



**BOARD OF DIRECTORS MEETING  
December 11, 2018**

**MINUTES**

A regular monthly meeting of the BHA Board of Directors was called to order at 7:35 p.m. on Tuesday, December 11, 2018 at the Brentwood School, 100 S. Barrington Place, Los Angeles, CA 90049.

**DIRECTORS PRESENT:** Marc Fishman, Kathleen Flanagan, Tania Greenberg, Don Keller, Ray Klein, Rod Liber, Marjorie Platzker, Lionel Sanders, Thelma Waxman, Zo Wright,

**DIRECTORS ABSENT:** Robin Stevens

**GUESTS:** Wendy-Sue Rosen (non-member), Kristen Lonner (Burns and Bouchard), Josh Geyer (Burns and Bouchard), David Wright, Corrinne Mann Kempinsky, Lou Kempinsky

**APPROVAL OF NOVEMBER MINUTES**

Motion made and seconded to approve November minutes.

**TREASURER'S REPORT**

\$140,000 dues, \$68,000 expenses. \$6,000 accounts receivable. Prospect email sent out. More members joined, covered cost of mailing. Full report in January.

**LAPD REPORT**

Officer Maria Gray unable to attend.

**CD 11 REPORT**

Lisa Cahill answered questions. 1. Suggestion at last quarterly transportation meeting about moving bus stop to just past Kenter and a turn out created so westbound traffic would not be stopped. Was it brought up with CD-11? Eric Bruins said could not happen because it increases collision rates according to Metro. 2. Food truck signs requested by Ms. Barry are in the process. Where does it stand? Cahill processing it, takes seven months, in early stages. 3. Luxe hotel sign variance denied. CD-11 supported BHA's position and Len Nguyen appeared at hearing. May be appealed. 4. Barry's Bootcamp has a hearing December 20. Discussion, see below.

**PROSPECTIVE DIRECTORS**

Jeff Steiner, Joel Ball, Alisa Freundlich, Leena Fakhri

**DONATION TO OVERNIGHT HOMELESS SHELTER**

Homeless may now walk into Armory. Donations for the last three years. Do it again—clothing, toiletries, jackets. Prospective director, Leena Fakhari, will do it.

**ANNUAL MEETING**

February 25<sup>th</sup> at University Synagogue. Hard copy newsletter. Need it to go out first of February. Need articles. Issues to be included, short paragraphs, possibilities: Archer, Homelessness, Donation to Armory

### **11700 SUNSET BLVD PROJECT PRESENTATION**

Kristen Montet Lenner presented information on project for corner of Sunset and Barrington. Proposed 4 story building with 14 condos over retail, one story commercial bldg., parking for 169 cars.

Augustin family owner of the lot. Old gas station lot that has been vacant for some time. Requesting to build 14 unit condo project with retail 13,000 square feet. 115 S. Barrington Ave. Project within height. 20' on village side, 45' on Sunset side. General plan amendment and a zone change and a CUP. Lot zoned R-3, changed to RAS-3 (Sunset side). Retail use on Sunset side would require zone change. Vesting tract land. CUP required for parking underneath. Have to cross a zone boundary. C-2 village side and R-3 Sunset side. Parking an issue. 4 level parking garage. 91 parking spaces required but providing 169 spaces. Spoken to village merchants, parking an issue, want more parking. Likely to have hearing in February. 2 exits and one entrance. Enter from Barrington court only, exit both Court and Sunset. Can merge onto Sunset even though exiting right where dedicated right turn lane is for Barrington. LADOT says it is ok. Required to have two exits. LADOT based on uses of new project. Would not draw new cars. Need a haul route hearing. Reached out to a contractor; Staging area would be right in merge area during excavation. Excavation would take 8-10 months. Would be off and on. Hours would be 9am to 2pm only. 30-35 trucks per day. 14 cubic yard dump trucks.

2 separate lots.

Questions:

Spoken with businesses. Concerned about construction but parking desirable. VA parking lot a problem right now. Up in the air with VA master plan about future of that lot.

Design unattractive, given location. No retail on Sunset, why would you put retail on lower level?

What types of signs? No requests.

What can they do by right? R-3 zone could entrance and exit on Sunset. Density would be 1 unit for 800 sq ft offering below allowable density. Condos allowed 2.5 per unit. Apartments would be 1.5 per unit. Charge for parking.

Traffic study did not include pass by trips.

Businesses asked for a covenant with parking.

One story on Barrington Court, 4 story on Sunset side.

### **BARRY'S BOOTCAMP PROJECT AT BRENTWOOD GARDENS**

Findings are flawed, according to Klein. BCC did not see those findings and voted not to oppose project. Letter drafted for hearing focused on issue of precedence if parking spaces required not met and impact on residential streets by not having enough parking. Will forward letter to CD-11 for consideration and support. Area planning commission hearing. Motion to approve letter for submission to associate ZA. Discussion about opposition to project. Is BHA opposed to Barry's Bootcamp? Question about whether

zoning laws will be changed because of the desires of a tenant? Uphold the zoning? Change to gym rather than retail requires 31 more parking spaces. Discussion that BHA comes off as in opposition of the business when in fact it is in opposition of the variance. Need to support the zoning laws otherwise everyone will want a variance and sets a precedent. Other businesses will ask for a variance. Add to our letter that we support businesses, understand economic environment, but need to comply with zoning laws. 4,700 sq ft size of Barry's Bootcamp. Parking study chose 12:00pm as peak hour. 4 classes with 33 participants, every 50 minutes, over 100 cars entering and exiting a narrow entrance and exit. Items to be raised in a letter after review by Freundlich. Motion amended to modify letter that it is not personal against Barry's Bootcamp, want a successful business environment, not opposing new businesses coming into San Vicente but case for variance has not been made, San Vicente Specific Plan should be observed. Gym is 10 to 1, retail is 4 to 1. Motion approved.

#### **LITIGATION AGAINST CATALYST AT AND MEDIA ARTS**

Lawyer wrote demand letter. Response that clients should file claim with insurance company. Wrote back that it was her responsibility. Deadline has passed. Lawyer found that she was disbarred from Arizona for fraudulent activity with her clients. Will be telling Mike Bonin and ask that he refer it to the DA. Small claims is \$5,000 max. Allyn Rifkind recommended Shay Roehm. City gave money to non-profit that required forms and information.

#### **ARCHER UPDATE**

Quarterly meeting with Archer December 10<sup>th</sup>. Finishing the North Wing, Academic Center. Will be occupied first week in April. Board will manage land use and real estate. New board member, Corrine Verdery. Working with DWP to lessen impact. Restore site beginning in January. Temporary classrooms and sound walls will be gone by May. Board will be conducting a strategic plan this year. Will be taking a break before proceeding with next phases. Will advise BHA about plans when decided. Cumulative construction of 3 years in CUP and agreement.

Meeting adjourned at 9:25pm.