



**AGENDA**

**Bel Air-Beverly Crest Neighborhood Council  
Planning & Land Use Committee Meeting (Virtual)  
 Tuesday January 10, 2023 5:00 P.M.**

**To Join Zoom Meeting Dial (669) 900-6833 OR (888) 475 4499  
 Webinar ID: 972 2189 3155  
<https://us02web.zoom.us/j/97221893155>**

In conformity with the September 16, 2021 enactment of California Assembly Bill 361 and due to concerns over COVID-19, the Bel Air-Beverly Crest Neighborhood Council meeting will be conducted entirely with a call-in option or Internet-based service option. Every person wishing to address the Committee must dial (669) 900-6833 or (888) 475 4499, enter Webinar ID **972 2189 3155** and press # to join meeting or join by Zoom by following this link: <https://us02web.zoom.us/j/97221893155>

When prompted by the presiding officer, the public will be requested to dial \*9 or use the Raise Hand function, to address the Committee on any agenda item before the Committee takes an action on an item. Comments from the public on agenda items will be heard only when the respective item is being considered. Comments from the public on other matters not appearing on the agenda that are within the Committee’s jurisdiction will be heard during the General Public Comment period. Please note that under the Brown Act, the Committee is prevented from acting on a matter that you bring to its attention during the General Public Comment period; however, the issue raised by a member of the public may become the subject of a future Committee meeting. Public comment is limited to 1 minute per speaker, unless adjusted by the presiding officer of the Committee.

AB 361 Updates: Public comment cannot be required to be submitted in advance of the meeting; only real-time public comment is required. If there are any broadcasting interruptions that prevent the public from observing or hearing the meeting, the meeting must be recessed or adjourned. If members of the public are unable to provide public comment or be heard due to issues within the Neighborhood Council’s control, the meeting must be recessed or adjourned. Any messaging or virtual background behind a Committee member is in the control of that member in their personal capacity and does not reflect any formal position of the Bel Air-Beverly Crest Neighborhood Council or the City of Los Angeles.

Name	P	A	Name	P	A
Robert Schlesinger, Chair			Stephanie Savage		
Robin Greenberg			Nickie Miner		
Don Loze			Jamie Hall		
Shawn Bayliss			Jason Spradlin		
André Stojka			Ellen Evans		
Steven Weinberg			Cathy Wayne		
Maureen Levinson			Leslie Weisberg		
Stella Grey			Travis Longcore <i>ex officio</i>		

**Call to Order, Flag Salute & Roll Call**

1. **Approval of the January 10, 2023 Agenda**
2. **Approval of Minutes:**
  - i. **Motion:** Approve the August 9, 2022 Minutes (**Attachment A**)
  - ii. **Motion:** Approve the November 8, 2022 Minutes (**Attachment B**)
  - iii. **Motion:** Approve the December 13, 2022 Minutes (**Attachment C**)
3. **General Public Comment:** BABCNC welcomes comment from the public on any topic within the Committee’s jurisdiction but not on the adopted agenda. General Public Comment is limited to one (1) minute per speaker, unless waived by the presiding officer.
4. **Chair Report** – Robert Schlesinger
5. **2401 N LAUREL CANYON BLVD 90046 DIR-2022-4002-DRB-SPP-HCA ENV-2022-4003-EAF**

**Project Description:** Construction of a new 10,581 sq ft single family dwelling located in the Mulholland Scenic Parkway Specific Plan. Site was previously improved with a sfd constructed in 1928, demolished 2001.

**Applicant:** Michael Roiff [michael@nightanddaypictures.com](mailto:michael@nightanddaypictures.com)  
**Representative:** Jake Mallot WSDCI [jake@wsdci.com](mailto:jake@wsdci.com)  
**Architect:** Chris Hass. 415-279-4000 [haas@hass-architecture.com](mailto:haas@hass-architecture.com)

**Attachments** <https://planning.lacity.org/pdiscaseinfo/caseid/MjU4MTcw0>

6. **1436 N BELLA DR 90210 ZA-2022-3836-ZAD ENV-2022-3837-EAF**  
Lot Area: 167,720.7 sq ft.

**Project Description:** Demo of existing SFD, excavation & construction of new 3-story SFD w/basement, pool & spa structures and site improvements. Project includes haul route to export 9,000 cy.

**Action Requested:** Zoning Administrator Determination to allow relief from a continuous paved road of a SFD at 1436 N. Bella Drive. To Demo a SFD 4.800 sf, built in 1953.

**Applicant:** Falcon Lair Holdings, LLC [westphal@cfolic.com](mailto:westphal@cfolic.com)  
**Representatives:** Crest Real Estate [tony@crestrealestate.com](mailto:tony@crestrealestate.com) and Isaac Lemus [isaac@crestrealestate.com](mailto:isaac@crestrealestate.com)

**Attachments** Please see: <https://planning.lacity.org/pdiscaseinfo/caseid/MjU3OTk40> and click on “Initial Submittal Documents” to find the 5 documents for Case # ZA-2022-3836-ZAD

**Good of the Order & Adjournment to February 14, 2022**

**ACRONYMS:**

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| A – APPEAL                                 | PM – PARCEL MAP                            |
| APC – AREA PLANNING COMMISSION             | PMEX – PARCEL MAP EXEMPTION                |
| CE – CATEGORICAL EXEMPTION                 | TTM – TENTATIVE TRACT MAP                  |
| DPS – DEEMED TO BE APPROVED PRIVATE STREET | ZA – ZONING ADMINSTRATOR                   |
| DRB – DESIGN REVIEW BOARD                  | ZAA – ZONING ADMINISTRATOR’S ADJUSTMENT    |
| EAF – ENVIRONMENTAL ASSESSEMENT FORM       | ZAD – ZONING ADMINISTRATOR’S DETERMINATION |
| ENV – ENVIRONMENTAL CLEARANCE              | ZV – ZONING VARIANCE                       |
| MND – MITIGATED NEGATIVE DECLARATION       |  |

**The American with Disabilities Act / Accommodations for Disabilities -**

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability, and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services, and activities. Sign language interpreters, listening devices, or other auxiliary aids/services will be provided upon request. To ensure availability of services, please make your request at least three business days (72 hours) prior to the meeting you wish to attend by contacting us at (310) 479-6247x7 or e-mail [info@babnc.org](mailto:info@babnc.org).

**Spanish Translation Services -**

Si requiere servicios de traducción, favor de avisar al Concejo Vecinal 3 días de trabajo (72 horas) antes del evento. Por favor contacte la secretaria, al 310-4799-6247x7 o por correo electrónico [info@babnc.org](mailto:info@babnc.org) para avisar al Concejo Vecinal.

**Public Posting of Agendas -**

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**Notice to Paid Representatives -**

If you are compensated to monitor, attend, or speak at this meeting, City law may require you to register as a lobbyist and report your activity. See Los Angeles Municipal Code Section 48.01 et seq. More information is available at [ethics.lacity.org/lobbying](http://ethics.lacity.org/lobbying). For assistance, please contact the Ethics Commission at (213) 978-1960 or [ethics.commission@lacity.org](mailto:ethics.commission@lacity.org)

**Public Access of Documents -**

In compliance with California Government Code (Govt. Code § 54957.5), non-exempt writings that are distributed to a majority or all of the board in advance of a meeting, may be viewed before the meeting at our website by clicking on [www.babnc.org](http://www.babnc.org). For a copy of any record related to an item on the agenda, please contact (310) 479-6247x7 or [info@babnc.org](mailto:info@babnc.org)

**Reconsideration and Grievance Process -**

For information on the NC's process for board action reconsideration, stakeholder grievance policy, or any other procedural matters related to this Council, please consult the NC Bylaws. The Bylaws are available at our Board meetings and our website [www.babnc.org](http://www.babnc.org)