



**2<sup>ND</sup> REVISED AGENDA**  
**with Dropbox Links for all three projects**

**Bel Air-Beverly Crest Neighborhood Council**  
**Planning & Land Use Committee Meeting (Virtual)**  
**Tuesday February 21, 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 February 21, 2023 Agenda
  2. **Approval of Minutes:**  
**Motion:** Approve the January 10, 2023 Minutes (**Attachment A**)
  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. **2424 N BRIARCREST ROAD 90210 DIR-2022-9281-DRB-SPP-HCA ENV-2022-9282-CE**  
Mulholland Scenic Parkway Specific Plan (MSPSP) Lot Area. 40,498.00 sf.  
Present Use Vacant Undeveloped  
Proposed Use / Project Description: Construct (N) 2 story SFD (7029 sf) w/accessory structure (garage), pool and grading. 5,760 sf hardscape, a 460 sf LID planter, outdoor pool, (N) acc structure with driveway (garage, 646.79 sf) and grading (545 cy of export) Max height 25 ft. FAR 17.35%  
Applicant: Paul & Lisa Fitzpatrick Alto Cedro LLC Torrance 424.421.9429 [paul@pfihotels.com](mailto:paul@pfihotels.com)  
Representative: Permits Unlimited Janaye Callaghan 805.367.6914. [permitsunlimited@gmail.com](mailto:permitsunlimited@gmail.com)  
Architects: Gerhard Heusch, Heusch LLC 310.748.7000 [gheusch@me.com](mailto:gheusch@me.com) & Pablo Guerri [pguerri@heusch.com](mailto:pguerri@heusch.com)  
Permanent Link: <https://planning.lacity.org/pdiscaseinfo/caseid/MjYzNjMy0>  
And <https://wetransfer.com/downloads/2934fbc29b48fddbe14f21346fafa83520230216230017/805cb6>
  6. **146 N GROVERTON PL 90077 ZA-2021-9880-ZV-ZAA ENV-2021-9881-CE**  
Project Description: New, two-story, new, two-story, single-family residence, with basement and attached garage.  
Project Description: Zoning Administrators Adjustment reduction for side yard setback (5.48') to relocating stairwell access, yard gate, deck & pilaster; zone variance for 30' flagpole & non-conf. retaining wall.  
Applicant: John Joliet [John P. Joliet Co TR - John ]  
Representative: Stacey Brenner – Brenner Consulting Group [stacey@brennerconsultinggroup.com](mailto:stacey@brennerconsultinggroup.com)  
Rochelle Hernandez [rochelle@brennerconsultinggroup.com](mailto:rochelle@brennerconsultinggroup.com)  
Permanent Link: <https://planning.lacity.org/pdiscaseinfo/caseid/MjYzMzk40>  
Please find the link to the dropbox file for the applicable project related documents per the NC checklist.  
<https://www.dropbox.com/scl/fo/neuautjuqv7g3karji32g/h?dl=0&rlkey=tjenonsi6amm81038udglji73>
- 146 N GROVERTON PL 90077 ZA-2021-9880-ZV-ZAA ENV-2021-9881-CE 12/22/2021**  
**WITHDRAWN** and retired @1/22 Total Area 19,639 sf.  
Project Description: Zoning Administrators Adjustment reduction for side yard setback (5.48') to relocating stairwell access, yard gate, deck & pilaster; zone variance for 30' flagpole & non-conf. retaining wall.  
Filed: 12/22/2021  
Applicant/Owner: John P Joliet Co TR – John Family Trust.
7. **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) 484-660-1460.  
Representatives: Crest Real Estate [tony@crestrealestate.com](mailto:tony@crestrealestate.com) and Isaac Lemus [isaac@crestrealestate.com](mailto:isaac@crestrealestate.com) 408.655.0998.  
Permanent Link: <https://planning.lacity.org/pdiscaseinfo/caseid/MjU3OTk40> click on “Initial Submittal Documents” Please also see the Crest Dropbox below for additional information  
[https://www.dropbox.com/sh/g353rsqck5k3y2m/AAA-Iy7\\_Wsy-UmhpO-H7mAMja?dl=0](https://www.dropbox.com/sh/g353rsqck5k3y2m/AAA-Iy7_Wsy-UmhpO-H7mAMja?dl=0)

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

**ACRONYMS:**

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 -**

The agenda is posted for public review at the Laurel Canyon Country Store at 2108 Laurel Canyon Blvd, 90046. Agendas can be seen online at [www.babnc.org](http://www.babnc.org), received by email after signing up at <https://www.babnc.org/joinemail.php> or subscribe for agendas with the City’s Early Notification System at: <https://www.lacity.org/government/subscribe-agendasnotifications/neighborhood-councils>

**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)