

BROOKSIDE HOMEOWNERS ASSOCIATION
PRESERVATION COMMITTEE
MEETING MINUTES

Date: December 7, 2015

Location: Community Room, Memorial Library, 4625 W Olympic Blvd, Los Angeles, CA 90019

Present: R. Forbes, J. Wieringa, B. Gold, R. Krikorian, T. Louden, H. MacPherson, H. Mintz, D. Peterson, D. Stein, J. Steiny, R. Steiny, K. Trester, S. Watanabe

- Meeting was called to order at 7:05pm PST
- Attendees introduced themselves
- Jan Wieringa provided an update on the status of the Interim Control Ordinance (ICO)
 - A motion by Councilman Ryu to include Brookside in the Studio City ICO was approved by the L.A. City Council in October
 - The next step in the process is for the City Attorney's office to draft the specific language of the ICO for final approval by City Council
 - Will model Beverly Grove ICO
 - Anticipated to go into effect by March 1, 2016
 - Will provide a 2-year moratorium on teardowns and require any remodels and construction be done to compatible scale and size of existing neighborhood homes
 - City is revisiting the Base Mansionization Ordinance (BMO), which could impact implementation of ICO
- The meeting purpose these meetings was reviewed
 - To be held monthly on first Monday of each month
 - Identify resident concerns with respect to development and preservation
 - Inform about options available to address the concerns
 - Listen to preservation experts from City and preservation orgs about options
 - Solicit resident opinions about options
 - Identify a preferred direction and course of action
 - Advance a course of action
 - Speak with one voice for Brookside on matters of development and preservation
- A neighbor expressed concern that Brookside Preservation lawn signs were dividing the neighborhood into opposing factions of those who advocate an HPOZ and those who don't, negatively impacting the cordial nature of the neighborhood
- An opposing viewpoint was voiced that the signs were directed at CIM and its pending Farmer's development as a message that Brookside was sensitive to preserving the neighborhood's character

- The concerns voiced about development and preservation were:
 - Did not want solutions that would create additional regulation, fees and layers of government bureaucracy
 - HPOZ board could become contentious, pit neighbor against neighbor, and individual personalities could negatively influence board decisions
 - Can't legislate taste; unsure how HPOZ or other potential options deal w/ design issues
 - Existing landscape, including trees in the parkway space, could be negatively impacted by the nature of development
 - Would like repairs and replacement of exterior façade features visible from the street to be replaced with similar period materials
 - Restrictions may make home upkeep unaffordable for some
 - Would like newly built homes to have similar architectural style as existing homes
 - Square footage : lot size restrictions to prevent mansionization
 - Need to respect maintaining privacy of neighbors adjacent to post-development/remodeled property
 - Lack of development and preservation protections may lower property values and leave residents vulnerable to unscrupulous developers who overbuild and then lowball adjacent residents whose home are negatively impacted by the development
- Questions raised and to be answered at future meeting:
 - What constitutes a McMansion?
 - What does our ICO say?
 - What restrictions would a Brookside HPOZ have?
 - What would be the composition of a Brookside HPOZ review board?
 - What is the approval process for an HPOZ board?
 - How much time does HPOZ board approval add to renovation/construction projects?
 - Is there a way to identify when a property is about to come on the market, especially with older, long-time residents, so we can try to influence the intentions of a potential buyer with respect to development
- Meeting was adjourned at 8:00pm PST
- NEXT MEETING: Monday, January 4, 2016, 7:00pm PST, Memorial Library