



## Agenda

### **Bel Air-Beverly Crest Neighborhood Council Planning & Land Use Committee Meeting Tuesday January 9, 2024 7:00 P.M.**

**Members of the public can join the meeting online or by telephone  
Dial (669) 900-6833 or (888) 475 4499, enter Webinar ID: 883 5111 8782 and Press #  
Or Zoom: <https://us02web.zoom.us/j/88351118782>**

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.

IN CONFORMITY WITH THE OCTOBER 6, 2023 ENACTMENT OF CALIFORNIA SENATE BILL 411 (PORTANTINO) AND LA CITY COUNCIL APPROVAL ON NOVEMBER 1, 2023, THE BEL AIR-BEVERLY CREST NEIGHBORHOOD COUNCIL MEETING WILL BE CONDUCTED VIRTUALLY.

Every person wishing to address the Board by telephone must dial (669) 900-6833 or (888) 475 4499, enter 883 5111 8782, & press # or join by Zoom at the following: <https://us02web.zoom.us/j/88351118782>. 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.

Comments from the public on other matters not appearing on the agenda that are within the Board's jurisdiction will be heard during the General Public Comment period. Please note that under the Brown Act, the Board 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 Board meeting. Public comment is limited to one minute per speaker, unless adjusted by the presiding officer of the Board.

**SB 411 Updates:** In the event of a disruption that prevents the eligible legislative body from broadcasting the meeting to members of the public using the call-in option or internet-based service option, or in the event of a disruption within the eligible legislative body's control that prevents members of the public from offering public comments using the call-in option or internet-based service option, the eligible legislative body shall take no further action on items appearing on the meeting agenda until public access to the meeting via the call-in option or internet-based service option is restored. Actions taken on agenda items during a disruption that prevents the eligible legislative body from broadcasting the meeting may be challenged pursuant to Section 54960.1.

(C) The eligible legislative body shall not require public comments to be submitted in advance of the meeting and shall provide an opportunity for the public to address the legislative body and offer comments in real time.

(D) Notwithstanding Section 54953.3, an individual desiring to provide public comment through the use of an internet website, or other online platform, not under the control of the eligible legislative body, that requires

registration to log in to a teleconference may be required to register as required by the third-party internet website or online platform to participate.

(E) (i) An eligible legislative body that provides a timed public comment period for each agenda item shall not close the public comment period for the agenda item, or the opportunity to register, pursuant to subparagraph (D), to provide public comment until that timed public comment period has elapsed.

(ii) An eligible legislative body that does not provide a timed public comment period, but takes public comment separately on each agenda item, shall allow a reasonable amount of time per agenda item to allow public members the opportunity to provide public comment, including time for members of the public to register pursuant to subparagraph (D), or otherwise be recognized for the purpose of providing public comment.

(iii) An eligible legislative body that provides a timed general public comment period that does not correspond to a specific agenda item shall not close the public comment period or the opportunity to register, pursuant to subparagraph (D), until the timed general public comment period has elapsed.

**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).

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			Patricia Templeton		
Maureen Levinson			Leslie Weisberg		
Stella Grey			Travis Longcore <i>ex officio</i>		

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

1. **Approval** of the January 9, 2024 Agenda
2. **Approval of Minutes:**  
**Motion:** Approve the December 12, 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, Chair
5. **Vice-Chair Report:** Jamie Hall, Vice Chair

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

6. **Motion to Suspend the Rules and Reconsider Regarding:**  
**1261 N Tower Grove Dr. ZA-2022-9453-ZAD-ZAA ENV-2022-9454-EAF**  
**Project Description:** Remodel of existing 2-story single-family dwelling into a 1-story, 6,755 sq ft single-family dwelling including additions to the existing footprint; new 2,330 sq ft accessory living quarters; and haul route request in the RE20-1-H-HCR Zone.

Applicant: 1261 Tower Grove, LLC / Representative: Benjamin Eshaghian [Crest Real Estate]

See Initial Submittal Docs at: <https://planning.lacity.org/pdiscaseinfo/caseid/MjYzODEy0>

**Background:** The September PLU motion was to continue this, have the presenters come back to the PLU Committee with information on the exact location of the pinch points, pictures of that location, and a narrative that provides an explanation of why pulling a B-permit to improve the roadway would be impractical and infeasible. Due to scheduling issues, the applicants returned to the full board on November 15<sup>th</sup>, provided further information and following discussion, the motion approved and now to be reconsidered was **that we take no objection to the side yard setback; however we do not believe that the project can be approved/ permitted because it fails to meet State Fire Safety Regulations of 20' Continuous Paved Roadway**

**Discussion and possible action** to amend previously adopted position to reflect that State Fire Code does *not* preclude building at an already developed parcel. (Code only applied to new construction not associated with an existing dwelling.)

7. **9171 W THRASHER AVE 90069 ZA-2023-5121-F ENV-2023-5122-CE  
9181 W THRASHER AVE 90069**

Filed: 07/27/23 Assigned/Staff: 09/12/23. Yasmin Diaz

**Project Description:** SFD with over-in-height fence.

Construction of a 6-ft tall fence and gate along the front property line for approximately 131 feet long. Lot Area: 17,914 sq ft. A new 6,851 sf SFD w/ 2-car garage in the process of being constructed. This is in lieu of max height of 3' 5" allowed in the front yard setback area. LAMC Section 12.21-C, 1 (g)

Applicant: Elliot Aryeh [Elliot Aryeh Living Trust]

Representative: Chloe Parker [Company: Pacific Crest Consultants] 818-591-9309

Permanent Link: <https://planning.lacity.org/pdiscaseinfo/caseid/MjY5MTU00>

8. **Proposed CEQA Thresholds Update**

**Discussion & Possible Motion:** To approve the draft letter for the Noise and Vibration CEQA Update (Attachment B). Also see comment on Historical Resources Thresholds (Attachment C).

**Good of the Order & Adjournment to February 13, 2024 at 7:00 PM.**

**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).

**Public Posting of Agendas** – Neighborhood Council Agendas are posted for public review as follows:

- Laurel Canyon Country Store 2108 Laurel Canyon Blvd, 90046.
- [www.babnc.org](http://www.babnc.org).
- Sign up to receive our agendas via email by subscribing at: <https://www.babnc.org/joinemail.php>
- Also receive our agendas via email by subscribing with L.A. City's Early Notification System at <https://www.lacity.org/government/subscribe-agendasnotifications/neighborhood-councils>

**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).