



**Regular Meeting of the Board
Wednesday, July 22, 2015 7:00–9:00 P.M.
American Jewish University**

Present: 18

Quorum: 15

2015-2016 Stakeholder Groups / Certified Representatives	Present	Not Present
Bel Air Crest Master Homeowner Association		
<i>Irene Sandler</i>	X	
Bel Air Ridge HOA		
<i>André Stojka</i>	X	
Benedict Canyon Association		
<i>Matthew Post</i> (New – Replacing Mike Chasteen)	X	
<i>Nickie Miner</i>	X	
<i>Don Loze</i>	X	
<i>Bob Schlesinger</i>	X	
Casiano Estates Association		
<i>Gary Plotkin</i> (Notified of planned absence)		X
Faith-Based Organizations		
<i>Lonnie Mayfield</i>	X	
Holmby Hills Association		
<i>Jason Spradlin</i>	X	
K-6 Private Schools		
<i>Teresa Lee</i>	X	
7-12 Private Schools		
<i>John Amato</i>		X
Laurel Canyon Association		
<i>Jamie Hall</i>	X	
<i>Cassandra Barrère</i>		X
<i>Cathy Wayne</i>	X	
<i>Tony Tucci</i>		X

2013 Stakeholder Groups / Certified Reps	Present	Not Present
Members-at-Large		
<i>Larry Leisten</i> (Notified of planned absence)		X
<i>Chuck Maginnis</i>	X	
Residents of Beverly Glen		
<i>Robert A. Ringler</i>	X	
<i>Dan Palmer</i>		X
Roscomare Valley Association		
<i>Robin Greenberg</i>	X	
<i>Michael Kemp</i>	X	
Santa Monica Mountains Conservancy		
<i>Travis Longcore, Ph.D.</i>	X	
Bel Air District		
<i>Dan J. Love</i>	X	
<i>Maureen Levinson</i>	X	
Beverly Park Estates		
<i>Maureen Smith</i> (Notified of planned absence)		X
Totals:	18	7

Guest Speakers & Guests:

Noah Muhlstein, Planning Deputy, Council District 5

Chris Ragsdale, LAPD / West Los Angeles Police Station 310-444-0702

In addition, 10 stakeholders & guests signed the guest list.

Changes in the BABCNC Board of Directors:

Michael Chasteen of BCA has resigned from his BCA Board seat and from the Planning & Land Use Committee. The Board wishes *Michael* the best in his future endeavors, and thanks him for all he has contributed over the years through his work on the Planning and Land Use Committee and on this Board.

Matt Post has been appointed by BCA as their new representative, taking the Board seat of *Michael Chasteen*.

1. **Call to Order:** Board President, *Travis Longcore*, called the meeting to order at 7:04 pm. *Travis Longcore* announced that BABCNC welcomes public comment on any topic that is not on the adopted agenda and may do so without giving their names for the record, by indicating this on the cards.
2. **Roll Call:** Board Secretary, *Robin Greenberg*, called the roll. A quorum of 15 was met.
3. **Pledge of Allegiance**
4. **Adoption of the July 22, 2015 Agenda:** Unanimously adopted with one correction under Treasurer's report, which should say, "June" and not "May" MER.
5. **Approval of the June 24, 2015 Minutes:** Unanimously adopted as edited that *Maureen Smith* not *Levinson* is reviewing the BABCNC website with regard to DONE's recommended standards.

6. Public Comment:

Michael Schlenker, LAFD Auxiliary Communications Service (ACS) representative thanked the Council for the donation of the ham radio equipment for the ACS, with special thanks to *Gary Plotkin, Dan Love* and *Chuck Maginnis*. They are receiving deliveries. *Chuck* thanked *Michael* for all the hard work he did on this.

Jonathan Zimmerman, LAFD Battalion 14 Communication Unit Leader, ACS and CERT Communication Liaison, spoke about use of ham radios during disasters when there will be communication problems due to topography and cell phones being down. He offers training and licensing, help with operations, to work within our communities to solve problems when they arise. Contact info: 818-521-2391 jgzimmerman@sbcglobal.net

Reports of Officers

7. President's Report – *Travis Longcore*

Travis announced that *Michael Chasteen* has resigned as a member of this Board as his professional and other pursuits do not leave him the time needed to participate any longer, and noted that he has thanked *Michael* for his service, with appreciation for *Michael's* keen eye and critical mind.

a. Representatives of Elected Officials and Agencies

i. **Noah Muhlstein, Planning Deputy, Council District 5** (Taken out of order)

Noah announced that as of July 1st, the start of the new fiscal year, we have a 8.75 billion dollar budget, with additional funding for new hires for the LAFD and more miles of resurfacing by the Bureau of Street Services. *Noah* thanked BABCNC, including Bel Air Association, for helping move the DWP closure forward; the Hilgard closure is done and Phase 1 is ending. The athletes are here for the Special Olympics.

Bob Schlesinger brought up the 1988 Covenant between BCA and North Beverly Park, which indicates that their haul routes be taken on Mulholland and not San Ysidro. *Noah* stated the City Attorneys' position is that they do not have the right to enforce that CC&R and interpretation will be up to the Building & Safety Board of Commissioners at hearing. *Noah* noted that if a new haul route gets on the docket, we would ask and he would stand behind us, but the mechanism to enforce will be through the LADBS.

Bob reported that he had written to *Cora Johnson* twice regarding 18,900 cubic yards for which they are using San Ysidro as a haul route; he has not yet obtained the hearing date. *Nickie Miner* stressed that haul routes on San Ysidro are wrong for heavy-duty trucks.

Irene Sandler noted that the Councilmember is asking us to take a lead that he should be taking on the covenant between San Ysidro and North Beverly Park. *Noah* replied that *CM Koretz* is not holding back and acknowledged that the covenant clearly exists.

Travis Longcore expressed astonishment that the LADBS has been issuing permits contrary to an agreement that we have signed and bound ourselves to as a City. *Travis* thought that an appropriate response from the Council office would be to send a letter to LADBS and its Director, insisting that they require the proper haul routes, as they are in violation of a legal agreement that the City has bound itself to. *Travis* asked for a letter within two weeks from the CD office. Such a letter would give the Board the power to go to the parties and say this is what our City Councilmember and NC say, and ask the Board of B&S Commissioners what they say. *Noah* replied that his office has worked on this issue, has added protocol and made progress; they believe in the covenant. He said he had only just gotten this information to the City Attorney hours ago. He feels we are not respecting everything that they have done for us, but says they are working on it and will write a letter. *Noah* stated that he brought this up to *Cora Johnson* today; he will go back to the City Attorneys, will stand behind us and take care of it. *Travis* thanked *Noah* on behalf of the Board.

Chuck asked *Noah* to thank *John Darnell* for his coming to the recent EP meeting, who along with *Tim Pershing* from *Richard Bloom's* office will be addressing liability issues.

Dan Love asked for information on how “significant properties” enter into the development process (e.g., historic properties by significant architects and properties lived in by significant people), stating that some are torn down in advance of permits. *Travis* explained “Survey LA” is a citywide survey of architecturally significant properties currently underway and that once identified, these properties are flagged in ZIMAS’s reports as “eligible” for HPOZ, California Register or National Register of Historic Places. He noted that those eligible properties would trigger additional assessment during environmental review.

Nickie asked *Noah* about vacating “paper streets.” *Noah* explained that “vacation” takes away the right of the City to do anything with that area, parcel or section of the road. He explained the one on Basil Lane, where Scenario turns into an easement, is not a road but that Scenario continues east to west, through a living room, and onto Basil Lane, which gives some people access for brush clearance. He stated that the applicant wants to clean it up because it is harder for future sales, refinancing, and so there are no issues on paper. *Dan Love* asked *Noah* to come back prepared to discuss specifics, as we have another coming up to increase the value of their property by providing a security entrance on a previously public street.

Noah explained that the big concern is that the land behind Basil, a paper street, could one day be developed and impact the community; that this is a way to cut off that access. If the City has no right to put a street there, it will be harder for someone else to build there. *Nickie Miner* asked *Noah* how the Fire Department could get in there to clean the brush in the High Fire Severity Zone with no access. *Noah* replied that the alternative is that on the other side of that property, where the paper street runs, they have offered to give an easement where their trash cans are, which will go all the way back with a gate to allow for landscapers or brush clearing crews to go and access what they need. *Noah* thinks the alternative is much better. He reported that the physical layout remains status quo.

Dan Love stressed to *Noah* the importance of him and *Shawn* being at *Mr. Kemp's* monthly PLU meeting, because these are coming in with more frequency.

- ii. ***Chris Ragsdale, Senior Lead Officer, WLA Police Station*** (Taken out of order)
Chris reported there is an increase in thefts and burglaries. He recommended use of preventative techniques to discourage break-ins; small and cheap surveillance cameras, alarms, etc., self-installed, with Wi-Fi, for a small fee, such as “ring.com” that alert you to unauthorized activity and capture video footage on your smart device. *Travis* asked about crime uptake and prison realignment. *Chris* replied that Prop 47 contributes to this, as many of these people are drug addicts and property crimes help support their habits. *Chris* thanked *Chuck* and encouraged emergency preparedness on your own. *Chuck* asked *Chris* to thank *Captain Nieto* who, with LAFD, *Chief Castro*, presented at the last Emergency Preparedness meeting on how LAFD & LAPD work together to command areas during disasters. Tweet *Captain Nieto* at “@lapdtina”

- b. ***Matt Post as New Board Member representing Benedict Canyon Association:*** *Travis Longcore* announced that we have *Matt Post* in the place of *Michael Chasteen*, appointed by BCA. *Travis* & the Board welcomed and thanked *Matt*, and look forward to working with him.

8. Vice President’s Report – *Nickie Miner* – No report

9. **Secretary's Report – Robin Greenberg** Robin provided three printouts, 1) an event calendar from our website, 2) a list of proposed Gas Company base stations in Bel Air Beverly Crest and, 3) a Board member certification list from DONE (the latter noted by *Robert Ringler* to not reflect two recent updates by himself and *Travis*, both from within the last week. *Cathy* has verified that they are both up to date with DONE.)

10. **Treasurer's Report – Dan Love**

- a. **Update from Treasurer - Dan Love** reported that we are in the new fiscal year; and now have the new bank account and bankcard funded so we can make disbursements again.
- b. **Consideration of June 2015 Monthly Expenditure Report (MER)** *Dan Love* reviewed the June MER report and bank statement, previously circulated with the agenda as Attachment B. **MOTION:** Approval of the June 2015 Monthly Expenditure Report and Bank Statement: Moved by *Cathy Wayne*; seconded by *Bob Schlesinger*. Roll call vote count was taken and the motion passed by 16 yeas by *Irene Sandler, André Stojka, Robert Schlesinger, Don Loze, Nickie Miner, Lonnie Mayfield, Teresa Lee, Jamie Hall, Cathy Wayne, Chuck Maginnis, Robert Ringler, Robin Greenberg, Michael Kemp, Jason Spradlin, Dan Love, Maureen Levinson*, 0 nays, and 0 abstentions. [New member, *Matt Post* is ineligible to vote on funding matters, pending completion of training and President, *Travis Longcore* votes only to break a tie.]

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 effect 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. *Robert Ringler* moved; *Jason Spradlin* seconded.

A great deal of discussion was held on this item brought to the Board by stakeholder, *Barbara Blinderman*. *Travis Longcore* drafted this motion with *Barbara's* input for Board consideration. The motion calls for the City to make plans available for public inspection and notice to adjacent property owners as soon as plans are submitted to the City.

Jamie Hall noted that this is more about providing public notification for ministerial projects such as grading plans and B-Permits for new paper roads. *Michael Kemp* noted the two issues are notification and being able to look at the plans, which are public record. *Dan Love* expressed concern for the lack of transparency of information that the public is already entitled to see.

Mike & Dan: Neighbors should be able to send an expert, architect or soils engineer to review. *Nickie Miner* recommended sending this to Committee to refine and improve upon. *Travis* indicated this motion is aspirational, could send it to Mansionization Committee or PLU to see how to go from here. *Mike* advised writing a statement of policy and *Jamie Hall* recommended

bringing it back in September. *Travis* clarified we are setting out some principles and policies of where we want to go that empowers our members when having communications with elected officials and B&S, to say “this is our position as a Council: We believe that we should have access to these [documents] under the law.”

Bob Schlesinger read from Former California Attorney General, *Bill Lockyer’s* statement. “Interim grading documents, including geology reports, compaction reports and soil reports submitted by property owner to a city’s building department, in conjunction with an application for building permit, are subject to public inspection and copying under the California Public Records Act, at the time the documents are first received by the Building Department.”

Amendment to the Motion: To add language to the last line of the motion: “provides notice to adjacent property owners **and relevant Neighborhood Councils** as soon as such plans are submitted to the City.”

Moved by *Irene Sandler*, seconded by *Maureen Levinson* & unanimously approved.

The main motion was unanimously approved as amended by all 16 voting. (*Revisit in Sept.*)

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. Moved by *Michael Kemp* for PLUC and passed unanimously.

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 PLUC.

MOTION: The BABCNC elects ***Robert Schlesinger*** to the BABCNC Planning & Land Use Committee. *Mike Kemp* moved; *Robert Schlesinger* accepted, and the vote was unanimous.

MOTION: The BABCNC elects ***Jason Spradlin*** to the BABCNC Planning & Land Use Committee. *Mike* moved; *Jason Spradlin* accepted, and the vote was unanimous.

The Board thanked *Robert* and *Jason* for their commitment to work on the PLU 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 (i.e.,: 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.

Moved by Committee; passed unanimously. (*Will transmit to City Planning & CMs.*)

The following projects/issues are those of which the PLU Committee wishes the BABCNC Board to become acquainted 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.) (*Michael Kemp* related that at this time he just wants to bring this to our attention.

Public Comment:

Paul Shomer, homeowner in the area, spoke against vacation of the road easement, with multiple homeowners around it, citing no access for brush clearance, nor for the Fire Department. The property has existed with this easement since 1959. In 2009, a proposal was entered for the City to vacate that was denied in 2011 by the Bureau of Engineering. The case was tabled and has resurfaced. The new owner is trying to push this through. The alternative is a very small area to the south side of the current owner's house that he is willing to give up.

Katherine Bard spoke against, stating nothing has changed since the 2009 recommendation for denial; that the brush clearance alternative *Noah* described is not viable and that it is dangerous. She was told at the meeting that the vacation would close it up so the City could not get back there if they wanted access to develop that paper street. Because the easement goes through part of the owner's house, in the future it might be easier in terms of selling; and that the lawyer said if you close it up, the City would not be able to get through there for future access to anything. *Mike Kemp* related that the Committee wants to get more information; they do not know when the hearing will come up. *Mike* offered to take a position now or send back to the Committee.

MOTION: To oppose vacation of road easement at 2165 Basil Lane because notwithstanding the fact that there is an encroachment to the right of way, it is still used for brush clearance, which is an important function, and that the alternative is inadequate.

Moved by *Jamie Hall*; seconded by *Nickie Miner*. Further discussion was held. No one on the Board spoke against the motion. No one objected to calling the question. A voice vote was taken, none opposed, none abstained and the motion passed unanimously by all 16 voting.

- f. **Appeal of Crisler Way Road**

An Appeal to the Board of Public Works RE: the CEQA determination for B-Permit#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 has filed an appeal, on CEQA grounds, and is 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.)

Jamie Hall recused himself from the room for the discussion and any possible action.

Public Comment on Crisler Way Road:

kip Haynes reported that they had formed an ad hoc group. On July 17th, people were clearing the street on Grandview Drive, which they thought was brush clearance. There is a paper street on Crisler. *Skip* found out that to obtain a B-permit for a paper street, you do not need to notify anyone; the first notification will be from bulldozers coming down your street. They got a stop

work order through *David Ryu*'s Council office in two days and are working on an ICO. He looked at the plans, the permit had expired in 2014, and *Anthony Munoz* at Engineering told him that they automatically updated it. *Skip* stated that he asked *Jamie* and was told to ask for a Certificate of Exemption to reinstate the permit. They filed an official documents request for the Department of Building & Safety, asked why they did not get a haul route hearing as this street is 200-feet long with no fire engine turnaround. He stated that they are building a 200-foot retaining wall, 10-17 feet high, with 30 caissons on the downslope side, stating it would take 120 cement trucks just to fill the caissons and asked how you can get 120 cement trucks on a street that is collapsing. *Skip* related that they have had 23 water main breaks in 1-1/2 years. This group is doing everything they can to stop this development. They have the go-ahead of the City with *David Ryu*'s help. *Nickie* noted that we need to be preemptive and take a strong position.

MOTION: Support the appeal of the B-permit or the Crisler Way Road permit #Br402571. Seconded by Bob Schlesinger.

Jason Spradlin noted that we are not hearing from the other side. *Travis* responded that *Michael* invites applicants to present their positions; that it is our goal to hear from the applicants. *Mike* and *Travis* stated that they have mechanisms in place for all sides to be fairly heard. A vote was taken and **the motion passed** by 15 yeas and one recusal, *Jamie Hall*.

- g. **2471 Nalin Dr.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 is in the process of filing an appeal, on CEQA grounds, and is 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)

Mike Kemp related that Roscomare Valley Association is aware of this project; it was pushed back; project was approved. There will be an appeal by homeowners. *Dan Love* made a point of clarification that they are asking for a full EIR review, and asked if they have said the reason why they do not think the decision was right. *Mike* replied that there are some discrepancies on what they are allowed to build. Points of appeal: *Robin* related that it is too small to build a house. *Mike* reported that he did not have a chance to bring in the owner and that he is concerned about timing. *Travis* asked if there is an issue with compatibility, to which *Robin* replied, yes, it is going down four levels, abuts Hog Canyon; is 1300 sq feet on four levels. *Michael* related that he is using a basement exemption and really has more like 2600 sq feet. The City sold the land.

MOTION: Support the appeal of the Mulholland DRB for the construction of a 1300 square foot dwelling on 2471 Nalin Drive, cramming too much house on a small lot. Moved by *Robin Greenberg*, seconded by *Cathy Wayne*. *Mike Kemp* and *Jason Spradlin* abstained; *Jamie Hall* recused; the rest approved and the motion passed.

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.) *Mike Kemp* stated that he just wanted to make us aware of it; will bring it back in September. RVA will be watching this. *Robin Greenberg* described it. *Irene Sandler* asked when this was approved, to which *Mike* replied in 2007.

No motion. *Travis* thanked the Committee and *Mike Kemp* as Chair.

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

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

Chuck gave update on his last meeting: *Captain Nieto* presented with LAFD Deputy Chief, *Joe Castro*, covering WLA. *Tim Pershing* of *Richard Bloom's* office, who along with *John Darnell* of CD5, teamed up to discuss liability. *Jonathan Zimmerman* discussed the status of the radios that we purchased. *Kristin Stavola* from LCA attended. *Michael Schlenker* had a meeting for EP Communications Division.

Michael Schlenker gave the Board an update on who gets the radios, licenses, trainings and noted that there will be an exam administered in October; that you become a volunteer with the City of LA, covered by their insurance policy. They want people to be active with 3+ hours a month. Once the person meets the criteria, EPC can submit or let the FD decide who might be the best people. They are still discussing and writing the policy, and will make it work.

Jonathan Zimmerman added that it is a simple test; they will offer classes and help us do it. He invites any of us to take the trainings that they offer. *Travis* advised coordinating with *Chuck*. *André Stojka* pointed out that since we authorized 10 handsets, our organizations should have first shot. *Travis* noted that a proposal might filter up at a future meeting.

Michael Schlenker's next EP Communications meeting will be on **August 24th**.

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

MOTION: BABCNC moves to support *Jim Nelson's* Hillside Evacuation Choke Point model, based upon his Laurel Canyon presentation, as a potential pilot for the City of Los Angeles (See Attachment) *Chuck Maginnis* moved to postpone; *Dan Love* seconded. Unanimous.

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

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

a. **Updates from the committee.**

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

Don Loze related that previously, CM *Paul Koretz* supported the Ridgeline Ordinance; the face-to-face meeting with Planning did not happen; however, *Gary Plotkin* has since requested and there was a meeting. *Shawn, Joan* and *Noah* went to Planning to move the matter forward. CM *Koretz* says he needs a million dollars to complete, half in supervisorial fees, \$700,000 for misc. and some for planners. Another planner said it was ready to move onto an ordinance. Planning is now going to put this into 2017 budget and into an ordinance in 2018. *Don* would like this done this year; suggests we get tougher with CD4, 11, 12 as almost half the City has a ridgeline ordinance, the County has one, and the rest is a donut.

MOTION: BABCNC empowers the Ad-Hoc Mansionization Committee and PLU Committee to promptly request that Councilmembers *Koretz* and *Ryu* direct the Planning Department to move the Ridgeline Ordinance into the current fiscal year.

Moved by *Don Loze*, seconded by *Jason Spradlin*; unanimously passed by all 16 voting. No abstentions.

Irene Sandler asked how much money is needed to complete the ordinance and could we write a letter to the Controller to investigate this sum. *Don* replied that *Noah* went to the Controller as to the million to complete and a planner, *Tom Roth*, informed us that a lot of work has been done. *Don* reported that *Gary* was told it would be \$100,000, a big difference from a million. *Don* will give another update on the timelines and costs.

Cathy Wayne noted that these have been going on for years; letters do not always help. *Travis* replied that *Don* and *Gary* will be sent to have some meetings.

Mike Kemp recommended getting support from other NCs, Hollywood Hills West, and bringing it to WRAC to build up the pressures on CDs 4&5. *Nickie* expressed the concern that they will keep kicking the can down the road until there are no more ridgelines left!

Reports of Representatives

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

a. Report from Budget Representatives. (Discussion)

Cathy Palmer attended Budget Day on June 27th at City Hall. She reported that the Budget Advocates voted in are *Jay Handal & Terrence Gomes*, as well as *Jon Liberman* (from SORO).

17. Santa Monica Mountains Conservancy Report – Travis Longcore

Update from Santa Monica Mountains Conservancy (Discussion)

Travis reported that the Conservancy is interested in a package of properties that Benedict Canyon has brought to them along Benedict. They are also looking at another set of developable lots in Beverly Glen that back up to the reservoir side.

As to the tree canopy project, *Travis* spoke to Fire Commission on Tuesday to let them know this is still an outstanding issue; they had not resolved their environmental review and compliance with the City's protected tree ordinance. The Fire Marshal gave him his card to talk about it.

Travis noted that just today somebody let him know that they went and trimmed a donated oak tree on SMMC property that had never been trimmed and was supposed to be protected. *Travis* is trying to get to the bottom of this. He will report back on it. *Travis* explained if a tree appears dead, if it is "protected," a permit must be obtained to chop it.

18. Good of the Order

Jamie Hall noted story on KPCC on "Graywater Action" and suggested possibly getting the founder of the program to come and speak to us on it. He learned that no City permits are required for this. You can use water from your washing machine and bathtubs, but not toilet or sink. You can have it installed for \$1,000-\$2,000.

<http://greywateraction.org/event/hands-on-greywater-workshop-topanga-canyon/>

FYI: Upcoming hands-on Graywater workshop in Topanga Canyon September 5th

Maureen Levinson thanked *Travis* for his help in stopping the abuse of oak trees at 944 Airole Way.

Maureen noted that neighbors are concerned about the Stone Canyon reservoir cover. *André Stojka* clarified that the big lake is not getting a cover; it is only for the upper reservoir.

Adjourn: Moved by *Chuck Maginnis*, seconded by *Jason Spradlin*, the meeting adjourned at 9:17 pm.

UPCOMING MEETING – Wednesday September 16, 2015 at AJU

(Note: September meeting is on the 3rd Wednesday as AJU is closed on the 23rd for the Jewish holiday.)