



Regular Meeting of the Board

Wednesday, July 22, 2015 7:00–9:00 P.M.

American Jewish University

15600 Mulholland Drive, Sperber Community Library, 2nd Floor, Main Bldg., Bel Air, CA 90077

Accessible from the west side of Casiano Road; park at lower parking (Lot 1) below the security kiosk

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Notice of Meetings. The agenda is physically posted for public review at Bel Air Foods (formerly “Bel Air Market”), 2323 Roscomare Rd., 90077, Glen Center Postal Service 2934 1/2 N Beverly Glen Cir 90077, Laurel Canyon Country Store 2108 Laurel Canyon Blvd, 90046, Glen Market, 1603 N Beverly Glen Blvd., 90077 and/or Bel Air Bar & Grill, 662 North Sepulveda Blvd., 90049. The agendas are also posted to the babnc.org website and sent to those who have signed up for Early Notification System with the City of Los Angeles.

Public Comment. **The public is welcome to speak.** The meeting is being audio taped. Any person wishing to speak must fill out a Speaker Card and submit it to the presiding officer of the Council. A separate card should be filled out for each item on the Agenda. Comments on items not on the Agenda will be heard during the Public Comment. Public Comment is limited to 3 minutes per speaker unless waived by presiding officer. Please refrain from speaking unless and until the presiding officer calls your name to speak.

1. **Call to Order**
2. **Roll Call**
3. **Pledge of Allegiance**
4. **Adoption of the July 22, 2015 Agenda**
5. **Approval of the June 24, 2015 Minutes**

Copies of the June 24, 2015 Minutes (Attachment A) have been circulated with the draft agenda.

6. Public Comment

BABCNC welcomes public comment on any topic that is not on the adopted agenda. Each speaker will be limited to three minutes and all comments limited to 15 minutes unless decided otherwise by the chair.

Reports of Officers

7. President's Report – *Travis Longcore*

a. Representatives of Elected Officials and Agencies

- i. *Noah Muhlstein*, Planning Deputy, Council District 5
- ii. *Chris Ragsdale*, Senior Lead Officer, West Los Angeles Police Station

b. Announcement Matt Post as New Board Member representing Benedict Canyon Association

8. Vice President's Report – *Nickie Miner*

9. Secretary's Report – *Robin Greenberg*

10. Treasurer's Report – *Dan Love*

a. Update from Treasurer. Discussion.

b. Consideration of June 2015 Monthly Expenditure Report (MER)

Board will consider approval of May 2015 expenditure report and bank statement (Attachment B). Discussion and action.

11. New Business

a. Provision of Access to Grading Plans by Department of Building & Safety in Compliance with the California Public Records Act. Discussion and possible action.

Motion: Access to public records is a fundamental right of every California resident. An increasing number of grading operations in residential hillside areas have the potential of undercutting and damaging adjacent properties. The owners of these adjacent properties, and the general public, have the right to have access to grading plans, geology reports and soils engineering reports that are submitted to the City for the purpose of development. Access to these public records must occur before grading plans are approved to give the public the ability to review the plans and/or allow an independent expert to examine the plans to assure themselves that the proposed grading and development will not have an adverse affect on his or her own property or the environment. Currently, adjacent property owners are not given timely notification that would allow them to inspect the plans submitted to the City. Therefore, the Bel Air-Beverly Crest Neighborhood Council supports all efforts to increase public access to submitted plans and requests that the Department of Building and Safety devise a protocol that would give timely access for public inspection, and provides notice to adjacent property owners, as soon as such plans are submitted to the City.

Reports of Committees

12. Planning & Land Use Committee Report – *Michael Kemp, Chair*

- a. **Update on July 14, 2015 PLUC Meeting.** Discussion.

Motions recommended by the PLU Committee from July 14, 2015 meeting:

- b. **8951 St. Ives Drive ZA 2014-1870 (ZAA)**

Request for a bathroom and kitchenette in an existing Recreation room. The BABCNC's position as of 10/17/2014 was to take "no exception" to the original request to permit an existing recreation room to remain, with reduced side-yards. The Applicant presented this addition to the scope of work on the project at the June 2015 PLUC Meeting.

Motion: The BABCNC takes "no exception" in the above noted expanded scope of work on this case.

- c. **Nomination of new Planning & Land Use Committee members:**

The PLU Committee recommends that *Robert Schlesinger* and *Jason Spradlin* be elected as members of the Planning & Land Use Committee.

Motion: The BABCNC elects *Robert Schlesinger* to the BABCNC Planning & Land Use Committee.

Motion: The BABCNC elects *Jason Spradlin* to the BABCNC Planning & Land Use Committee.

- d. **Electronic distribution of 'Determination Letters' on projects in the BABCNC area.**

The PLU Committee is not currently receiving 'Determination Letters' on ZA and AA cases in our area from the LA City Planning Department, except in the case of Mulholland Design Review projects (MDR).

This lack of information from City Planning is hampering the BABCNC in responding to stakeholders requests for the status of pending projects, and for the option to take further action (ie: appeals, CIS, etc).

Motion: The BABCNC requests that the City of Los Angeles, Department of City Planning, provide in electronic format, the opportunity for BABCNC Board members and stakeholders, to receive all determination letters on Zoning Administration (ZA) (ZAD), and Administrative Action (AA) cases in the BABCNC area.

The following projects/issues are those which the PLU Committee wishes the BABCNC Board to become acquainted with, for possible discussion and action (motions for position) by the full BABCNC Board.

- e. **Vacation of road easement at 2165 Basil Lane.** Update, discussion, and possible motion. Many of the surrounding neighbors are against the vacation of a road easement at the above noted address, which is presently being considered by the City. They are requesting that a full environmental review be conducted prior to any approval and they are requesting the support of the BABCNC in their concerns. The PLU Committee voted at its 07/14/2015 meeting to recommend that any further action on this matter be delayed until more facts can be ascertained, including the position of CD-5, and the opportunity for the applicant (homeowner) of the subject property to present their position to the BABCNC. Discussion and possible action.
- f. **Appeal of Crisler Way Road**
An Appeal to the Board of Public Works in regards to the CEQA determination for B-Permit No. BR402571.
Crisler Way is a paper street in the Kirkwood Bowl area. The City has approved a permit to improve Crisler Way to facilitate the building of four new homes. An association of homeowners in the area have filed an appeal, on CEQA grounds, and are requesting that a stop work order be issued, pending a full EIR on the project. The appellants are seeking the support of the BABCNC. The PLU Committee voted at its 07/14/2015 meeting to recommend that any further action on this project be delayed until more facts can be ascertained, including the

position of CD-4, and the opportunity for the applicant of the subject property to present their position to the BABCNC. Discussion and possible action.

g. **2471 Nalin Drive DIR-2015-938-DRB-SPP-MSP; ENV-2015-939-CE; AA-2015-1235-COC:**

The Mulholland Design Review Board recently issued approval for a new 1,300 s.f. SFD on this vacant sub-standard lot. The Planning Department approval is expected to be forthcoming. An association of homeowners in the area are in the process of filing an appeal, on CEQA grounds, and are requesting that a stop work order be issued, pending a full EIR on the project. The appellants are seeking the support of the BABCNC.

The PLU Committee voted at its 07/14/2015 meeting to recommend that any further action on this project be delayed until more facts can be ascertained, including the position of CD-5, and the opportunity for the applicant of the subject property to present their position to the BABCNC. Discussion and possible action.

h. **2391 Roscomare Road: Permit #10010-10003-01277 + #10010-10000-01278:**

Current Construction of a 10-unit apartment building.

Nearby neighbors and the Roscomare Valley Association (RVA) are concerned that the current construction project is not adhering to the project conditions mandated by the City at the time of issuing their building permit. Of specific concern are: a) hauling of dirt beyond what they were permitted for, b) staging of construction trucks outside the site and adjacent the Roscomare Elementary School, c) performing construction work during times not allowed by their approved conditions. The residents and the RVA are seeking BABCNC support in requesting that the LADBS enforce the project conditions as originally stated in the project permit. Discussion and possible action.

13. **Public Safety/Disaster Preparedness Committee – *Chuck Maginnis, Chair***

a. **Report on July 15, 2015 EP meeting – Discussion**

b. **Postponed from June meeting, the following is recommended by the EP Committee:**

Motion: The BABCNC moves to support *Jim Nelson's* Hillside Evacuation Choke Point model based upon his Laurel Canyon area presentation, as a potential pilot for the City of Los Angeles.

14. **Outreach and Education Committee – *Robin Greenberg, Chair***

15. **Hoc Committee on Mansionization – *Gary Plotkin, Chair***

a. **Updates from the committee.**

b. **Discussion of Ridgeline Ordinance — *Don Loze***

Reports of Representatives

16. **Budget Representatives' Report – *André Stojka & Nickie Miner***

a. **Report from Budget Representatives. Discussion.**

17. **Santa Monica Mountains Conservancy Report – *Travis Longcore***

a. **Update from Santa Monica Mountains Conservancy. Discussion.**

18. Good of the Order

Members of the Board have the opportunity to report any item of interest to the Council.

19. Adjourn

UPCOMING MEETING – Wednesday September 16, 2015 at AJU

(Please Note: September meeting is on the 3rd Wednesday of the month because AJU will be closed on the 23rd for the Jewish holiday.)