

BROOKSIDE HOMEOWNERS ASSOCIATION  
PRESERVATION COMMITTEE  
MEETING MINUTES

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Date: February 1, 2016

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

Present: R. Forbes, K. Bernstein (PLUM), B. Gold, R. Krikorian, T. Louden, J. Steiny, R. Steiny, K. Trester, S. Watanabe, T. Benson, H. Davis, M. Grimmig, L. Cohen, C. Vargas, M. Schoen, C. Schoen, K. Hudgens, S. Schmidt, A. Burton, A. Lemisch, L. Shomer, C. Shomer, B. Chin, O. Smith, L. Russell, V. Gueler, D. Stein, S. Weinzoff, D. Post, R. Habercamp; NOTE: there were approximately 10 -12 additional people who attended by did not sign in

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- Meeting was called to order at 7:05pm PST
- 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 a Brookside Preservation & Development Committee meeting took place on Monday, January 4 which was not publicized by e-mail and/or flyers, and attended by 6 people who were exclusively “pro-HPOZ”
- Roy said he did not attend that meeting and had been unable to notify neighbors in advance due to being unexpectedly delayed several days on return from holiday travel until January 2 and then falling ill for several days; he reminded everyone the purpose of these meetings was to provide information from informed subject matter experts without bias so people may make an informed opinion
- Ken Bernstein, manager from the Department of Planning & Land Use Management’s Office of Historic Resources spoke about HPOZs, the status of Brookside’s ICO (Interim Control Ordinance), the city’s BMO (Baseline Mansionization Ordinance) and other preservation control options available, such as through zoning changes and a CDO Ordinance (Community Design Overlay)
- HPOZ
  - Good at preserving architectural characteristics
  - Not good at limiting size/scale of homes

- Guided by an adopted preservation plan developed in a partnership of city's Planning & Land Use Management department (PLUM) and working group representing neighborhood
- Preservation plan includes design guidelines, procedures for homeowner plan approval
- HPOZ Design Review Board
  - Advisory to PLUM; only PLUM has the authority to issue determinations, building permit sign-offs, and Certificates of Appropriateness and Compatibility.
  - 5 members
  - At least three must reside within boundaries of HPOZ
  - One member who must be an owner or renter of property in the HPOZ is appointed by the City Councilmember representing the area
  - Two members, one of whom must be a licensed architect, are appointed by the City's Cultural Heritage Commission
  - One member appointed by mayor and must be from construction/real estate industry
  - Final member is selected at large by a majority vote of the initial four members
  - Board members normally serve a term of four years, although the initial terms are staggered to prevent a complete turnover of the Board at any one time. Appointed members may be removed or replaced by the appointing authority prior to the expiration of their term.
  - Meet two times a month according to set schedule w/ agenda
- Public hearings and workshops are part of the process to approve formation of HPOZ
- PLUM makes recommendation to City Council to approve or deny HPOZ application
- Historic Resources Survey conducted by independent city-approved firm to determine if a neighborhood qualifies for HPOZ status is a prerequisite; no set threshold to qualify, but best if at least 70% of homes contribute to historic nature of neighborhood
- Homeowner requests for variances on plans can add 75 days to approval process
- Brookside's 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 City Attorney's office, with input from PLUM, is in the process of drafting the specific language of the ICO for final approval by City Council
  - Will model Beverly Grove ICO
  - Should provide a 2-year moratorium on teardowns and require any remodels and construction be done to compatible scale and size of existing neighborhood homes
- Baseline Mansionization Ordinance
  - Original ordinance 8 years ago was meant to limit size and scale of homes relative to lot size and other homes in the neighborhood
  - The ratio of residential floor space to overall lot size (known as Floor Area Ratio, or FAR) cannot exceed .50 on lots smaller than 7,500 square feet, or .045 on lots 7,500 square feet or larger

- Floor areas of garages up to 200 square feet (whether attached or detached) are not counted in overall residential floor area.
- Floor areas of detached accessory buildings are not counted in overall residential floor area.
- Porches, patios and breezeways (whether covered, uncovered or lattice-covered) are not counted in overall residential floor area.
- Proportional second stories (set back from the footprint of the main floor) are allowed to contain up to 75% of the main-floor floor area.
- Floor area bonuses are allowed for inclusion of certain “green building” features.
- “Sunken” (below-grade) rooms in hillside are not counted in overall square footage.
- Rooms with ceiling heights over 14 feet are counted only once in overall square footage (not as two separate floors’ worth of square footage).
- Proposed BMO revisions being considered by L.A. City Council
  - The overall FAR would be reduced to .45 for lots under 7,500 square feet, and .40 for lots 7,500 square feet or larger.
  - Floor areas of attached garages would count in overall square footage, while detached covered parking up to 200 square feet would not count (providing a distinct encouragement for detached garages).
  - Covered porches, patios and breezeways would count toward the overall residential floor area (though open or lattice-covered porches, patios and breezeways still would not count).
  - Proportional second stories would be limited to 60% of the main-floor floor area.
  - There are no more green building bonuses for floor area.
  - Below-grade rooms are exempt from overall square footage only if they conform to limits governing how far the top of the room extends above grade.
  - Rooms with ceiling heights over 14 feet are no longer exempt from counting as floor area on the second floor (the entire second-floor “envelope” space is counted)
- Community Design Overlay District (CDO) is a zoning change alternative to an HPOZ
  - Provides guidance and direction in design of new and rehabilitation of existing residential structures in a neighborhood in order to improve the appearance and enhance the neighborhood identity
  - Formed in partnership with PLUM and City Council approval
  - Can address things like setbacks, scale, massing, 2<sup>nd</sup> stories
  - No design review board, like HPOZ; variance requests handled by PLUM
  - Can take similar time as HPOZ to establish; 18+ months
- Meeting was adjourned at 8:00pm PST
- NEXT MEETING: Monday, March 7, 2016, 7:00pm PST, Memorial Library