

**BEL AIR-BEVERLY CREST NEIGHBORHOOD COUNCIL  
MINUTES OF MEETING  
September 23, 2009  
Community Magnet School  
11301 Bellagio Road  
Los Angeles, CA 90049**

Final
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**Persons in Attendance**

**Quorum: 12**

2009 Stakeholder Groups with Certified Representatives	Present	Absent
<b><i>Bel-Air Association</i></b>		
Colleen Hanlon for Eric Ridgely	X	
Andrew Schwartz		X
Paulette DuBey		X
<b><i>Bel-Air Crest Master Homeowner Association</i></b>		
Irene Sandler	X	
<b><i>Bel-Air Park HOA</i></b>		
Gary Plotkin		X
<b><i>Benedict Canyon Association</i></b>		
Michael Chasteen		X
Alan Fine	X	
Don Loze	X	
Nickie Miner	X	
<b><i>Benedict Hills Estates Association</i></b>		
Ed Brody		X
<b><i>Bel-Air Glen HOA</i></b>		
Larry Leisten	X	
<b><i>Casiano Bel-Air HOA</i></b>		
Donald Farkas	X	
<b><i>Crests Neighborhood Association</i></b>		
Ron Galperin	X	
<b><i>Employee Associations</i></b>		
Marcia Selz	X	
<b><i>Faith-Based Organizations</i></b>		
Lonnie Mayfield	X	
<b><i>Bel Air Ridge HOA</i></b>		
Ron Cornell for Andre Stojka	X	
<b><i>Holmby Hills Homeowners Association</i></b>		
Avi Rojany		X
<b><i>7-12 Private Schools</i></b>		
John Amato		X
<b><i>7-12 Public Schools</i></b>		
Pam Marton	X	
<b><i>K-6 Private Schools</i></b>		
Vicki Kelly		X
<b><i>Laurel Canyon Association</i></b>		
Monica Weil		X
Cassandra Barrère		X
Gary Gole		X
Jim Nelson		X
<b><i>Lookout Mountain Alliance</i></b>		
Christopher Carradine		X
<b><i>Members-at-Large</i></b>		
Carol Sidlow	X	
Charles Maginnis	X	
<b><i>Moraga-Sepulveda Business Area</i></b>		
Ron Hudson	X	
<b><i>North Beverly Drive/Franklin Canyon Homeowners Association</i></b>		
		X
<b><i>Residents of Beverly Glen</i></b>		

Ramin Kolahi		X
Robert A, Ringler	X	
<b>Roscomare Valley Association</b>		
Robin Greenberg	X	
Steve Twining	X	
<b>Santa Monica Mountain Conservancy</b>		
Carolyn Carradine	X	
<b>Save Our Strip</b>		
Mark Krajewski	X	
GG Verone		X

From DONE: Deanna Stevenson  
From CD5 Office: Not Present  
From the Mayor's Office: Not Present  
From 42<sup>nd</sup> Assembly District: Haeyoung Kim

Roll Call (Agenda Item #1)

- President Ringler called the meeting to order at 7:15 p.m.
- Secretary Sandler called role. A quorum was present.

Approval of Minutes from Previous Meeting (Agenda Item #2)

- ◆ **Motion** to approve the minutes from August 26, 2009. Larry Leisten made motion. Alan Fine seconded. **Motion approved by unanimous voice vote.**

Public Comments (Item #3)

- Public Speaker Marcia Selz commented on the Hotel Bel-Air Owners, the Dorchester Collection, and the members of the Union. The Hotel has closed for renovations and the owners have terminated employment with the Union staff. Those terminated may not be rehired and seniority will be lost.
- She contacted the Hotel Union Representatives to receive more information on the issue and a letter will be available for anyone wanting to express the concerns of mistreatment to the employees and the possibility of hiring new employees at lower wages.
- Steve Twining asked for the letter to be sent to the Board. Marcia Selz stated she requested Sample Letters from the Union and will send out the information once received.
- Colleen Hanlon asked if Union agreement had a clause that stated the contract would be voided if the closure exceeds a certain amount of time. Marcia Selz stated she didn't know if the contract would be void and have asked the Union. She commented on the Hotel strike several years ago and the Bel-Air Hotel employees' acceptance into the Union.
- Guest Shirley Cohen asked how the letters would be disseminated to those wanting to send their own. Marcia Selz stated the Council would send out the letter at the request of the individual or by emailing her at [Marcia.selz@gmail.com](mailto:Marcia.selz@gmail.com)

President's Report (Agenda Item #4)

- President Ringler stated two representatives needed to be selected for Mayor's Budget Day on 10/10/09.
- Vice President Galperin stated the Budget Day is an opportunity to learn and have influence on the City's budget.
- Don Loze asked if Budget Day included discussion on the sources of funding. Vice President Galperin stated there is discussion on the sources of the budget.
- President Ringler selected Vice President Ron Galperin and Treasurer Alan Fine to represent the Council at Budget Day.
- President Ringler asked Guest Speaker Wendy-Sue Rosen to discuss the project at 15900 Mulholland and her concerns.
- Guest Speaker Wendy-Sue Rosen passed out a letter to the Board Members address the concerns for the project at 15900 Mulholland and a proposed motion.
- She stated Stephen S. Weiss Temple engaged in a full EIR process for its new Consolidated Middle High School project located at 15900 Mulholland. The CUP was heard and approved by the City Planning Commission and by the City Council. The Temple could build a new facility and increase the enrollment on its campus east of the 405, but must remove temporary modular

structures on two properties, located at 16100 Mulholland, and give up attendance west at this location to balance the project. During the EIR circulation, the Temple stated the buildings had been vacant; however, the Bel-Air Presbyterian Church is currently operating their Pre-School in those buildings, even though they are not on the CUP.

- She stated the Temple has avoided the responsibility to remove the structures discontinue the use of the Pre-School. On April 1, 2008, the Temple filled an inclusion of an old CUP for the Pre-School to operate, even though the new CUP supersedes all others since the recent EIR process was approved. On February 26, 2009, the Temple filed California Environment Quality Act Notice of Exemption for the Pre-School. There is a condition that states within 60 days of a Certificate of Occupancy for the new Middle School, the applicant should remove the buildings at 16100 Mulholland, but have not done so.
- The Temple has now entered an agreement to sell the property at 16100 Mulholland to Mirman for use as an Athletic Field. The community supports the sale; however, the agreement requires Mirman to allow the Church to continue to operate the Pre-School on site for several years.
- She stated the BABCNC's Planning and Land Use Committee supported a motion in March 2009 to oppose any changes to the CUP to the athletic field and to oppose the categorical exemption.
- She asked the Council to adopt a motion with the following items:
  1. Oppose any changes to the CUP for the 16100 property that would allow for the preschool use;
  2. Support the sale of the school to Mirman for use exclusively as an athletic field;
  3. Support sending a letter to its Council Office in support of the Brentwood Community Council and Bel Air Skycrest Property Owners Association's position on the is project;
  4. Support a Master Plan for the Corridor that includes but is not limited to an Emergency Evacuation and Preparedness Plan; a Transportation Component with mandatory carpooling, busing, and staggering of drop off and pick up times to decrease car trips in the Corridor, an audit and a Mitigation Fund.
- Public Speaker Donald Keller, Brentwood Resident, asked for the Council to support the motion proposed by Wendy-Sue Rosen. He commented on his attendance at the meetings between Stephen S. Weiss, Bel Air Presbyterian Church and Mirman and there was discussion on the continuance of use by the Church for the Pre-Schools. The structures were to have been removed in the 1990's but are still in use and in violation of the CUP.
- Public Speaker Tom Freeman of the Brentwood Community Council commented on the move of the Temple's Middle School to the High School and the mitigation, which mandated the removal of the structures at 16100 Mulholland. The property was to be used an Athletic Field and the current proposed sale offers no guarantee to fulfilling the mitigated requirements. He stated this was an abuse of system to the community
- Public Speaker Mark Stratton of the Bel Air Skycrest HOA stated his support of the motion presented by Wendy-Sue Rosen. He stated the institutions involved with the project are not responding to their previous requirements and there is a need for the community to address the issue.
- Steve Twining commented on the motion presented and his support of the 4<sup>th</sup> item pertaining to the Master Plan. He commented on the need for the Council to not involve itself with controversies between institutions on the Corridor.
- Carol Sidlow stated the motion that was passed at the Planning and Land Use Committee did oppose any changes to the CUP to the athletic field and to oppose the categorical exemption.
- She commented on Barbara Dohrmann's (Bel Air Skycrest) attendance at the Committee meeting and request for the motion. The Committee was told the Encino NC made a similar motion but the Committee has not received that information.
- She stated enforcement of CUPs, variances and adjustments permits are the responsibility of the City and need to be addressed. She stated she would support a motion regarding the Master Plan and community meetings to address issue.
- Public Speaker Patricia Bell Hearst commented supporting a Transportation Plan for the Institutional Corridor.
- Don Loze commented on the need for more information prior to voting on the proposed motion.

- Marcia Selz stated the institutions need accountability for being part of the community and the need for a meeting to address the issue.
- Lonnie Mayfield stated he was an employee of Stephen S. Weiss, though was not very familiar with the extent of the project. He stated representatives for the project would be available at meetings to address the issues.
- Vice President Galperin suggested the motion not be considered. He stated the property is not within the Council's boundaries and commented on concerns with the motion's language and the legalities of approving the proposed motion.
- Mark Krajewski stated the Council should consider the Master Plan issue and have a general support for future Master Plans on other process.
- Larry Leisten concurred with Don Loze on the need for more information prior to voting on a motion. He suggested the Planning and Land Use Committee study the issue and provide a recommendation to the Board.
- Carol Sidlow stated the entire Council and not solely the Committee should address the issue.
- Secretary Sandler stated the Corridor is along the Council's boundaries and the issue affects the NC and a Fire Station near the schools services the NC. She stated the Encino NC is addressing the issue at their meeting this evening.
- Guest Speaker Wendy-Sue Rosen stated the any part of the motion could be supported.
  - ◆ **Motion** to support a Master Plan for the Corridor that includes but is not limited to an Emergency Evacuation and Preparedness Plan; a Transportation Component with mandatory carpooling, busing, and staggering of drop off and pick up times to decrease car trips in the Corridor, an audit and a Mitigation Fund. Steve Twining made motion. Carolyn Carradine seconded. Discussion was held. 12 Yeas; 6 Nays; 2 Abstentions. **Motion passed.**
- President Ringler suggested the issue be agenzized for the November Board Meeting and invite all the parties involved.

#### Treasurer's Report (Agenda Item #5)

- The Treasurer's report was passed out to all Board Members.
- Alan Fine stated there is \$62,000 in the budget, though DONE's reports are not current. Therefore, there is no confirmation of the \$45,000 for the new fiscal year.
- There may be a freeze of the roll over funds and will wait till next month to propose the 2009-10 Annual Budget.
  - ◆ **Motion** to approve the Treasurer's report. Alan Fine made motion. Mark Krajewski seconded. Discussion was held. 19 Yeas; 1 Nay. **Motion passed.**

#### Upper Stone Canyon Reservoir Project Discussion (Agenda Item #6)

- President Ringler asked the individuals representing the different groups introduce themselves prior to their discussion.
- Guest Speaker Glenn Singley, Director of Water Engineering for DWP, presented a PowerPoint presentation regarding the Upper Stone Canyon Reservoir Project. The project is the second project, with the Lower Stone Canyon project recently completed in December 2008. The objective is to cover the Upper Stone Canyon Reservoir or replace it with a buried storage tanks to comply with two United States Environmental Protection Agency water quality regulations: Stage 2 Disinfection and Disinfection By-Products Rule (S2DBPR) and Long Term 2 Enhanced Surface Water Treatment Rule. In order to meet these two regulations, LADWP is planning to do the following: switch disinfectants from chlorine to chloramines; propose covering Upper Stone Canyon Reservoir or replacing it with buried storage tanks.
- Several meetings with the community regarding the project have been conducted since 2008. He presented three alternatives being analyzed in the Environmental Impact Report (EIR) currently being prepared:
  1. Concrete Structure(s) (Proposed Project)
    - Buried concrete structure(s) would be constructed in place of the existing uncovered Upper Stone Canyon Reservoir with a layer of soil on top; planted with grasses and low lying shrubs. This alternative would provide for the Stone Canyon Project to be open to the public on a controlled basis to provide access to a passive recreation trail system.
    - Option 1 - Buried Tanks

Under this option, three underground pre-stressed concrete storage tanks located essentially within the existing reservoir footprint, and Earth would have to be stored adjacent to the tanks before they are buried. Fill would have to be considered resulting 2.1 million cubic yard of earth work to bury the tanks, with completion in about 7 years.

**Option 2 - Buried Concrete Cover**

Under this option, a concrete structure would be constructed to cover the existing reservoir. The option is being studied for feasibility, which includes constructability, cost, and schedule. With this option, there would not be a need for as much fill as with the Buried Tank option. Cost and schedule would be slightly lower than the cost of the Buried Tanks option and a shorter schedule for completion.

**2. Aluminum Cover With or Without Solar Panels**

Under this alternative, the reservoir could be retained in its existing configuration, and an aluminum structure placed over the entire surface of the reservoir. Alternatively, solar panels can be placed on top of a similar cover. Appropriate color schemes, architectural treatments, and landscaping would be incorporated into the project with community input.

**3. Floating Cover**

Under this alternative, the reservoir would be retained in its existing configuration, and a flexible membrane (polypropylene or hypalon) floating cover would be installed over the entire surface of the reservoir. Appropriate color schemes, architectural treatments and landscaping would be incorporated into the project with community input.

- He presented the following proposed costs and schedule:

**Cost**

<b>In Millions</b>	<b>Buried Tanks</b>	<b>Aluminum Cover</b>	<b>Floating Cover</b>
<b>Cost</b>	\$235	\$80	\$35
<b>Solar Cost</b>	N/A	\$45	N/A
<b>Total Cost</b>	<b>\$235</b>	<b>\$125</b>	<b>\$35</b>

**Schedule**

<b>Activity</b>	<b>Buried Tanks</b>	<b>Aluminum Cover</b>	<b>Floating Cover</b>
<b>Construction Start</b>	2015	2013/2014	2012
<b>Construction Duration</b>	7 years	3.5 years + 1 year solar panels	1.5 years
<b>Completion of Project</b>	2022	2017/2018	2014

- The factors being weighed during the EIR are air quality, traffic, noise and other temporary related constructions impacts.
- Post related factors associated with the buried tanks include soil stock piling, soil excavation, vegetation removal and other natural factors. Landslide mitigation would have to take place on 3 of the 4 proposed projects and the floating cover option is a minimal construction as oppose to the others.
- Chuck Maginnis asked why the tanks needed to be covered. Glenn Singley stated LADWP is federally mandated to cover the open reservoirs.
- Steve Twining asked for clarification on the Lower Stone Canyon Reservoir project. Glenn Singley stated the project to maintain the natural body of water and too large to cover.
- Ron Cornell asked if other sites had similar buried tanks as proposed in the Upper Stone Project. Glenn Singley stated there are 109 services dumps and can bypass water without having to go through the Reservoir. However, additional storage on site is needed to serve the West LA area during peak times.

- President Ringler suggested a separate meeting to discuss this particular issue with a question and answer period.
- Guest Speaker Keith Meyer, Save Stone Canyon Reservoir, thanked the Council and LADWP for the opportunity to address this issue.
- He stated the concerns with the scope of the project, duration of construction, the impacts on the community, property values and quality of life. A petition among homeowners has been circulated with over 500 signatures who oppose the project. He cited the length of the project being from 7 – 10 years; 24,000 truck-haul trips that will take place in the area; and the construction hours 7 am – 6 pm six days a week during the construction.
- He stated the federal regulation does not require that the only solution be covering the open reservoir. Other options include advance treatment or bypassing the open drinking water reservoir in the system. He commented that the bypass technique should be considered, which has been done at Sylmar facility. There have also being buried tanks off-site at other facilities, including the facility at Silverlake.
- He stated a Councilmember has suggested burying the tanks at the Sepulveda Dam and commented on the concrete covers not being including on the draft EIR. More information on the concrete covers needs to be communicated to the community.
- He stated the traffic congestion during the construction is a major concern and asked that other alternatives be considered for the project.
- Guest Speaker Brain Studwell, representing CPOR, commented on the Council's endorsement of the project over a year ago. He commented his concern with the aluminum or foil cover proposals decrease property values.
- He commented that the Lower Stone Canyon Reservoir Project construction that lasted over 6 years, received minimal complaints regarding traffic and impact.
- Guest Speaker Keith Meyer commented that when the Council approved the project, the cost of the project was reported at \$165 million and construction would last 5 years. Today, LADWP is reporting the cost at \$235 and will take 7-10 years.
- President Ringler stated the vote was supporting the principle of the project and not costs or duration.
- Guest Speaker Glenn Singley stated LADWP's willingness to be involved in a meeting to address all the issues of the project. He stated the EIR has been suspended to address the issue of alternative options.
- He stated off site options have been considered, but the water is carried downstream and the Sepulveda Dam would not fit that category.
- Public Speaker Shirley Cohen stated a meeting is being organized to address the project.
- President Ringler suggested a 3<sup>rd</sup> party to host the meeting to remain neutral.
- Guest Speaker Keith Meyer asked that the LADWP's PowerPoint Presentation be placed on their website.
- President Ringler stated the information could be placed on the Council's website as well.

#### Land Use Committee (Agenda Item #7)

- Carol Sidlow commented workshops beginning 10/3/09 to address provisions of AB 1866, which mandates ministerial processes for Accessory Dwelling Units (ADUs) in single family zones. An Accessory Dwelling Unit, also called a granny flat, secondary dwelling unit, elder cottage housing opportunity (ECHO), or mother-daughter residence, is an apartment that can be located within the walls of a single-family home, an addition to an existing home, or a free-standing structure on the same lot. Information will be sent out to the Council regarding the workshops to provide input on the issue.
- She commented on the Fire Department responding to the letter from the Council regarding brush clearance.
- She commented on the City Council unanimously voted to adopt the Hillside Area Definition & Map Ordinance.
- Don Loze asked if the Sherman Oaks Homeowners Association had been contacted at the request of the Council at last month's meeting. President Ringler stated he had not.

Bylaws & Rules Committee Report (Agenda Item #8)

- Larry Leisten reported DONE has not issued a letter in response to BABCNC's application to amend its Bylaws.
- He stated the polling sites for the At-Large Election as well as the Boundary Map were submitted to the City Clerk's Office.
- He stated the Designated City Clerk Project Coordinator will make a presentation regarding the Election process at the next meeting and will inquire how much time should be allotted.

Mayor's Office Report (Agenda item #9)

No report.

Council District 5 Report (Agenda item #10)

No report.

DONE Report (Agenda item #11)

- Deanna Stevenson reported the Bylaws may be approved with recommendations. The Bylaws are overlaid this year for the City Clerk and are suitable for the 2010 Election.
- She stated the Department has decreased by over 50% because of the City's budget deficit and her current project include the NC Congress and Budget Day, as well as the Westwood are developing a Neighborhood Council.
- Treasurer Fine asked about the budget rollover. Deanna Stevenson stated she would find out information.

42<sup>nd</sup> Assembly District Report (Agenda Item 12)

- Haeyoung Kim reported on the Assemblyman's new newsletter and provided copies for everyone to review.
- She stated the Assemblyman has been named Co-Chair of the New Budget Reform Committee, to review the current budget process and make suggestions for efficiency.
- She reported on Safety Bill AB 91, which will impact LA County to prevent DUI collisions. If passed, an ignition locking device for individuals with a DUI violation would be placed on the vehicles. The individual would have to breathe into the device, which determines the amount of alcohol in their system, prior to starting the ignition.
- She stated the Assemblyman would be attending the next Council meeting as a Guest Speaker.

Public Safety/Disaster Preparedness (Agenda Item #13)

- Senior Lead Officer Chris Ragsdale stated the area is doing well, though crime is always a concern.
- He provided information on Emergency Preparedness and a flyer for an Open House at the West LA Station on 10/4/09 from 11 am to 3 pm. He invited everyone to attend the Open House.
- President Ringler commented on burglaries from motor vehicles and advised everyone to be aware of items in their vehicles.
- Robert Davenport commented on the brush clearance issue in the community. He suggested purchasing goats to remove the brush in the area. He asked to create a community to review the concept.
- Secretary Sandler commented on the need to maintain and herd the goats. She asked what specific area would be targeted. Robert Davenport stated anywhere within the NC where there was an issue with brush.
- President Ringler suggested researching all the information and reporting back to the Council the findings of such a project.
- Chuck Maginnis briefed on the response letter by the Fire Department. The NC office has a copy and can be accessed by contacting the office.

Office Report (Agenda Item #14)

- David Espinoza reported there has been no progress with the office Mayor's Office regarding the office space at the 1645 Corinth.
- President Ringler stated he will contact Jennifer Badger in the Mayor's Office to get an update.

Outreach Committee (Agenda Item #15)

No report.

Traffic Committee (Agenda Item #16)

- President Ringler announced the LAPD West Bureau Traffic Committee will be Tuesday, October 13, 8:30 a.m., West Los Angeles Community Police Station, 1663 Butler Avenue.

Public Schools Update (Item #17)

- Pam Marton stated school began September 9<sup>th</sup> with around 500 students enrolled for the year.

New Business/General Announcements (Item #18)

No new business or general announcements.

Motion to Adjourn Meeting (Item #19)

Motion to adjourn the meeting. Motion made. Motion seconded. Meeting adjourned at 9:25 p.m.

Respectfully submitted,

Irene Sandler  
Recording Secretary