

## SOUTH BRENTWOOD RESIDENTS ASSOCIATION BOARD MEETING

Home of Marilyn Krell

February 18, 2016

7:00 pm

**Call to Order:** Marilyn Krell, president, called the meeting to order at 7:10 PM.

**Board Members Present:** Elyse Arbour, Len Blum, Lauren Cole, Sue Hirsch, Merri Huang, Marilyn Krell, Todd Nathanson, Jackie Raymond.

Also present were Gary Avrech, Adrienne Bacci, Cindy Keel, Laurel Davidson, Jack Godwin, David Holtzman, Amber Jamal

**Board Members Absent:** David Nik, Pam Taylor

**Approval of Minutes:** Marilyn asked for corrections to the minutes (previously distributed) for the January 21, 2016 board meeting. There were no corrections. A motion was made, seconded and passed to approve the minutes as presented.

**Special Guest Presentation:** Cliff Goldstein, of GPI Investments, a local development company that has purchased the parcel of land at 11770 San Vicente (at the corner of Gorham where Peet's is currently located) presented his firm's preliminary plan for the site which currently has 12,000 sq ft of retail (bank, restaurant, fast food, coffee shop) plus office space above. They are proposing 9,000 sq ft of ground level retail (bank, other retail, possibly a restaurant) and 14 apartments ranging from 2,300 to 4,500 sq ft. This would require a 5 story building with rooftop amenities which exceeds the San Vicente Scenic Corridor Specific Plan limit of 3 stories, and 53,000 sq. ft. instead of the 30,000 sq. ft. allowed. The design additionally requires a Specific Plan exemption for its proposed zero foot setback from the upper stories. Residential over retail should result in less trip generation than office above retail. Underground parking would be entered from San Vicente and exit onto Gorham. No applications have been filed with The City yet. The goal is a "build time of 18 months" to begin in "couple of years." The project requires Design Review Board approval.

### **Reports:**

**Treasurer's Report** – Per Treasurer Todd Nathanson: current balance in the bank account is \$4,214.71, representing expenses of \$13.95 and income of \$1,000 from Elyse Arbor and Baltaire's sponsorships.

**Web Site** – Merri reported that a Word Press update did not result in problems and that she and Sue continue to update the web site. She urged members to check it out.

**VA Master Plan** – Jack reported that the latest version of the Master Plan was presented at a meeting with an impressive number of luminaries present. It is unclear at this point who our contact will ultimately be. The new plan, which is many hundreds of pages long, has significant changes from the previous one. *The updated plan now shows the construction of 1,200 units over 10 years and a "town center" architectural concept.* The most salient change for the SBRA is the many additional ingress and egress roads impacting Federal Avenue, Ohio Avenue and Barrington Ave. After discussion, it appears that the best thing for the SBRA to do is take no action and continue to work with the BCC since discussions are on-going and there is not a traffic study yet.

**Public Safety and Emergency Preparation** – Merri reported that she continues to be in contact with the Executive Vice President of the Apartment Association of Greater Los Angeles (AAGLA). Our joint meeting is pending approval by their board. We have been chosen to be the pilot for the City's Emergency Preparedness project and the next step will be to identify the target building. Working in conjunction with the LAFD, we've developed emergency preparedness sheets for public distribution. These may be included with our newsletter again. She added that there will be a WLA CERT Training program at the WLA station starting on March 2.

**2016 Annual General Meeting** – The theme will be how the community can understand and contribute to solving the homelessness issue in Los Angeles. Councilman Bonin will be the featured speaker at the AGM. We are in contact with other potential speakers.

Elyse reported that the AGM committee met at the church last week to discuss how to improve the flow of attendees. The plan is to keep the auditorium closed, have the sign-in area in the south foyer and the sponsors, homeless organizations, cookies (generously donated by Baltaire) and water in the Sunday School room. Just before the meeting, the doors to the auditorium will be opened. The floor managers will be Gary Avrech and Debbie Simmons. Elyse urged all Board Members to help out that evening.

Our sponsors will have display tables as well as organizations that are significantly engaged in the homelessness crisis in Los Angeles. We will invite them to provide us with literature about their efforts. There will also be a “Spring Cleaning Clothes Out” bin for donations. This will be noted on our postcard and flyers about the AGM.

Our ushers will hand out the agenda and newsletter to attendees as they enter. Merri has put together a reference guide on whom and where to turn when dealing with homelessness. It includes names and contact information for a number of local, statewide, and national resources. We hope to include it in the SBRA newsletter. In any event, the research can be placed on our web site.

Gary has prepared updated information sheets for potential advertisers. It is hoped that each board member can provide an advertiser. He needs the copy by March 15, rather than March 1 as listed on the sheet.

**Land Use/Transportation** – Lauren said that meetings about the Martin Cadillac project have been resurrected. It is hoped that the project will be primarily residential with retail and office space minimized. Mike Bonin wants affordable housing. Traffic issues still have not been adequately addressed.

She also reported that there is interest in accelerating the purple line subway to Bundy using the possibility of the Olympics returning to Los Angeles as a justification. Currently it is only funded to Bonsall/WLA VA. The Board supports the extension.

Marylin reported that the City is doing what it legally can regarding the Carmelina site (aka the Gross Property), but the relationship between the owner and the neighbors remain acrimonious.

**New Business** –David Holtzman noted that some of the new signs regarding overnight parking on Montana Avenue are incorrect and that the restrictions are forcing the vehicles that previously parked on Montana Avenue to park on the smaller residential streets.

**Our next meeting will be March 17, 2016** at Marylin’s house.

**Adjournment:**

The meeting adjourned at 9:10 PM

Respectfully submitted,

Sue Hirsch,  
Acting Secretary