



Bel Air-Beverly Crest Neighborhood Council
Planning & Land Use Committee Meeting Agenda
Tuesday September 12, 2023 7:00 P.M.

Members of the public can join the meeting in person, online or by telephone
TreePeople Conference Room at Coldwater Canyon Park
12601 Mulholland Drive Los Angeles, CA 90210

Or Join Meeting by Zoom <https://us02web.zoom.us/j/81342039923>
OR Dial (669) 900-6833 or (888) 475 4499 & enter Webinar ID: 867 2372 0105 & Press #

Every person wishing to address the Board *virtually* may join by clicking on the link: <https://us02web.zoom.us/j/81342039923> or by dialing (669) 900-6833 or (888) 475 4499 and entering 867 2372 0105 and then **pressing #**. 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 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. 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 September 12, 2023 Agenda
2. **Approval of Minutes:**
Motion: Approve the July 11, 2023 Minutes (**Attachment A**) (*No meeting in August*)
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. **1261 N Tower Grove Dr. ZA-2022-9453-ZAD-ZAA ENV-2022-9454-EAF**
Project Description: Remodel of existing 2-story sfd into a 1-story, 6,755 sq ft sfd incl additions to the existing sfd footprint; new 2330 sq ft alq; and haul route request in the RE20-1-H-HCR Zone.
Filed 12/30/2022 Assign/Staff 01/27/23 Esteban Martorell
Applicant: 1261 Tower Grove, LLC
Representative: Benjamin Eshaghian [Crest Real Estate]
Permanent Link: <https://planning.lacity.org/pdiscaseinfo/caseid/MjYzODEy0>
6. **9369 W Flicker Way ZA-2023-1071-ZAD ENV-2023-1072-CE**
Project Description: Remodel/additions to existing single family dwelling LOT Area 10,717 sq ft.

Existing development contains 5,781 sf of RFA. With exception that prior for an additional 500 sf of RFA permitted, if bldg. complies with setback requirements, ht limits and grading limits of the Hillside Area Ordinance. Existing bldg. has envelope ht max envelope ht 39ft 6in. Basement, 1st & 2nd floor.
Filed: 02/14/2023 Assign/Staff: 02/28/2023 Dylan Lawrence
Applicant: 1st Avenue Flicker LLC. No EM or Tel.
Agent/Rep: JParker@PCCLA.com 818.591.9309 / Chloe Parker Chloe@PCCLA.com
Permanent Link: <https://planning.lacity.org/pdiscaseinfo/caseid/MjY0OTU20>
7. **2261 N Bowmont Dr. 90210 DIR-2021-9948-DRB-SPP-MSP ENV-2021-9949-CE** (Coldwater Canyon)
Project Description: Construction of approximately 1449 sq ft new 2-story addition over 669 sq ft basement/storage & 437 sq ft basement 2-car garage to existing 1990 sq ft 1-story sfd.
(Seen previously at the July 11th meeting and returns to respond to questions)

Filed 12/07/2021; Staff 04/11/22 Courtney Yellen – 06/14/23 Katie Knudson – 08/09/2023 Jude Hernandez
Applicant: Dr. Matthew Nejad matt@mattnejad.com
Representative: Dr. Ifa Kashefi ikashefi@gmail.com
Architects: Ghazal Shokoufandeh ghazal@group-s-inc.com
Shahram Shokoufandeh shahramgroups@gmail.com
Permits: <https://www.ladbservices2.lacity.org/OnlineServices/PermitReport/PermitResults/984911>
Address. Zimas: <http://zimas.lacity.org/map.aspx>
Permanent Link: <https://planning.lacity.org/pdiscaseinfo/caseid/MjUzMDM50>
Case Information under “Initial Submittal Documents” and on the Google Drive link below:
https://drive.google.com/file/d/1P9eRqP5ktdHgv1Cz4J271AKno3GSPxM/view?usp=drive_web

Good of the Order & Adjournment to October 14, 2023 at 7:00 PM.

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 ADMINISTRATOR
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	

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 para avisar al Concejo Vecinal.

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Public Access of Documents -

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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.