



Building A Better Community

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General Meeting Agenda

Wednesday March 26, 2014 7:00-9:00 p.m.

American Jewish University

15600 Mulholland Drive, Room 223,

Bel Air, CA 90077

Room 223, Main Campus, 2nd floor, accessible from west side of Casiano Rd.

Park at lower parking (Lot 1) below the security kiosk

The Public Is Welcome To Speak.

Meeting Is Being Audio Taped.

- We request that you fill out a Speaker Card to address the Council on any item on the Agenda. Comments from the public on other matters not appearing on the Agenda will be heard during the "Public Comment" period. Public Comment is limited to 3 minutes per speaker unless waived by presiding officer of the Council.
- (As a covered entity under TITLE 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 and/or services will be provided upon request. To ensure availability of services, please make your request at least 3 business days prior to the meeting you wish to attend by contacting Cathy Palmer at (310) 479-6247.
- In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the board in advance of a meeting, may be viewed at our website by clicking on www.babcnc.org or at the scheduled meeting. In addition, if you would like a copy of any record related to an item on the agenda, contact Cathy Palmer 310-479-6247.

ADMINISTRATIVE MATTERS (15 minutes)

(BABCNC Board Members Will Have a Group Photo Taken This Evening.)

1. Call to Order
2. Roll Call
3. The Pledge of Allegiance
4. Approval of February 26, 2014 Minutes
5. Approval of March 26, 2014 Agenda
6. Public Comments – Non-agendized public comments.
7. (Agendas, brochures, & public service handouts available)

8. **President's Report** – *Gary Plotkin*

FAST TRACK – REPORTS: (Updates)

- a. Vacant Seats: Public Schools K-5 Rep & Business Rep
- b. **Update/Report on Pothole Repair Blitz, Part II** – *Andre Stojka* (3 minutes)
Andre worked with the community to identify the most seriously damaged roads in Bel Air Beverly Crest, submitted to Aida Valencia for pothole repairs on 3/18/14 at:
 - Mulholland Dr. from Antelo on the west to Woodcliff on the east;
 - Claray Dr. from Claray & Nicada 400 feet southwest on Claray Washboard Road
 - Sunset Blvd., north side at intersection of Veteran

9. **Special Guest Speaker on “Mansionization & SB1818”** *Dick Platkin, AICP, City Planner* (20 minutes)

10. **Secretary's Report** – *Robin Greenberg* (3 minutes)

11. **Treasurer Report & Funding Expenditure Requests** – *Alan Fine* (5 minutes)

- a. **MOTION** BABCNC approves a One-time Outreach Expenditure of \$200.00 for refreshments for a special PLU committee meeting held on March 18, 2014, at AJU, to discuss significant land use issue of a tentative subdivision tract under small lot ordinance.
- b. **MOTION**: BABCNC approves Monthly Expenditure Report of February 2014.

12. **Election of 2014-2015 Officers** - *Gary Plotkin* (15 minutes)

13. **Public Safety/Disaster Preparedness Committee** (Update) – *Chuck Maginnis*

- Senior Lead Officer 8A29 - *Chris Ragsdale*, WLA Community Police Station (3 minutes)
- Senior Lead Officer - *Ralph Sanchez*, Hollywood Community Police Station (3 minutes)
- Report on March 20, 2014 EP Cmte. Meeting @ Skirball Ctr. *Chuck Maginnis* (5 minutes)

- **Special Guest Speaker on AlertLA County** *Chris Ipsen* (15 minutes)
How it Works, How to Sign Up & Q&A

14. **Bylaws, Rules & Elections Committee Report** (Updates & Motion) - *Larry Leisten*

- a. Approval of Bylaws with Authorization to Submit to Empowerment for Ratification – *Larry Leisten* (20 minutes) (Continued to April Meeting)
- b. Request by “Save Sunset Strip” for a seat on Board – *Larry Leisten* (1 minute)

15. **Outreach Committee. Report (Update & Motion*)** – *Robin Greenberg* (5 minutes)

- a. Update from AD-Hoc Outreach Committee – *Robin Greenberg*
***(Expenditure Motion for 03/18/14 PLU special meeting, under “Treasurer's Report”)**

16. **West L.A. Regional Alliance of Councils (WRA)** (Motions & Discussion) – *Robin Greenberg* (10 minutes)

- a. **Update on March 19, 2014 WRAC Meeting**

b. Two WRAC Motions:

1) From the 02-19-2014 WRAC Agenda:

MOTION: BABCNC moves to approve WRAC's **Housing Unit Audits Motion** that states: WRAC requests the City Controller, the Housing Department and the City Council to AUDIT all income restricted units built under SB1818 and all RSO units and buildings that replace pre-1978 buildings: *Please See Attachment "EXHIBIT A" below for the complete motion.*

2) From 03-19-2014 WRAC Agenda:

MOTION: BABCNC moves to approve **Earthquake Fault Analysis Motion:**

- Whereas the 1972 Alquist-Priolo Earthquake Fault Zoning Act (California Public Resources Code 2622 et. Seq.) mandated faults to be mapped and state legislators banned construction across active earthquake faults after the Sylmar Quake
- Whereas said State mapping has not been completed due to budget cuts and some 1000 of California's 700 miles of faults have not yet been zoned
- Whereas the building ban has not been enforced in unmapped areas
- Whereas the failure to finish said fault mapping and enforce the ban constitutes a significant public health and safety hazard
- Now therefore the WRAC calls upon the City to require a fault study by the project applicant/developer as a condition of submission of an entitlement application when the proposed project is within 1000 feet of a known fault line as mapped by the California Geological Survey's existing map of all 7000 miles of faults, published in 2010, and to fully enforce the ban on construction in active earthquake zones.

17. Planning & Land Use Committee Report

a. **Report on Regular PLU meeting of March 11, 2014** - *Michael Kemp* (5 minutes)

b. **Report on Special PLU meeting of March 18, 2014** - *Michael Kemp* (5 minutes)

MOTION: 10615 W. Bellagio Road, 90077, ZA2013-3596-CE: To oppose a variance to allow an over-in height wall in the front yard setback. **(Withdrawn, No Variance.)**

MOTION: 616 N. Nime Road, 90077, ZA-2013-3701-ZAA. To oppose a variance to allow an over-in height wall in the front yard setback.

c. **Medical Marijuana Shop in Bel Air (Discussion)** - *Michael Kemp* (5 minutes)

- Shop opens on Sepulveda & Moraga, across from Bel Air Bar & Grill & Chevron Gas Station. Consider contacting City Attorney who has started to look at criminal prosecution where shops have opened without proper approval, per Noah Muhlstein of CD5.

18. Santa Monica Mountains Conservancy Report (Update) - *Travis Longcore* (5 minutes)

19. Ad-hoc "I-405 Sepulveda Widening Improvement Project" & Metro Update on Sidewalks @ Skirball Bridge to Mulholland -- *Irene Sandler* (5 minutes)

Updates from the following 4 Ad-Hoc Committees, established on 01/22/14:

20. **Ad-Hoc Committee for a Red Flag Alert System** – Chair, *Hillary Slevin*, President of Benedict Canyon HOA (3 minutes)
21. **Ad-Hoc Special Committee on Use of Financial Surplus Before End of Fiscal Year** – Chair, *Jamie Hall*, working with *Alan Fine*, Treasurer (3 minutes)
22. **Ad-Hoc Standing Committee on Los Angeles 2020 Report “Monitoring City’s Solutions & Actions”** – Chair, *Andre Stojka* & Co-Chair, *Tony Tucci* (3 minutes)
23. **Ad-Hoc Transit Committee** – Chair, *Ramin Kolahi* (3 minutes)
24. **Council District 5 Report** – Planning Deputy, *Noah Muhlstein* & Council Deputy, *Gurmet Khara* (5 minutes)
25. **Council District 4 Report** – Field Deputy & Deputy of Housing and Transportation, *Sharon Shapiro* (5 minutes)
26. **Traffic Committee Report & Police Advisory Board Report** – *Robert A. Ringler* (3 minutes)
Next LAPD West Bureau Traffic Committee: **Wednesday April 9, 2013 at 8:30 a.m.** at the West Los Angeles Community Police Station, 1663 Butler Avenue.
27. **Private and Public Schools News** (2 minutes)
28. **New Business / General Announcements:** (Discussion & Possible Action)

L.A. City Central Collections System - *Don Loze* (5 minutes)
Council File #: 14-0600 (FY2014-2015 City Budget Proposal)
29. **Adjourn meeting**

NEXT MONTH – We Will Have Special Guest, *Ron Galperin*, City Controller, who will speak on
“A View of the Financial Status of the City”

NEXT BABCNC MEETING: **April 23, 2014 @ AJU**

EXHIBIT "A"

Agenda Item #16 – Complete motion as presented by WRAC states:

Housing Unit Audits Motion: WRAC requests the City Controller, the Housing Department and the City Council to AUDIT all income restricted units built under SB1818 and all RSO units and buildings that replace pre-1978 buildings:

SB1818 Hollingsworth Chapter 928, statutes of 2004: amends the density bonus law (Gov. Code 65915, which references section 50079.5, 50105, 50053, 50052.5, 3334.2, 50093, 50079.5 of the Health and Safety Code)

Effective January 1, 2005:

Applicants are eligible for a range of density bonuses up to 35% based on the percentage of affordable units in a development.

Applicants are also eligible for an innovative new land donation density bonus.

Localities are required to offer at least 1-3 incentives (reduction in parking, for example), rather than one, based on the percentage of affordable units in a dev.

The moderate income density bonus is applied to PUD's (Planned Unit Developments) not just condo projects.

A flat 20% density bonus is given for all senior housing.

RSO (Rent Stabilization Ordinance) The purpose of the Rent Stabilization Ordinance (RSO) is to protect tenants from excessive rent increases, while at the same time allowing landlords a reasonable return on their investments. Following a moratorium on evictions for the purpose of major rehabilitation, the Los Angeles City Council removed major rehabilitation as a legal reason for eviction under the RSO. Ordinance 176544, effective May 2, 2005, establishes the Primary Renovation Program which includes major rehabilitation. The Rent Adjust Commission (RAC) of the City of Los Angeles is responsible for adopting policies, rules and regulations to carry out the purposes of the Rent Stabilization Ordinance. A complaint can be filed by a tenant who believes that an owner/manager/agent has committed a violation of the Rent Stabilization Ordinance of the City of Los Angeles.

AGENDA POSTING LOCATIONS

These are the posting locations on file with the Dept. of Neighborhood Empowerment:

- Bel Air Foods (formerly "Bel Air Market"), 2323 Roscomare Rd · L.A., CA 90077
- Glen Center Postal Service 2934 1/2 N Beverly Glen Cir L.A., CA 90077
- Laurel Canyon Country Store 2108 Laurel Canyon Blvd, L.A., CA 90046
- Glen Market, 1603 N Beverly Glen Blvd., L.A, CA 90077
- Bel Air Bar & Grill, 662 North Sepulveda Blvd., L.A., CA 90049