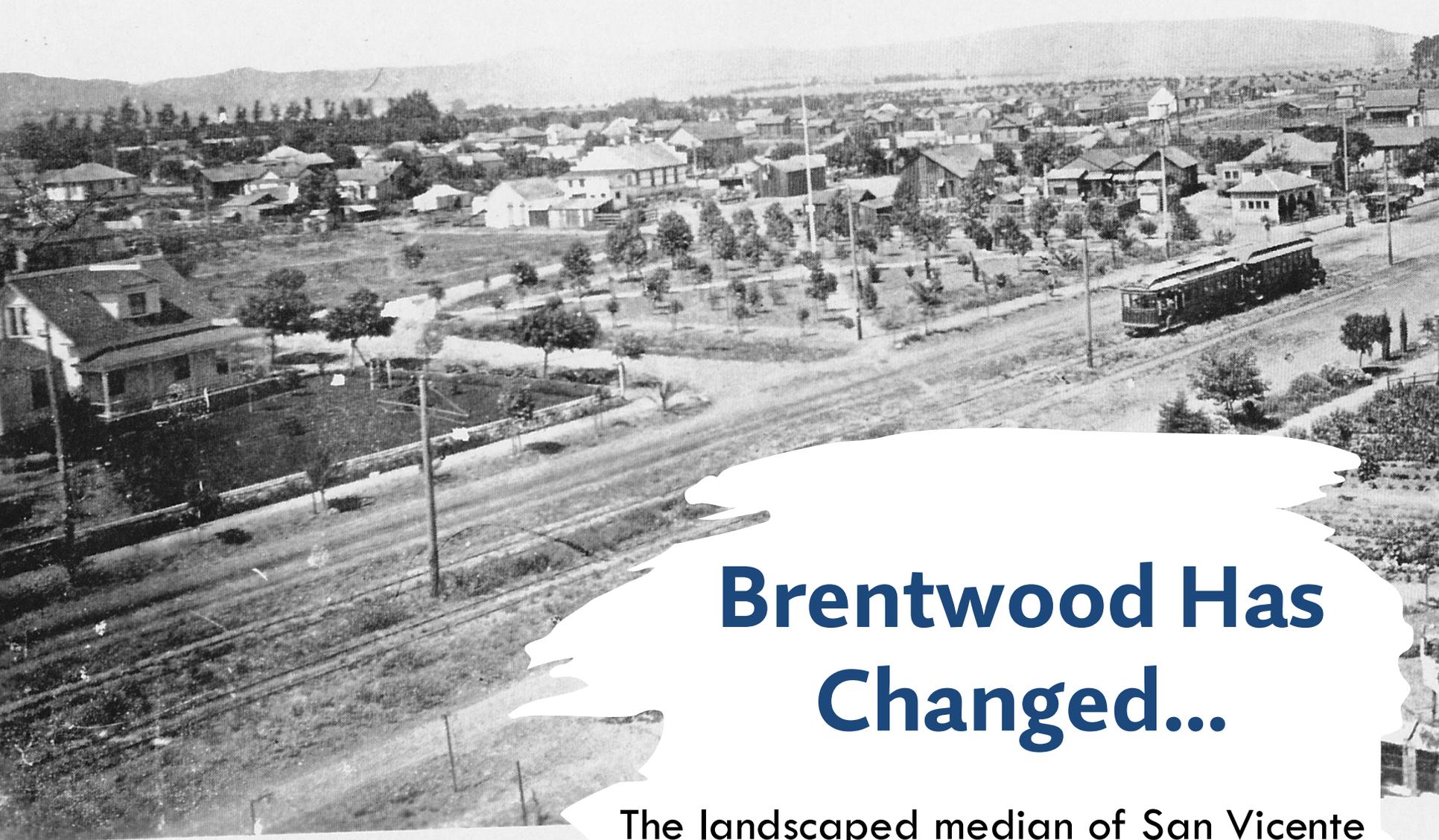


By late 1940's San Vicente becomes shopping district to serve growing population.

**Name changed to Brentwood
Homeowners Association in 1969.**



405 Freeway in 1962



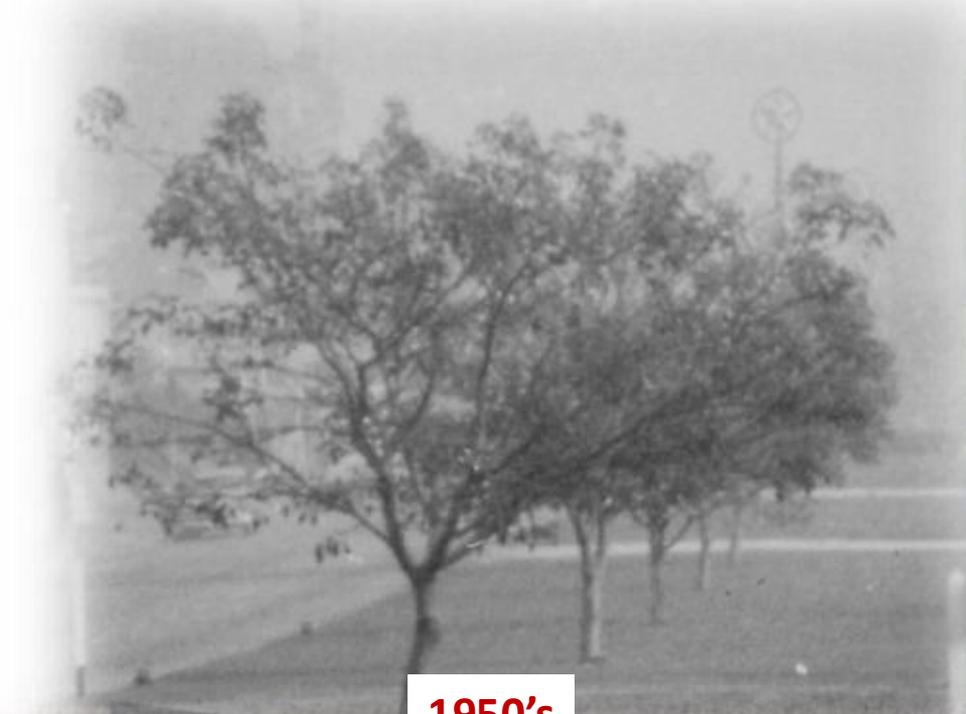
Brentwood Has Changed...

The landscaped median of San Vicente Boulevard once carried the Pacific Electric's Westgate Line.



**...Over
the Years**

The former railway bed being prepared for landscaping on San Vicente at Gretna Green 1950

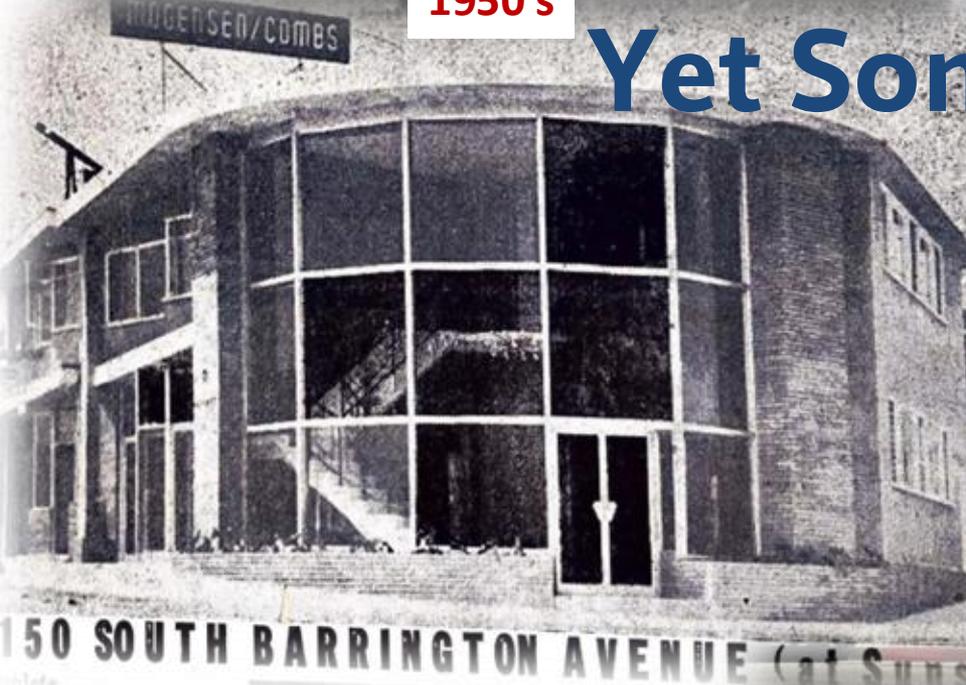


1950's



2000's

Yet Some Things...



150 SOUTH BARRINGTON AVENUE (at Sunset)



...Stay the Same

Fire safety/prevention; crime/public safety/homelessness; traffic congestion

Fire, crime, roadway conditions

Fire Prevention

Fires, traffic, taxes, and homeless

Crime, fire safety, traffic

Traffic Traffic Traffic

Brush clearance in open lands

Traffic - Home Burglaries – City Budget

safety, traffic, zone 0

Traffic on Sunset, homeless, preservation of single-family home zoning

traffic; maintaining single family homes; crime

Traffic, fires, street and tree maintenance

Traffic, Fire Safety, Zone 0

fire insurance, traffic, park and rec spaces

traffic, VA construction, crime

Traffic, Security, Fire Protection

Crime, Crime, Crime

Fires, traffic, taxes, and homeless

Fire/Emergency safety, WLA Traffic, Street Maintenance

Fires, Security, Sidewalk Maintenance

crime, city infrastructure, local traffic

Disrepair of Parks

traffic, developers, fires

Traffic, Development, Safety

TOP THREE CONCERNS

TRAFFIC

CRIME

FIRE SAFETY



Sunset Blvd or Where Cars Come To “Rest”

Palisades Recovery

Formed a coalition with five Brentwood/Sunset Blvd. schools to address safety and traffic concerns related to the Palisades rebuilding.

Documented impacts to schools and developed a construction mitigation plan to address those concerns.

Met with the Mayor's Office and AECOM to present community concerns and recommended mitigation measures.

Held two follow-up meetings with AECOM to ensure Brentwood's concerns were incorporated into planning.





Caltrans I-405 Repaving Project

- Met with Caltrans regarding project's impacts on Brentwood streets
- Raised concerns about traffic diversion onto Sunset Blvd
- Engaged state officials to elevate our concerns
- Secured commitment: no ramp closures two weekends in a row

Sunset Blvd 405 Southbound Ramp Relocation

Metro's I-405
Sepulveda Pass
Express Lanes project
proposes to eliminate
the Sunset Blvd
southbound 405 on-
ramp, forcing all
southbound freeway-
bound vehicles to turn
left on Church Lane.



CRIME AND PUBLIC SAFETY

Overall crime in Brentwood was down 15% in 2025.

Top three types of crime:

1. Theft from Vehicles

Items stolen from parked cars (often after a window is broken or a door is left unlocked). Examples: bags, laptops, wallets, sunglasses.

2. Grand Theft Auto (Vehicle Theft)

A vehicle is stolen outright. Common targets in West LA tend to be SUVs and vehicles with keyless entry systems.

3. Burglary

Someone enters a home, garage, or other structure to steal property.

Recent Walther Way Home Invasion Robbery

| | | | | |
|--------------------------|-------------------------|------------------------------------|------------------|----------------------|
| Pre-surveillance of Home | Deception to Gain entry | Multiple Suspects Working Together | Targeted Robbery | Rapid Vehicle Escape |
|--------------------------|-------------------------|------------------------------------|------------------|----------------------|



Public Safety Initiatives

- 17 License Plate Readers (ALPRs)
- West LA Real Time Crime Center
- Neighborhood Watch Groups
- LAPD Community Partnership

FIRE SAFETY

FireSafe Brentwood

- Educating residents on home hardening and defensible space
- Connecting homeowners with wildfire experts and resources
- Building partnerships with neighbors and first responders
- Supporting community wildfire preparedness and Firewise efforts

BHA Advocacy

- Advocating for science-based wildfire policy, including Zone 0 regulations that work in urban hillside communities
- Representing Brentwood residents in state and local wildfire policy discussions



FireSafe Brentwood



Working Toward Community Fire Resilience

FireSafe Brentwood

- Hosted a community presentation with wildfire scientist and expert Dr. Jon Keeley
- Organized a Home Hardening event with vendors and experts
- Partnered with MySafe:LA to provide home wildfire risk assessments
- Met with LAFD, LAUSD leaders, Kenter Canyon admin, and LAPD to discuss evacuation

BHA Advocacy

- Met with Santa Monica Mountains Conservancy and MRCA regarding vegetation and wildfire risk on adjacent public lands
- Engaged with the offices of Assemblymember Jacqui Irwin and Senator Ben Allen on wildfire policy affecting Brentwood
- Ongoing advocacy regarding the proposed Zone 0 defensible space regulations



FireSafe Brentwood



Information | Communication | Resources



**Not enough to have one house hardened to fire,
ALL houses must do it. *Dr. Jon Keeley***

SURVEY SAYS!!

How Old Are the Homes?

68% of homes built before 1990
86% before 2007

What Are They Made of?

80% class A roof
30% have wood siding
56% have dual pane windows
85% have metal rain gutters

What is Next to the House?

66% have wood fences
25% of decks made of ignition resistant material

How Hardened is your Home?

42% do not have ember resistant mesh on vents
54% do not have mesh covering rain gutters
75% regularly remove leaves that accumulate in uncovered gutters

Active Fire Protection Systems

Majority do not have active fire protection systems
49% have no plans to install them

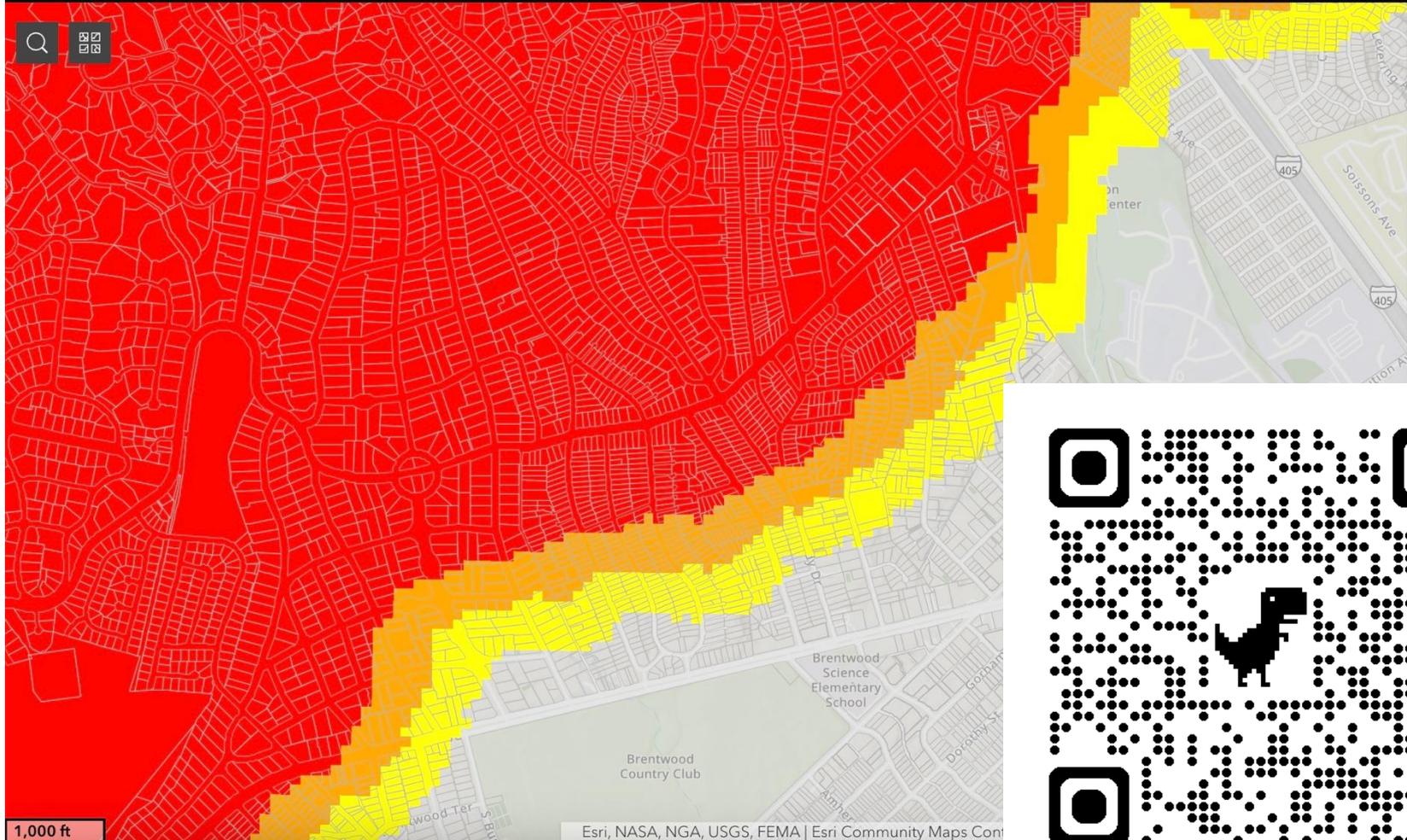
ARE YOU IN THE ZONE?



Fire Hazard Severity Zone Viewer for Real Estate Inspections

FHSZ in State Responsibility Area effective April 1, 2024

FHSZ in Local Responsibility Area as recommended March 24, 2025





Zone Zero

Attended state hearings

Met with the California Board of Forestry

Submitted formal letters and testimony

Engaged our state representatives

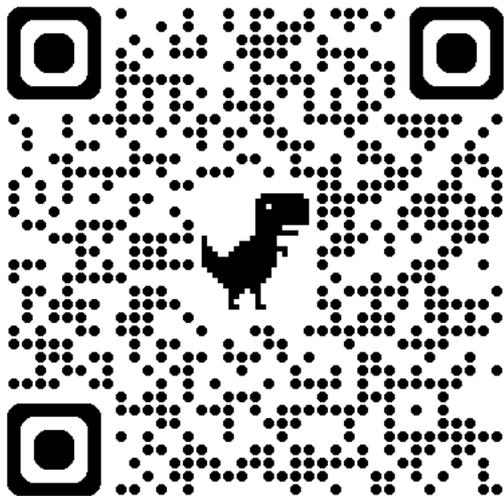
Spoke with the press

Participated in weekly UCLA wildfire science briefings

Created Zone Zero Facts Website

IF YOUR HOME DOESN'T IGNITE, IT CAN'T BURN”

Dr. Jack Cohen



Embers travel miles ahead of a wildfire and ignite homes before flames arrive.

Small openings and combustible details are the most common ignition points.

A fire-resistant roof is one of the most important protections.

Vents are a major entry point — ember-resistant vents greatly reduce risk.

Gutters and roof valleys collect debris that embers easily ignite.

Windows are vulnerable — heat can crack glass and allow embers inside.

Decks, fences, and attached structures can carry fire directly to the home.

Home hardening + smart defensible space is more effective than clearing everything.

In neighborhoods, fires spread home-to-home once a structure ignites.

Simple maintenance matters: clear debris, trim vegetation, remove dead plants.

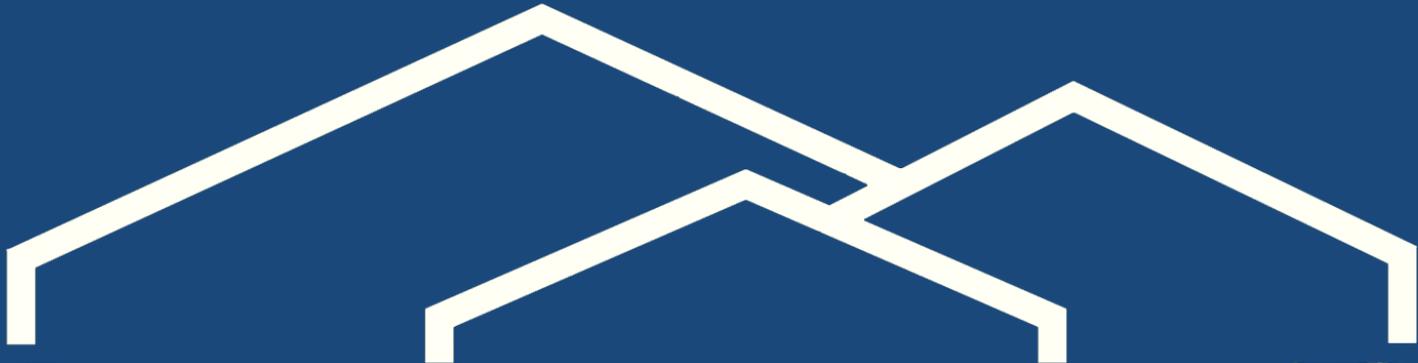
Wildfire resilience is achievable — you can't control the fire, but you can control how your home responds.

An aerial photograph of a densely populated residential neighborhood in Brentwood, Tennessee. The houses are packed closely together, with a mix of roof colors and greenery. In the background, rolling green hills and mountains are visible under a cloudy sky. The text 'COMMUNITY FIRE RESILIENCE' is overlaid in large, bold, red letters on the right side of the image.

COMMUNITY FIRE RESILIENCE

Looking ahead, our work will focus on continuing to strengthen Brentwood's community wildfire preparedness in four areas

- Improving community evacuation planning
- Advocating brush clearance on adjacent state lands
- Exploring technology that maps fire risk
- Advancing community risk mitigation to support insurability



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Since 1946