

# *Brentwood Community Council*

## *Land Use Policies, Principles & Practices*

The Brentwood Community Council (“BCC”) is the broadest based Brentwood community organization, representing stakeholders of the community, including homeowner associations, business organizations, youth groups, schools, religious groups, volunteer service groups, multi-family residential dwellers, public safety and environmental organizations.<sup>1</sup> The BCC has adopted the following Land Use Policies, which are designed to preserve the quality of life and value of property in Brentwood.

The BCC is concerned with every development project that has a potentially significant impact on the local environment, including impacts on residential, commercial, institutional and public uses. The Land Use Policies therefore promote responsible development by encouraging well-planned projects that are sensitive to the environment and to the character and scale of the surrounding commercial and residential communities.

The BCC asks that the Los Angeles Departments of Planning, Building and Safety, Bureau of Engineering, the Councilmember for Council District 11, landowners, and developers, take these Policies into consideration when considering changes to any current land use. The BCC Land Use Committee has and will continue to work closely with developers in an effort to enhance development projects and property improvements throughout Brentwood. The Land Use Committee will also work closely with the City on all development projects.

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1. The BCC project review process requires that, as soon as possible, the applicant complete the BCC “Project Information Sheet.” The BCC Land Use Committee will review the Project Information Sheet and meet with the developer and others potentially impacted by the project.
2. The BCC may ask the developer to make a presentation, or the developer may request the opportunity to make a presentation to the BCC Land Use Committee and/or the BCC.

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<sup>1</sup> The general boundaries of Brentwood are the south side of Mulholland Drive on the north, the west side of the San Diego Freeway on the east, the north side of Wilshire Boulevard on the south, and the east side of Centinela Ave., the east side of 26<sup>th</sup> Street, Old Ranch Road, and the east side of Topanga State Park on the west.

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3. The BCC may ask stakeholders opposing a project to make a presentation, or stakeholders may request an opportunity to make a presentation to the BCC Land Use Committee and/or the BCC.
4. The BCC supports an open and transparent process for meaningful community input.
5. The BCC may take a formal position on any individual project that would expand, increase, or otherwise change the use of land in any area within Brentwood.
6. The BCC may take a formal position on any development trend that impacts the community, or on proposed changes in land use laws or regulations.
7. The BCC recognizes that there must be a balance between private property rights and community interests.
8. The BCC supports the goals of the California Environmental Quality Act, including the aim of maintaining and improving environmental quality and doing so within a thorough and transparent public process. To ensure the achievement of these goals, the BCC supports the utilization of Environmental Impact Reports (EIR) whenever a project may arguably have significant adverse impacts that cannot be mitigated to insignificance. The EIR process ensures that when such impacts cannot be avoided, the full panoply of mitigation measures have been properly considered within a public forum.
9. The BCC generally supports strict adherence to all planning and zoning regulations, building codes, restrictions, rules, ordinances, and State and Federal laws in the belief that they have been adopted for the good of the community as a whole. These rules should be applied, upheld and enforced by the Departments of City Planning, Building and Safety, and other administrative and elected governing bodies and persons with jurisdiction over the approval and enforcement processes. Variances should only be granted if an applicant demonstrates that 1) the grant of the requested variance is consistent with the General Plan and will not be contrary to the public interest, 2) "exceptional circumstances" exist within the meaning of judicial opinions reviewing the grant of a variance, or 3) the applicant will suffer an undue hardship if a variance is denied, which, in the judgment of the BCC, decidedly outweighs the benefit to the community of strict compliance.
10. The BCC generally opposes variances unless some physical condition arises, through no fault of the landowner, which interferes with the landowner's use and enjoyment of property in the same manner as other similarly situated landowners, or the benefit to the community clearly outweighs the detriment.

11. The BCC generally opposes variances that create significant impacts adversely affecting the interests of the community.
12. The BCC relies upon the public process that results in the creation of mitigation measures and conditions on development projects memorialized in planning documents and expects that these requirements will not later be eliminated or impaired through subsequent applications without new mitigation measures to reduce the impact to the community to insignificance.
13. The BCC advocates review of conditions, mitigation measures, and limitations, contained in prior planning documents even if the current application is arguably unrelated to the prior planning approvals. The range of prior planning documents include government approvals such as conditional use permits, conditional use alcohol permits, certificates of occupancy, covenants, environmental review documents, permits issued by the Department of Building and Safety and variances.
14. The BCC supports strict adherence to local codes and guidelines created to protect and enhance the Brentwood community. Among the local enactments are the Brentwood - Pacific Palisades Community Plan, the San Vicente Scenic Corridor Specific Plan, the Mulholland Scenic Parkway Specific Plan and the West Wilshire Boulevard Community Design Overlay District.
15. The BCC generally advocates strict scrutiny and adherence to all legal rules and procedures that govern land use applications for permits, zone variances, zone changes, conditional uses, specific plan exceptions, subdivisions or exemptions from the Subdivision Map Act, and other similar requests for discretionary governmental approvals.
16. The BCC encourages the phasing-out of non-conforming uses with the goal of bringing all properties into compliance with all current codes and regulations.
17. The BCC believes that the character and scale of single-family homes in residential neighborhoods must be maintained.
18. The BCC may take a formal position on an individual project if it concludes that a precedent may be established by the project.
19. The BCC generally opposes projects and other requests that will create significant adverse precedent.
20. The BCC believes that extensive efforts must be made to minimize negative impacts between incompatible land uses.

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21. The BCC supports low density commercial uses in commercially zoned areas that are adjacent to residential areas.
22. The BCC advocates the design and operation of commercial uses so as to minimize adverse impacts to the surrounding residential neighborhoods and businesses.
23. The BCC supports conservation, environmental protection and sustainable development.
24. The BCC supports the protection and promotion of historical and culturally-established uses.
25. The BCC discourages inconsistent land usage, spot zoning, and other arbitrary development patterns.
26. The BCC encourages traffic studies and mitigation measures for projects in areas lacking sufficient parking or suffering from traffic congestion.
27. The BCC supports projects that preserve and maintain the quality of the surrounding area, whether business or residential, in terms of size, character, aesthetics, and scale, and it will generally oppose those projects that do not.