



*Building A Better Community*



### Agenda

#### **Bel Air-Beverly Crest Neighborhood Council**

#### **“Virtual” Regular Monthly Board Meeting**

**Wednesday May 28, 2025, 7:00 P.M.**

**Members of the public can join the meeting on Zoom or by Telephone.**

**By Zoom: <https://us02web.zoom.us/j/82006449672>**

**Or Telephone: Dial (669) 900-6833 or (888) 475 4499 & enter Webinar ID 820 0644 9672**

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 310-479-6247 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 IN A VIRTUAL FORMAT.

Every person wishing to address the Board by telephone must dial **(669) 900-6833 or (888) 475 4499** and enter **820 0644 9672** and then **press #** or join by Zoom by following this link: <https://us02web.zoom.us/j/82006449672>

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**

**Motion** to approve April 23, 2025 Board Meeting Minutes (**Attachment A**)

### **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. Updates from Elected Officials and Agencies**

### **5. Presentation on After-Action Review from January Fires (Attachment B) - Jonathan Brand (Bel-Air Association)**

### **6. Planning and Land Use Committee Membership**

**Action:** Possible election of new member to Planning and Land Use Committee to fill vacancy.

### **7. Monthly Expenditure Report**

**Motion** to approve April 2025 Monthly Expenditure Report (**Attachment C**)

### **8. Purchase of Additional Rechargeable Lights for In-person Meetings at TreePeople**

**Motion** to approve purchase of five Rechargeable Work Lights with Stand, GoGonova Cordless Work Light with Triple LED Lamps, 8AH Battery, 700/1200/2200 Lumen,

4000/6500K Dimmable Camping Light with Detachable Tripod at a cost not to exceed \$475.

[https://www.amazon.com/gp/product/B09VBT3F6C/ref=sw\\_img\\_1?smid=A1M2TI1QB R3V7M&th=1](https://www.amazon.com/gp/product/B09VBT3F6C/ref=sw_img_1?smid=A1M2TI1QB R3V7M&th=1)

**9. 2254 Stradella ZA-2024-6267-ZV-HCA**

**Project Description:** Demolition of (E) SFD and construction of 2-story 7,494 sf. SFD with basement and attached garage, detached ALQ, retaining walls, and grading.

**Applicant:** Ebrahim Arshadnia [2254 Stradella Partnership LLC]

**Representative:** Shapour Shajirat [DCC, Inc.] [shapour@ladcc.com](mailto:shapour@ladcc.com) Sean Nguyen

Planning Dept. Permanent Link - Click on “Initial Submittal Documents” upper right of page <https://planning.lacity.gov/pdiscaseinfo/search/casenumbr/ZA-2024-6267-ZV-HCA>

Additional Attachment from the Applicant:

[https://drive.google.com/drive/folders/1OE\\_UMtjkLkzLPTff1XbBH7AoOJYdB6Kz?usp=gmail](https://drive.google.com/drive/folders/1OE_UMtjkLkzLPTff1XbBH7AoOJYdB6Kz?usp=gmail)

**PLU Committee Motion:** To recommend that the project be denied based upon the development of land zoned as agricultural that was intended to serve as a buffer between the residential development and Stone Canyon Reservoir.

**10. 8414 W Edwin Dr. Dir-2024-6335-DRB-SPPC-MSP**

**Project Description:** 2 new retaining walls / RESIDENTIAL

**Applicant:** Raphael Berry, The Edwin Drive Trust Co. [raphael@therhbgroup.com](mailto:raphael@therhbgroup.com)

**Representative:** Arvin Shirinyans [ARCHNTECH [arvin@archntech.com](mailto:arvin@archntech.com) Scott Moore  
Lot Area: 11,284. APN: 5565040033

Previous or Pending Cases: DIR-2018-5371-DRB-SPP-MSP.

No intent to develop a larger project or Subdivision.

Planning Dept. Permanent Link - Click on “Initial Submittal Documents” upper right of page <https://planning.lacity.gov/pdiscaseinfo/search/casenumbr/DIR-2024-6335-DRB-SPPC-MSP>

**Applicant’s documents from the 02/11/2025 PLU meeting:**

<https://www.dropbox.com/scl/fi/624zmpvsbpsewrgeqrs5g/8414-Edwin-Dr-FULL-SET-2-10-2025.pdf?rlkey=xe9e3cb1zcb7tpdefq4sbzel&st=afhpsbz9&dl=0>

**PLU Committee Motion:** That the BABCNC offers no opinion on the proposed repair to legalize the retaining wall, and recommends thorough review of the landscape plan to ensure compliance with City of Los Angeles Fire Code (Chapter 49). (**Attachment D**)

**11. 8665-8675 W. Appian Way ZA-2023-7650-ZAD-ZAA-WDI ENV-2023-7651-EAF**

**Hearing occurred:** 05/20/25 09:30 AM; **PLU Letter sent** to Dylan Lawrence 05/20.

**Proposed Project:** Construction of SFD on a lot fronting a Subst. Street with a roadway width that is less than the 20 feet required, waiver of improvements, permit/maintain 26 retaining walls, w/ max. Height of 7’-10”

**Applicant:** Kendall Cornell [cornellkendall@gmail.com](mailto:cornellkendall@gmail.com) Representatives: Larry Mondragon [dragon@cfa-la.com](mailto:dragon@cfa-la.com) [Craig Fry & Associates, LLC]; Daniel Vergara,

Planning Department's Permanent Link - Click on "Initial Submittal Documents" upper right side of page <https://planning.lacity.gov/pdiscaseinfo/search/casenumber/ZA-2023-7650-ZAD-ZAA-WDI>

**"Updated Findings Report"** for project details including entitlement requests: <https://www.babcnc.org/assets/documents/16/meeting681c1004b55d2.pdf>

**PLU Committee Motion:**

The PLU Committee voted to support the Project (8-0-1) contingent on the following:

1. Widening of Appian Way along the portion of the property proposed to be developed. The PLU Committee explained that this provided a benefit to the general public and emergency personnel because it increased the ability of cars to pass one another. The Applicant indicated a willingness to do this and said they would explore using "Grasscrete."
2. Improvement to the Asphalt Berm on Appian Way along the entire frontage of the property.
3. Provide a survey verifying the distance of the nearest fire hydrant and the width of the roadway at the fire hydrant area.
4. Preparation and review of proposed construction parking and staging plan for various phases of development. This is requested due to the substandard nature of the roadway, the location of the project in a Very High Fire Hazard Severity Zone and the extremely limited parking in the area. Revisions to the proposed landscape plan to ensure compliance with existing fire regulations (Chapter 49 of the California Fire Code). The applicant should also review the proposed "Zone Zero" regulations and (to the extent feasible) design the landscape plans to ensure compliance with these proposed regulations.
5. Agreement with the Mountains Recreation and Conservation Authority ("MRCA") to place a deed restriction over a portion of the undeveloped property. The project is located within Habitat Block No. 54 and there is an existing wildlife corridor that runs through the property. In order to appropriately mitigate adverse impacts to wildlife movement, a deed restriction should be placed on the property.

It is important to note that the PLU Committee's support is entirely contingent on these items being provided.

**12. City Budget FY 2025-2026**

**Motion:** Consider attached letter regarding the City's FY 2025-2026 budget - Kamin (Attachment F)

**13. Charter Reform Commission Membership**

**Discussion & Possible Motion:** It is incumbent on the Charter Reform Commission to examine the structures created to increase community input in the previous charter reform. These include both Neighborhood Councils and Area Planning Commissions. Out of eight nominees, none has experience in either body. Thousands of Angelenos participate in the 99 Neighborhood Councils that now exist. It was incumbent on the nominators to choose somebody with deep knowledge of the neighborhood council system to serve on the commission. We oppose all nominees until this is corrected and will submit CISs to files CF 25-1200-S15, S16, S17, and S18 reflecting this position.

**14. WRAC Motion – Oppose SB 79 / Support CF 25-0002-19:**

BABCNC, a member of the Westside Regional Alliance of Councils (WRAC), opposes SB 79 (Wiener), which further erodes local control over land use and zoning decisions, requires streamlined approval of very high multifamily buildings near certain bus stops and rail lines in single-family neighborhoods even when municipalities such as Los Angeles already have a state-approved and compliant Housing Element, and compromises public safety by failing to include an unconditional exemption for the Very High Fire Hazard Severity Zone.

BABCNC further supports the resolution in City Council by Councilmember John S. Lee, second by Councilwoman Traci Park (CF 25-0002-S19), for the City Council to add to its State Legislative Program for 2025-26 opposition to SB 79 unless amended to exempt municipalities with a state-approved and compliant Housing Element.”

See [Background Information](#). See League of California Cities [opposition to SB 79](#). See also [City Watch](#) column re SB 79.

**15. Amend LAMC 56.16 – No riding e-bicycles on sidewalks**

**Motion:** BABCNC, a member of the Westside Regional Alliance of Councils (WRAC), supports banning all classes of e-bicycles (e-bikes) from riding on a sidewalk or a boardwalk in the City of Los Angeles, to address serious public safety concerns and reports of rising accidents, injuries and deaths from collisions between e-bikes and pedestrians.

“To accomplish this objective, BABCNC supports the Los Angeles City Council passing, and the Mayor approving, an ordinance updating Los Angeles Municipal Code Section 56.15.

BICYCLE RIDING – SIDEWALKS to read (additions in *italics/underlined*):

“1. No person shall ride, operate or use a bicycle, unicycle, skateboard, cart, wagon, wheelchair, roller skates, or any other device moved exclusively by human power, on a sidewalk, bikeway or boardwalk in a willful or wanton disregard for the safety of persons or property.

(Amended by Ord. No. 166,189, Eff. 10/7/90.) *No person shall ride, operate or use any class of electric bicycle (e-bike) on a sidewalk or boardwalk in the City of Los Angeles. (Amended by a new Ordinance passed by the LA City Council.)*

“2. No person shall ride, operate or use a bicycle, *electric bicycle (e-bike)* or unicycle on Ocean Front Walk between Marine Street and Via Marina within the City of Los Angeles, except that bicycle, *electric bicycle (e-bike)* or unicycle riding shall be permitted along the bicycle path adjacent to Ocean Front Walk between Marine Street and Washington Boulevard. (Amended by Ord. No. 153,474, Eff. 4/12/80.) *(Amended by a new Ordinance passed by the LA City Council.)*

“3. No person shall operate on a beach bicycle path, or on an area of a beach which is set aside for bicycle, *electric bicycle (e-bike)* or unicycle use, any bicycle, *electric bicycle (e-bike)* or tricycle which provides for side-by-side seating thereon or which has affixed thereto any attachment or appendage which protrudes from the side of the bicycle, *electric bicycle (e-bike)* or tricycle and is used or designed to carry another person or persons thereon. *(Amended by a new Ordinance passed by the LA City Council.)*

“BABCNC further requests that Councilmembers representing WRAC member councils (Park, Yaroslavsky, Hutt and/or Raman) bring a motion in Council requesting amendment of Municipal Code Sec. 56.15 as set forth above.” [Background Information](#)

## 16. Postpone Caltrans Repaving Project on the 405

**Motion:** BABCNC, a member of the Westside Regional Alliance of Councils (WRAC), urgently requests that Caltrans delay the I-405 Pavement Rehabilitation Project (<https://dot.ca.gov/caltrans-near-me/district-7/district-7-news/d7-caltrans-to-host-meeting-for-the-interstate-405-sepulveda-pass-pavement-rehabilitation-project>) until after:

- 1) All lanes of Pacific Coast Highway are reopened, and
- 2) All Palisades fire debris removal is complete.

BABCNC believes that this delay is reasonable given that the I-405 Pavement Rehabilitation project is scheduled to take four years, and we ask that Caltrans accommodate this important request.

BABCNC further requests that Councilmembers representing WRAC member councils (Park, Yaroslavsky, Hutt and/or Raman) bring a resolution in Council to effectuate this request on behalf of the City." [Background Information](#)

**Good of the Order & Adjournment** Brief announcements from Board Members on items not on the agenda. **Next Meeting: June 25th on Zoom at 7:00 pm.**

### 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) 479-6247 or e-mail [info@babnc.org](mailto:info@babnc.org).

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<https://babnc.us5.list-manage.com/subscribe?u=59b896eb68c1a1e9f3f1fa3c7&id=5fe40e2a41>
- Subscribing with L.A. City's Early Notification System at:  
<https://lacity.gov/government/subscribe-agendas/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) 479-6247 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).