

SOUTH BRENTWOOD RESIDENTS ASSOCIATION

BOARD MEETING

Home of Marylin Krell August 2, 2012 7:00 pm

Call to Order: Marylin Krell, president, called the meeting to order at 7:05 p.m.

Present: Marylin Krell, Elyse Arbour, Jackie Raymond, Lauren Cole, Laurel Davidson, Debbie Simmons, Nita Cosat, Ray Keller, Margery Zweizig, and Roz Gamble.

Absent: Pam Taylor, Len Blum, Sue Hirsch, and Jason Zivich.

Barrington/Wilshire Presentation

Principal Ken Kahan and VP Patrick Roberts from California Landmark Development Group described the 6 story 85' tall 78-unit apartment building project with 1500 square feet of retail space at Barrington and Wilshire. They are requesting that the city-required widening of Barrington be waived and that the sidewalk be widened instead. They discussed issues with respect to traffic on the north alley, sidewalk width on both Wilshire and Barrington, a proposed restaurant in the building and building/restaurant parking. They distributed a rendering of the streetscape with reduced and existing sidewalk. Board members asked questions about landscaping, restaurant parking, valet parking and sidewalk size. Marylin suggested that they bring a site plan when they present to the BCC next week.

The Board discussed the project after Ken and Patrick left. It was moved, seconded and approved that the SBRA will report the following to the BCC at the August 7th meeting:

SBRA supports:

1. The waiver to *not* widen Barrington provided that the applicant installs an enhanced sidewalk with high quality landscape and hardscape.
2. Installation of maximum permeable surfaces. The SBRA Land Use Committee shall discuss this with Rios Clementi Hale.
3. Inclusion of a drop off lane on Barrington.
4. Provision of affordable valet and self parking in the adjacent building at night.
5. The SBRA Land Use Committee shall review the landscape and hardscape design.

11965-11973 Montana Project

Karl Riemer of Tala Associates and Simon Kerendian, owner, presented information about the new condo project at 11965-11973 Montana. Marylin explained that it is a "by right" *Density Bonus* project which means that they are not requesting any modifications from what they are entitled to build. The project will have a Public Hearing because it requires a final tract map approval. By itself the Density Bonus does not require a Public Hearing, but because of the subdivision, the Density Bonus will be included in the Subdivision Public Hearing.

This is a 49 unit project which includes 4 lower income units. It is a five story building with a sixth story that is set back 41 feet from Montana Ave. The project will have 13 additional units and additional 23' height (as measured from the lowest point on the north side) due to the bonus allowed for the inclusion of low income units. There will be a landscaped area on the upper level.

Karl and Simon took questions from the Board. Various parking, traffic, lighting, landscaping and height issues were discussed. Marilyn asked about staging. The application states that they will locate a "suitable offsite location to stage trucks ...to minimize congestion at the site." The application further states that "lighting for the project will consist of low intensity accent lighting shielded so as not to be obtrusive to either onsite residents or offsite properties." Marilyn recommended that Karl and Simon contact the neighbors in advance of the hearing, prior to their 2 week required notice.

The applicant agreed to make the landscape and lighting plans available to the SBRA Land Use Committee for their review and are working to try to add more parking.

The Board discussed the Montana project after Karl and Simon left. They agreed that the SBRA Land Use Committee will continue to be the contact for the developer for this project and the LUC will review the landscape and lighting plans when available.

Approval of Minutes

Marilyn asked for approval of the minutes of the meeting held on April 19, 2012 . A motion was made and seconded to approve the minutes as corrected. The vote was unanimously in favor. Therefore, the motion passed.

Reports

Treasurer – No report this month

Veterans Administration – No report this month

Land Use- Marilyn gave a brief update on issues with the 12319 Gorham project.

Wilshire sidewalk reduction- Lauren and Elyse gave a brief update on the Wilshire sidewalk reduction hearing. Some modifications to the original proposed sidewalk reductions were made, and the sidewalk will be cut to 10 feet instead of 8 feet in some locations.

On the block between Federal and Barry the sidewalks will remain exactly the same width. However, Metro, LADOT, and LABOE will have to decide whether they still need to reconstruct the sidewalk for any other reason, not having to do with widening the sidewalk. If they do, they will have to replace the trees at a 2:1 ratio. If they can't fit double the amount of trees they are required to the additional trees nearby.

On the north side of the block between Barrington and Barry, the eastern portion will remain at 10 feet and the western portion (in front of the new development) will be 12 feet. On the south side of the same block, in front of the 7 Eleven, the sidewalk will go from 12.5 to 10 feet, so they will be reconstructing the sidewalk. When the 7 Eleven property gets redeveloped, the sidewalk will go back up to 12 feet.

Old Business

The Board discussed creation of a one page flyer to welcome new homeowners and inform them of the SBRA. This will help build our email list and increase income from dues. It was suggested that the flyer direct individuals to our website. The website should be monitored for activity. Lauren, Elyse, Jackie, Laurel and Marylin will be part of a Membership Subcommittee to create the flyer.

It was noted that 68 new emails were obtained at the 2012 Annual General Meeting and \$410 in dues from new members was received. It was suggested that a date be selected soon for the 2013 Annual General Meeting and a "Save the Date" note be put on our website. The Board agreed that the Open House portion of the AGM should be longer and the actual meeting have fewer speakers.

G. New Business

- Marylin asked if Board members were interested in participating in the SVB Safety Walk on August 23rd. Jackie and Elyse might be interested and Marylin will forward information to them.
- Lauren spoke about the stop sign issue at Chenault and Barrington. It was determined that the SBRA will not take a position on this issue.
- It was determined that the SBRA will not take a position on the issue of Water Watch or Fracking
- A get well card for Bill Rosendahl was circulated for signature. Marylin will let SBRA members know that a card can be signed at the Community Corner table at the Farmer's Market on August 5.

Adjournment

There being no further business to bring before the Board, a motion was made and seconded to adjourn the meeting, and with a unanimous vote of those present, the Chair declared the motion passed and the meeting adjourned at 9:30

Respectfully submitted,

Debbie Simmons, Secretary