



ANNUAL MEETING

SURVIVING IN BRENTWOODLAND

The *real facts* and *real news* about crime, development, zoning and traffic solutions in Brentwood.

Have a bite, meet your neighbors, and learn what *you* can do to help restore our quality of life.

MONDAY, MARCH 13 * 7:00 PM

DOORS OPEN AT 6:00 PM

for food and drinks

University Synagogue
Saltair Ave & Sunset Bl

**YOU MUST RSVP AT:
BRENTWOODHOMEOWNERS.ORG**

RENEW YOUR MEMBERSHIP BEFORE MARCH 13!



If you're up early Sunday mornings, you can get a rare glimpse of Sunset.

President's Message • Raymond Klein

Brentwood remains one of the most beautiful and prestigious places to live, with proximity to a world-class coastline, hiking trails, biking trails, running trails and eateries galore. Our crime rate is low, and we are rich with institutions of culture and education.

It is your quality of life the Brentwood Homeowners Association works to protect 365 days a year. On your perpetual frustration with traffic, we refuse to accept there are no solutions to congestion and gridlock. We continue to pressure the City for traffic control officers during evening hours and most people think they help. Over a year ago, we urged the City to consider reversible lanes during peak hours, and now it is going to be studied. We hired expert consultants and land use attorneys to guide us, and devoted hundreds of hours negotiating private covenants with Archer School and Brentwood School that include long-term restrictions on enrollment and building, and limits on vehicle trips. Both institutions will contribute less traffic to Sunset with those agreements than without them. While some may have wanted us to block any development, that is not in our authority and our experts advised City approval was inevitable.

This year, we organized a Sunset Mobility Collaborative to bring the community together to find solutions that will improve mobility for the residents and businesses. The Collaborative is a partnership of community

representatives from Brentwood and Pacific Palisades, as well as local businesses and institutions that share a common goal of identifying and implementing solutions for sustained traffic improvement in our communities. Considering that we are bordered by the Santa Monica Mountains and the Pacific Ocean, some are puzzled by ever worsening traffic. We know Brentwood is not getting larger, so where is it coming from? Santa Monica continues to build work places (over 1,000,000 square feet in the next 18 months) without proportional affordable housing. Brentwood suffers from that pass-through traffic going back and forth between work in Santa Monica and residences in the San Fernando Valley. Given that cause of traffic, we are also forced to look at solutions outside our BHA territory.

The BHA will continue to point out unreasonable development and ask for your help. Pushback is essential because all commercial developers and institutions ask for more than they need in order to downsize during negotiations and appear to be agreeing to compromise. Without pushback from the community, the developer would enjoy an unexpected windfall. Developers are now conducting their own campaigns to organize supporters, have them write emails and letters, and go to planning meetings with signs and t-shirts. I can't emphasize enough the important role you have in this process! Please write in when we ask your opinion in a survey, when we ask you to attend a hearing and when we ask you to write a letter or email. Your help is truly needed and your action will make a difference.

Please join us at our Annual Meeting on March 13 at University Synagogue where you can learn more about traffic, short-term rentals, mansionization, food trucks, new zoning rules, and other issues affecting our homes and our quality of life. We are fortunate to live in such a wonderful community, but we must be alert, organized and engaged in order to meet all challenges. Your volunteer Board of Directors can't do it without you. Your membership matters, and your response to a call to action matters.

Thank you.



The City of Los Angeles has provided an easy way to report dozens of issues related to streets, trees, trash, construction and a host of other things that concern you. Visit myla311.lacity.org and you can file an online report and download the app to your phone so you can report things easily when you're on the go!

You NEED This App!

Want to know how your house is zoned, or if your neighbor has a permit for their project? Visit zimas.lacity.org and you can find out!

The image is a screenshot of the ZIMAS website. The browser address bar shows 'zimas.lacity.org'. The website has a blue header with the 'ZIMAS' logo and navigation tabs for 'Search', 'Reports', 'Resources', and 'News!'. Below the header is a map of a residential area. A red arrow points from the 'Planning and Zoning' link in the left sidebar to the map. The sidebar also includes a 'Jurisdictional' section with various links like 'Community Plan Area', 'Area Planning Commission', etc. The map shows a green area labeled 'BOWLING GREEN WAY' and a yellow area labeled 'R1-1'. A blue box highlights a specific parcel on the map.

New Building Ordinances and Zoning are on their way, which *may* lead to a little relief from the boom in construction which has been increasing our home values, but also clogging our streets.

The new Baseline Mansionization Ordinance and Baseline Hillside Ordinance will likely be adopted by the City Council by the time our annual meeting takes place, so we hope to have the latest information for you there. Right now, we know the more restrictive ordinances emphasize R1 zones lots, which are the lots usually under 10,000 square feet. They look to further reduce new home sizes and that could reduce the desire of developers to buy up old homes and replace them with new ones more than twice the size.

Currently, if you have a lot that is about 7,000 square feet, you can build a home of about 4,200 square feet (not including a 400 sf garage and a basement, both of which are exempt from the square footage count.) The new BMO will reduce the size of home to 45% of your R1 lot size with no bonuses and less exemptions. This could mean a reduction in buildable square footage of as much as 1,000 square feet on that size lot.



For hillside homes, the ordinance deals additionally with earth displacement, which could reduce the dirt hauling trucks you see on your street when you are down the block from a construction project.

Coming later next year, the City will look to the BHA and other organizations to help them adopt new neighborhood zoning which will replace the BMO and BHO and provide a simpler "overlay" plan for building requirements.

When is a Share Equal to a Whole

At the end of January, the Department of Planning submitted to 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.

Until now, short-term rentals have not been allowed in Los Angeles. Calling this Ordinance "Home Sharing" is misleading and deceptive. As opposed to cities, like 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 and turn the residence into a rogue hotel. It's an insult to our intelligence to describe converting a home to a hotel for 6 months as home sharing. 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.

Our Councilmember Mike Bonin has said: "We don't want to take away someone's ability to make ends meet by renting out an extra room or guest house. . . ." Renting out an extra room implies that the host will be on the property. The desire to help someone rent out an extra room does not justify turning residential neighborhoods into commercial neighborhoods populated with de facto hotels with absent hosts. Sharing a home means dividing up the space, not renting the entire home for a few days at a time for half the year.

Councilmember Bonin's response to a requirement that the host be on the property is: "In Venice, I have some folks who work in the film industry and they may be on location out of state or out of the country for three, four months. This would allow them to still rent out their primary residence while they're gone." However, the possible needs of these relatively few individuals should not be allowed to destroy the safety and quiet that



The City has a new program to help you pay for fixing your sidewalk. Trees and other elements have wreaked havoc on some walkways. Go to sidewalks.lacity.org for more information



Get a lawn sign at our annual meeting!

homeowners had a right to expect when they purchased their home. Further, these few folks in the film industry or other such businesses can now legally rent their property to a stable tenant for 31 days or more. They have no need to take advantage of their neighbors by renting to new groups every few days, and there is no need for a city-wide new law that would take these and other properties off the traditional rental market.

There is no doubt there has been an explosion of unregulated underground hotels, sponsored by companies like Airbnb, throughout the country. Los Angeles has taken almost no enforcement action against this phenomenon and has allowed the situation to require either enforcement or regulation. At this time, we can't expect enforcement from the City Attorney. If we are truly concerned about someone being able to legally rent out an extra room for a few days, then limit any new law to those circumstances. If we are truly concerned about affordable housing, then don't enable short-term rentals of an entire residence (which would bring the host more revenue than rental income from the traditional rental market). On the other hand, if we want to maximize the number of tourists and the collection of hotel taxes, then legalize short-term rentals of entire residences at the expense of our residential neighborhoods like Brentwood.



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Please let us know about any name or address corrections

RSVP ON OUR WEBSITE FOR OUR ANNUAL MEETING ON MARCH 13. SEATS ARE LIMITED.

WHY DO YOU NEED TO SUPPORT THE BHA?

**THERE IS WORK TO BE DONE, AND WE
CAN'T DO IT WITHOUT YOU!**

NEW RESTRICTIVE MANSIONIZATION ORDINANCES

NEW R₁ ZONING LAWS

SAN VICENTE DEVELOPMENT

SHORT-TERM-RENTALS

INSTITUTIONAL GROWTH

STREET, TREE AND PARKWAY IMPROVEMENTS

BEAUTIFICATION PROJECTS

AND TO KEEP YOU INFORMED!