



Bel Air-Beverly Crest Neighborhood Council
Planning & Land Use Committee Agenda
TreePeople Conference Room at Coldwater Canyon Park
12601 Mulholland Drive Los Angeles, CA 90210
Tuesday June 13, 2023 7:00 P.M.

Members of the public can join the meeting online or by telephone

<https://us02web.zoom.us/j/84176622237>

OR Dial (669) 900-6833 or (888) 475 4499 Then enter Webinar ID: 841 7662 2237 and Press #

Every person wishing to address the Board must dial **(669) 900-6833 or (888) 475 4499** and enter **8417 662 2237** and then **press #** to join the meeting. When prompted by the presiding officer, to provide public input at the Neighborhood Council meeting the public will be requested to dial *9 or use the Raise Hand option, to address the Board on any agenda item before the Board takes an action on an item. Comments from the public on agenda items will be heard only when the respective item is being considered. Public comment on any agenda item will be limited to 1 minute per person and a total of 30 minutes, unless adjusted by the presiding officer.

Comments from the public on 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.

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. For assistance, please contact the Ethics Commission at (213) 978-1960 or ethics.commission@lacity.org.

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 June 13, 2023 Agenda
2. **Approval of Minutes:**
Motion: Approve the April 11th Minutes (Attachment A), May 9th Minutes (Attachment B) & May 16th 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

Projects & Items Scheduled for Presentation, Discussion & Possible Action:

5. **9979-9989 Beverly Grove Dr (Current)**
9955 Beverly Grove Dr (Previous)
1297 Beverly Grove Pl (Proposed)
[Northern Parcel]

Applicant: Randolph Gustafson [Upper Deck Property Holdings, LLC]

Representatives: Tony Russo and Benjamin Eshaghian [Crest Real Estate]

Requests:

Pursuant to L.A.M.C. Section 12.24.X.28, a **Zoning Administrator's Determination** allowing relief from LAMC Section 12.21.C.10(i)(2) & 12.21.C.10(i)(3). The project is requesting relief from the requirement that any new construction of, or addition to, a One-Family Dwelling on a Lot must have a vehicular access route from a Street improved with a minimum 20-foot-wide continuous paved roadway from the driveway apron that provides access to the main residence to the boundary of the Hillside Area.

Pursuant to LAMC Section 12.28, a **Zoning Administrator's Adjustment** allowing relief from LAMC Section 12.21.C.10(a), 12.21.C.5(b); 12.21.C.1(g); 12.22.C.20(f). The project is requesting relief to permit a detached accessory structure (guardhouse) to encroach into the side yard setback as well as requesting relief from the requirements of detached accessory structures located within the front half of the property.

Pursuant to LAMC Section 12.28, a **Zoning Administrator's Adjustment** approval granting relief from LAMC Section 12.21.C.1(g) to permit the construction, use and maintenance of new 10'-4 3/4" maximum height & 9'-8 1/2" maximum height wood pedestrian gates, plaster pilasters & plaster site walls in the required side-yard setback, new 10'-0" maximum height black chain link fence in the required side-yard setback, new 12'-0" maximum height guard house with planter above located in the required side-yard setback, and new over in height planting (Indian Laurel, maximum height 20'-0") located in the required side-yard setback of a single-family dwelling in lieu of that which is otherwise permitted by the Municipal Code along.

6. **9955-9961 Beverly Grove Dr (Current)**
9961 Beverly Grove Dr (Previous)
1289 Beverly Grove Pl (Proposed)
[Southern Parcel]

Applicant: Randolph Gustafson [Upper Deck Property Holdings, LLC]

Representatives: Tony Russo and Benjamin Eshaghian [Crest Real Estate]

Requests:

Pursuant to L.A.M.C. Section 12.24.X.28, a **Zoning Administrator’s Determination** allowing relief from LAMC Section 12.21.C.10(i)(2) & 12.21.C.10(i)(3). The project is requesting relief from the requirement that any new construction of, or addition to, a Single-Family Dwelling on a Lot must have a vehicular access route from a Street improved with a minimum 20-foot-wide continuous paved roadway from the driveway apron that provides access to the main residence to the boundary of the Hillside Area.

Pursuant to L.A.M.C. Section 12.28, a **Zoning Administrator’s Adjustment** approval granting relief from L.A.M.C Section 12.21.C.1(g) to permit the construction use and maintenance of a new 11'-6 1/2" maximum height vehicular gate (auto gate a), 9'-7" maximum height vehicular gate (auto gate b) & 9'-11" maximum height vehicular gate (auto gate c) wood auto vehicular gates in the required side-yard setback, new varied in height (maximum height 11'-6 1/2" h) plaster pilasters in the required side-yard setback, new 10'-0" maximum height black chain link fence in the required side-yard setback, and new over in height (Indian Laurel, maximum height 20’-0”) planting located in the required side-yard setback, in lieu of that which is otherwise permitted by the Municipal Code.

Good of the Order & Adjournment to July 11, 2022 at 7:00 PM.

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 | |

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