

Brookside HOA Community Meeting Minutes  
Location: 4625 W Olympic Blvd. LA CA 90019  
Date: August 23, 2018  
Time: 6pm-730pm

#### Board Members

Present: Emily Levin, Danny Gibson, Dana Paterson, and Loren Dunsworth,  
Absent: Ann Hazel Pascual  
Quorum: Yes

#### Agenda

1. LAPD Lead Officer – Hebel Rodriguez
2. Neighborhood Private Security Proposal
3. CIM Wilshire Mullen Project Update – Clyde Wood, Lina Lee, Renee Schillaci
4. Silent Movie Night, Pete Sepenuk
5. Adjournment

#### Proceedings

Welcome by Co-President Emily Levin

#### CIM Mullen Project

- 1.5 years working on project, put on hold since 2016 initial proposal. Current site plans are in the early process.
- Major changes include making the lot all residential, estimated 87 units. Less dense, 16 units on the parking lot block – help eliminate traffic
- Mullen remains open, density shifted to tower, no automated parking, 2 levels underground parking. Not changing traffic pattern. CIM working with DOT
- Amenities, pool, spa, green space, garage entrances are internal, replicating the neighborhood.
- 16 households on the East Block; 6 single family homes on 8<sup>th</sup>
- Added stoops on 8<sup>th</sup>, neighborhood feel, Mixed architecture, Tudor/Spanish + additional landscape
- Adaptive reuse per historic assessment. Window pattern hopefully refurbished to open
- The East face of Farmers tower may be altered. To increase light and retain historical character.
- Targeting movement from Hancock park homes, not starter homes, market value
- Staffing plan not organized yet. Concierge, Valet, HOA.
- Conodos 3000 sq ft, Homes 3600-4000 sq ft, and Tower 2000 sq ft
- Environmental project will be completed by the City. Project website will be launched
- Taylor, methane pocket and parking. Happy neighborhood concerns have been included.
- Brent wants to be sure neighbors will receive mailings
- Traffic study is being done. 17 intersection in a 1 mile square area.

- HOA hopes to promote quiet enjoyment of the facilities. Future residents will share our concerns.
- Estimated timeline - start 2020

#### Security

- Dedicated Patrol for the neighborhood \$80k advance, kept fund open for 2 months and \$11k later fell grossly short of the minimum needed. Refunds are being returned by mail.
- Contacted SSA and ADT, 200 homes needed for SSA, ADT 80 homes

#### Silent Movie Night – Pete Sepenuk

- 10<sup>th</sup> Annual Movie Night in the Park, silent shorts, plus a popular family movie. Proposal Oct 6<sup>th</sup>

#### By Laws

- Concern for community involvement.

#### Adjournment