

**MINUTES OF THE MEETING OF THE
BRENTWOOD COMMUNITY COUNCIL
Brentwood Kaufman Library, 11820 San Vicente Blvd.
Tuesday, May 1, 2012**

Prior to calling the meeting to order, Chair Nancy Freedman collected Public Comment Cards from those attendees who wished to speak their opinion regarding the Green Hollow Square ("GHS") project.

CALL TO ORDER

Chair Nancy Freedman called the meeting to order at 7:02 p.m. and led the pledge of allegiance. The Chair explained that the meeting would be devoted to presentations by representatives of GHS, Saltair Neighbors and The LA Conservancy. Following these presentations, comment time would be given.

Attendees were asked to be respectful to speakers and hold all questions and comments until after the designated presentations. The opportunity to speak at that time will be limited to those who submitted Public Comment Cards prior to the beginning of the meeting. After that, if time permits, others may raise their hands to comment.

GREEN HOLLOW SQUARE

Speaker:

Joel Miller, Vice President of Psomas and representing the applicant, spoke on behalf of the Project. He introduced Ron Hersh (traffic specialist) and Theresa Grimes (historic preservationist).

Mr. Miller noted that Mr. Munger has owned the property since 1942. For this proposed project, he then outlined current zoning, lot size, proposed building size, number of parking spaces, queuing on site, and traffic patterns – including a note that agreements have been reached with CVS regarding a shared exit strategy. Mr. Miller also noted that the project could be 43% larger, under current zoning, than what is proposed.

- Mr. Miller presented, and countered, the following myths about the project:
- Median cuts with loss of coral trees - Untrue
- There will be cut-through traffic from the project onto Saltair - Untrue
- CVS driveway impacts cannot be mitigated - Untrue
- There is already plenty of available parking on San Vicente - Untrue
- Current rulings do not allow for demolition of buildings - Untrue
- Incorporating the Barry Building into the project is physically possible but doesn't meet current codes - Untrue
- Mr. Munger will not agree to donate the Barry Building - Untrue
- This project does not provide sufficient parking – Untrue

Speaker:

Elin Schwartz spoke on behalf of Saltair Neighbors. Elin early on had been asked by Councilman Rosendahl to be a lead in the community on the project. She stressed that the proposed plan does not adequately address traffic concerns and that the request of a signal light at the exit driveway would not help to mitigate the problem. She also emphasized the concerns of neighbors regarding inevitable cut-through traffic on Saltair.

Speaker:

Wendy-Sue Rosen spoke on behalf of the Brentwood Residents Coalition. She stated that the Developer has not yet met with the Saltair Neighbors group. She added that details discussed by Mr. Miller in his presentation do not match what is written in the EIR and that a number of variances have been requested by the developer.

Speaker:

Marcello Vavala, Preservation Associate, spoke on behalf of the Los Angeles Conservancy. He noted that the Barry Building, built in the International style, was designated as an historical cultural monument in 2008. It is only one of three commercial buildings in Brentwood designated as having architectural significance. The others are the gas station at Sunset and Barrington and the Archer School.

The Coral tree median was designated as historical in 1976. If a median cut is allowed for this project, it would be the first time for a mid street median cut and would set precedent.

Speaker:

Adrian Scott Fine, Director of Advocacy, spoke on behalf of the Los Angeles Conservancy. He stated that the conservancy is a membership based organization that believes that an alternative project that incorporates the Barry Building into the proposed project achieves 95% of objectives. The Barry Building was built with sustainability that was innovative in its time, and that it can be upgraded to meet current standards

Speaker:

Joel Miller, on behalf of the developer, was allowed time for a brief rebuttal, stating that the variances requested were for minor issues and that the back half of the project is incorporated into the specific plan.

Speaker:

Joaquin Macias, Field Deputy to Councilman Rosendahl, read a statement from the Councilman stating that he has asked the BCC and the various Homeowners Associations to advise him on the project. He is aware this is a contentious issue and reminds us that we are all neighbors and friends.

Public Comment:

Chair Nancy Freedman called to the podium those who had signed Public Comment Cards prior to the meeting.

Speakers who signed Public Comment Cards, in order:

1. Diane Caughey – daughter of the Barry Building architect
2. Ty Miller – son in law of the Barry Building architect
3. Sonia Scheideman – resident
4. Robert Arbour – resident
5. Mark Caplow – resident
6. Tom Freeman – resident
7. Laurel Davidson – resident
8. Robert Blue – resident
9. Steve Schwartz – resident
10. Gil Kofman – resident
11. Elisabeth Halsted – resident
12. John Rosenfeld – resident
13. Sheri Saperstein – resident
14. Kenneth Nieberg – resident
15. Roberta Nieberg – resident
16. Gary Scott Thompson – resident
17. Ray Keller – resident, read letter from Tsilah Burman
18. John Given – resident
19. Amy Ziering – resident
20. Don Hecker – resident
21. Judith Adelson – resident
22. Donald Keller – resident
23. Jamie Lynton – resident
24. Ziggy Kruse – resident of Hollywood

In the remaining time, Chair Nancy Freedman called for additional comments:

1. Sol Liebster – resident
2. Flo Chapgier – resident
3. Jillian Kleiner – resident
4. Ike Cohen – resident, announced that BHA is conducting a survey on this topic; sent to 3500 homes in the association; available to anyone on the BHA website
5. Mitra – resident
6. Caroline Kelly – resident
7. Ethan Finkel – student at Crossroads School
8. Benita Solo – resident

Important:

Please attend the ZA Hearing on the GHS project:

Monday, May 14, 2012, 10:00 a.m.

West LA Municipal Building – 1645 Corinth Avenue, Room 201, LA 90025

CHAIR ANNOUNCEMENT

On Avondale and 26th Street median, there is currently an experiment to lessen the amount of watering of the Coral trees. They have been being overwatered which is having an adverse affect on the health of the trees. The result of this experiment is that the grass will be under-watered, causing it to possibly turn brown. This should not alarm the community. Due to aged underground pipes, various solutions are being studied to deal with the watering issues. Placement of mulch around the trees will be scheduled in the Fall and will need lots of volunteers to join students and a City green conservation corps to perform this task.

ADJOURNMENT

Meeting was adjourned at 9:10 p.m.

SPECIAL BCC MEETING: Thursday, May 10, 2012 Brentwood Library 7PM

NEXT BCC MEETING: Tuesday, June 5, 2012 Brentwood Library 7PM