



*Building A Better Community*



### **Agenda**

## **Bel Air-Beverly Crest Neighborhood Council Regular Virtual Monthly Board Meeting Wednesday January 24, 2024, 7:00 P.M.**

**Members of the public can join the meeting online or by telephone**  
**To join by Zoom, click on <https://us02web.zoom.us/j/84589496771>**  
**To join by Telephone, dial (669) 900-6833 or (888) 475 4499**  
**Then enter Webinar ID: 845 8949 6771 and Press #**

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** and enter **845 8949 6771** and then **press #** or join by Zoom by following this link: <https://us02web.zoom.us/j/84589496771>.

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.

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

### **1. Approval of the Agenda**

### **2. Approval of the Minutes**

- i. Motion** to approve October 25, 2023 Board Meeting Minutes (**Attachment A**)
- ii. Motion** to approve November 15, 2023 Board Meeting Minutes (**Attachment B**)

### **3. General Public Comment**

BABCNC welcomes comment from the public on any topic within the Board's jurisdiction but not on the adopted agenda.

### **4. Comments of Elected Officials & Agencies**

Speakers may include:

Marian Ensley, Office of Mayor Bass

Walker King, Sidney Liss, Emma Taylor, Office of Councilmember Nithya Raman

Haley Martinez, Office of Councilmember Katy Yaroslavsky

Josh Marin-Mora, Office of Assemblymember Rick Chavez Zbur

Amanda Laflen, Office of Supervisor Lindsey Horvath

Octaviano Rios, Department of Neighborhood Empowerment

### **5. President's Report**

## 6. Committee Chair Reports

7. **Discussion and Possible Motion:** To write a letter to the appropriate City of Los Angeles Departments, (e.g., the Mayor's office, DONE and City Council) requesting integration of our Neighborhood Council email system into the City of Los Angeles IT Department in order to save greater than \$3,000 annually.

## 8. February 2024 Meeting Location

**Discussion and Possible Motion:** The Board will consider a motion to hold the February and March Board meetings via videoconference, because the TreePeople Conference Center in Coldwater Canyon Park will not be available in February and March.

## 9. Monthly Expenditure Report

**Motion** to approve November 2023 Monthly Expenditure Report (**Attachment C**)

**Motion** to approve December 2023 Monthly Expenditure Report (**Attachment D**)

## 10. 8429 W CRESTHILL ROAD 90069 ZA-2023-2055-ZAD ENV-2023-2056-CE

Filed: 03/24/2023. APN: No.: 5555-012-024

Assigned/Staff: 04/13/2023.Yamillet Brizuela

**Project Description:** Zoning Administrator Determination to allow 6 additional retaining walls in lieu of the 2 maximum allowed. 48 inches max height, solely to enable planting of native trees & shrubs to control erosion. Zone R1 SFD w/hillside garden

**Owner of Record:** Mdn Living Trust

**Applicant:** Matthew C. Cox [coxeandc@gmail.com](mailto:coxeandc@gmail.com) 323.382.3333

**Architect:** Agapito Fernandez Civil Engineers [Abfcivil1@gmail.com](mailto:Abfcivil1@gmail.com) 818.626.2088

**Permanent Link:** <https://planning.lacity.org/pdiscaseinfo/caseid/MjY1OTgw0>

**Note:** Project was heard at the November 7<sup>th</sup> and December 12<sup>th</sup> PLU meetings,

**Motion:** To support the project with the caveat that there be a covenant that runs with the land that designates that these walls are only to support trees and landscaping and not to set a precedent for retaining walls.

## 11. 1255 N CLARK ST 90069 ZA-2022-8436-ZAD ENV-2022-8437-CE

**Project Description:** Remodel of an existing two-story sfd for a 316 sq ft addition and new roof deck in the R1-1-HCR zone.

**Applicant:** Mark K Robinson & Olivia Grigorjeva. [mjr1969@gmail.com](mailto:mjr1969@gmail.com) 323.304-0892

Trustees of the MOR Family Trust 1255 N Clark St. WeHo, CA 90069

**Representative:** Isaac Lemus [isaac@crestrealestate.com](mailto:isaac@crestrealestate.com)

**Permanent Link:** <https://planning.lacity.org/pdiscaseinfo/caseid/MjYyNzU40>

**Motion** to support the project with the caveat that the roof deck be required to display a large no smoking sign, and that only shielded, low intensity lighting be used on the roof deck.

## 12. 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.

**App:** 1261 Tower Grove, LLC / **Rep:** Benjamin Eshaghian [Crest Real Estate]

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

**Background:** The Board took action on this project at the November Board meeting. After that action, a committee member pointed out that part of the position adopted by the Board was not accurate under State regulations. The item was brought back to the PLU Committee in January, which voted to suspend the rules and reconsider the item. The previous motion stated that

construction of the project would not be allowed under the State Fire Safe Regulations because of the lack of a 20-foot continuous paved roadway to the site. This prohibition applies to new construction not associated with an existing developed parcel, and therefore does not apply. The PLU recommends that the Board suspend the rules to reconsider this item and then to adopt a modified position on the project.

**Motion 1:** To suspend the rules and reconsider the position previously adopted on 1261 Tower Gove (requires 2/3rds vote).

**Motion 2:** To take no objection to the proposed rear yard setback proposed for 1261 Tower Grove, and to express strong concern over ongoing approval of homes on streets that fail to meet the State's Fire Safe Regulations.

**13. 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>

**Motion** To recommend that the Zoning Administrator not grant the request for an over-height wall/fence because of its location within the street dedication area and because it was not considered as part of the original permit application and should have been because it would have triggered review of the project design so that the street dedication area could have been protected.

**14. Proposed CEQA Thresholds Update**

**Discussion & Possible Motion:** To approve the draft letter for the Noise and Vibration CEQA Update including comments on Historical Resources Thresholds (Attachment E).

**Background:** This letter, from the PLU Committee, was already submitted to the City, after which point City Planning extended the comment period for the public, so the same letter is now before the Board for consideration.

**15. Congestion Pricing in Santa Monica Mountains Zone**

**Background:** Metro has been investigating the use of tolls on local roads to reduce traffic, raise revenue, and reinvest those funds into non-roadway transportation projects (such as rail and buses). It has narrowed the areas investigated to traffic in an out of downtown, traffic on I-10 west of downtown to Santa Monica, and traffic north-south over the Santa Monica Mountains from I-405 to I-5 (including tolls on Sepulveda Blvd, Roscomare Rd, Beverly Glen Blvd, Benedict Canyon Dr, Coldwater Canyon Ave, Lookout Mountain Ave, and Laurel Canyon Blvd. Such tolls would affect hillside residents running local errands in addition to cross-mountain commuters. Brentwood Community Council has prepared a letter opposing congestion pricing until after the Sepulveda Transit Corridor and Metro D/Wilshire Line have been completed and their effect on traffic assessed (**Attachment F**).

**Discussion and Possible Motion:** To write to the Mayor and Councilmembers expressing a position on the Metro proposal to impose tolls on local roadways in the Santa Monica Mountains Zone.

**16. Drug Rehabilitation Facilities in Very High Fire Hazard Severity Zones**

**Discussion and Possible Motion:** Whereas California law requires cities to permit drug and alcohol recovery facilities of 6 or fewer patients within any residential zone; smoking rates among those with substance abuse disorders are three to four times higher than the general population; 75% of those who receive drug or alcohol treatment smoke cigarettes; smoking outdoors in Very High Fire

Hazard Severity Zones is prohibited but staffing levels at substance abuse recovery facilities may preclude enforcement; the BABCNC will therefore request that the Mayor and City Council support changing State law so that substance abuse facilities are not automatically approved in Very High Fire Hazard Severity Zones.

**17. Van Nuys Airport**

Council Files 23-1338 and 23-1339

**Discussion and possible motion:** BABCNC recognizes that completion of the Van Nuys Airport Vision Study and the Van Nuys Airport Specific Plan are urgently needed, and that neither can be completed adequately without robust community engagement and thorough analysis of environmental impacts and potential mitigation measures. We therefore support each Council File - 23-1338 related to the Vision Study and 23-1339 related to the Van Nuys Airport Specific Plan - and urge the Planning Department to take the necessary actions to bring these important projects to completion.

Note: To look up council files, please go to City Clerk Connect at:

<https://cityclerk.lacity.org/m.clerkconnect/#/> click on “Full Site” and enter council file #.

**18. Gas-Powered Leaf Blowers & Garden Equipment**

Council Files 23-0002-S96 and 24-0055

**Discussion and possible motion:** BABCNC recognizes that the elimination of gas-powered garden equipment would eliminate a major cause of air pollution in our area. We therefore support these two motions - 23-0002-S96 supporting a proposed federal program to offer tax credits to business for purchasing electric garden machinery and 24-0055 which proposes an enforcement program as well as an education program related to gas-powered leaf blowers, which have been illegal in Los Angeles for decades.

**19. Request to Revise the LAMC/Zoning [WRAC] (Deferred from November.)**

**Possible Motion:** BABCNC requests that the City revises the LAMC/Zoning to be implemented in Community Plan updates, Westside Transit Neighborhood Plans and TOC/Density Bonus ordinances to standardize setbacks, landscaping, open and recreational space, setbacks, massing and zoning, in accordance with the specific preferences communicated to the City by the relevant NC/CC for each area.

**Background:** <https://westsidecouncils.com/wp-content/uploads/2023/07/Background-Revise-LAMC-Zoning-1.pdf>

**Good of the Order:**

Brief comments of Board Members on items not on the agenda.

**Adjourn to February 28, 2023**

**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](https://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).

**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).

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- 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](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).