



**Regular Meeting of the Board  
MINUTES Regular Meeting of the Board**

**Wednesday, January 27, 2016 7:00–9:00 P.M.  
American Jewish University  
15600 Mulholland Drive, Room 223, Main Campus, 2<sup>nd</sup> Floor, Bel Air, CA 90077**

**Present: 17**

**Quorum: 15** **ATTACHMENT "A"**

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

2015-2016 Stakeholder Groups / Certified Reps	Present	Not Present
<b>Members-at-Large</b>		
<i>Larry Leisten</i>	X	
<i>Chuck Maginnis</i>	X	
<b>Residents of Beverly Glen</b>		
<i>Robert A. Ringler</i>	X	
<i>Dan Palmer</i>	X	
<b>Roscomare Valley Association</b>		
<i>Robin Greenberg</i>	X	
<i>Michael Kemp</i> (Notified May be Late)		X
<b>Open Spaces</b>		
<i>Travis Longcore, Ph.D.</i> (Planned Absence)		X
<b>Bel Air District</b>		
<i>Dan J. Love</i>		X
<i>Maureen Levinson</i> (Planned Absence)		X
<b>Beverly Park Estates</b>		
<i>Maureen Smith</i>	X	
<b>Totals:</b>	<b>17</b>	<b>8</b>

**Guest Speakers Present:**

CD5: *Joan Pelico*, Chief of Staff for CM *Paul Koretz*

CD5: *Noah Muhlstein*, Planning Deputy for CM *Paul Koretz*

CD5: *Shawn Bayliss*, Director of PLU for CM *Paul Koretz*

CD4: *Catherine Landers*, Senior Field Deputy for CM *David Ryu*

LAFD Fire Inspector *John Novela*

DONE *Jeffrey Zimmerman*, Independent Election Administrator (IEA)

Approximately 12 stakeholders were present, some of whom signed speaker cards or guest list.

- 1. Call to Order:** Board Vice President, *Nickie Miner*, standing in for Board President, *Travis Longcore*, this evening, called the meeting to order at 7:08 p.m.
- 2. Roll Call:** Board Secretary, *Robin Greenberg*, called the roll with 15 present initially and a quorum met. By 7:25 pm, 17 Board members were present. [Note, *Matthew Friedman*, appointed last month completed trainings with DONE; however, he had a prior commitment and could not be here tonight.]
- 3. Pledge of Allegiance**
- 4. Adoption of the January 27, 2016 Agenda:** Moved by *Gary Plotkin*, seconded by *Cathy Wayne*; and the agenda was unanimously adopted as written.
- 5. Approval of the December 16, 2015 Minutes** (Copies of the December 16, 2015 Minutes ([Attachment A](#)) were circulated with the draft agenda). *Larry Leisten* asked that we place the words “not present” next to speakers who listed but not present under “Representatives of Elected Officials and Agencies.”

**Motion:** To approve the December 16, 2015 minutes. Moved by *Cathy Wayne*, seconded by *Gary Plotkin*, and the minutes were unanimously adopted as amended.

6. **Public Comment** (on topics not on the adopted agenda): None.

## Reports of Officers

7. **President's Report:** Board Vice President, *Nickie Miner*, stood in this evening for Board President, *Travis Longcore*. *Nickie* reported the sad news that *Alan Fine* had passed away today, and will send information as to his funeral. Board members shared their great appreciation for *Alan*, noting examples of his generosity, his having given much to this Board since its inception, and to the Benedict Canyon Association, for which Council-member, *Paul Koretz*, gave him an award for his many years of service. *Chuck Maginnis* asked, & the Board held a moment of silence at the start of the meeting. (The meeting also closed in honor of *Alan*.)

i. **Representatives of Elected Officials and Agencies** (Updates & Discussions) *Gary Plotkin*

***Joan Pelico, Chief of Staff for Councilmember Paul Koretz, of Council District 5 & Guest Speakers, Dick Platkin & Shelley Wagers*** (*Shelley* was not present)

*Nickie* gave the floor to *Gary Plotkin* for this informational portion of the meeting. *Gary* introduced *Joan Pelico*, Chief of Staff for *CM Paul Koretz* of CD5 and later introduced *Dick Platkin*, both invited tonight to discuss mansionization and the hillsides.

*Joan* gave tribute to *Alan Fine* as being a gracious man. She noted that *Shawn Bayliss* and *Noah Muhlstein*, who will be acting as Interim Director, were both present. She thanked this body for our work in partnership with their office.

*Joan* related that amendments to the BMO/BHO will be in effect before the ICO expires, and to continue sending our comments to them; that CD5 partners with CLAW, and is for the Wildlife Corridor Ordinance. **As to haul routes, Joan will work with Catherine Landers of CD4, to put together a motion on a construction overlay zone to protect substandard streets (less than 20' wide).** She noted that exempted grading is now "6,000 cubic yards where it used to be infinity;" and the need to work with Enforcement as to construction trucks. She said they had construction companies put up placards as to their respective projects. **She encouraged attending hearings and giving input to their office on ReCode-LA.** She mentioned the new LA City Planning Director, *Vince Bertoni*.

*Joan* said that the **Ridgeline Ordinance price tag of a million dollars seems bloated** and said **she will look into it.** She announced Budget Hearings in April for which they would like to bring back "Neighborhood Traffic Management" with DOT and "Speed Bumps." She said that they would like to attend to the needs of the hillsides, such as the Ridgeline Ordinance, and that last year they found money for HPOZs and wildlife corridors. She stated that public safety is their #1 issue with the development going on.

*Bob Schlesinger* reported two simultaneous projects by *Michael Scott*, with 90,000 cubic yards of dirt and with 47,000, at 10101 Angelo View & another address on Angelo, with haul route problems. *Shawn* said these need to be planned as one project. **Joan said CD5 will attend to truck problems, including convoy effect & trucks crossing in February.**

*Shawn* noted, as to haul routes going to Sunset instead of to Mulholland to the 405, L.A. cannot take a haul route through another city and Beverly Hills does not allow it; however, **Shawn said he will check with the City of B.H.**

Stakeholder, *Fred Rosen*, from Bel Air Alliance, reported that a project on Stone Canyon was shut down.

*Don Loze* mentioned funding alternatives for the Ridgeline Ordinance and patterns established from Malibu and other locales. *Don* asked what can the City do about the improper use of our streets as a result of the Waze app, which directs people to roads never meant for these purposes. *Joan* responded that the DOT will tell you that these streets were not made for this type of traffic on the roads, that CM *Koretz* hates Waze, while the Mayor is very supportive of it, and recommended that we **write to the Mayor's office about problems associated with Waze, "as some decisions he makes are by his directives."**

*Don* asked what the Mayor's position is on the Ridgeline Ordinance, and requested an audience with the Mayor, CD5 & CD4 to discuss it and its acceleration. *Joan* advised that CD5 cannot schedule this but **we can contact Mayor's office directly, speak to Chief of Staff, *Ana Guerrero*, to ask for a meeting with the Mayor on the Ridgeline Ordinance.**

*Shawn Bayliss* noted that the ICO is the placeholder; and **in the next month, he'd like us to have point people to talk about this, and share our thoughts. He will invite a few of us to have a meeting with *Tom Rothmann*. Noah can let him know who will be in our delegation;** and that the Planning Dept. wants to put out the new zone ideas in March.

*Noah Muhlstein* added he received our conditions for the stand-alone ordinance on haul routes; has sat down with the City Attorney's office for 2-1/2 hours looking at each one, and noted that a lot are doable, some not and some they are still looking into.

*Irene Sandler* asked if the Councilmember works with the County's *Sheila Kuehl*, to which *Joan* replied that the Expo Rail is turned over to Metro, under *Ms. Kuehl*. *Robert Ringler* noted they are opening a Westside office.

*Dan Palmer* asked about enforcement of larger projects, especially if they have already done wrong, and about charging fees. *Shawn* replied that permits are cheap and asked if we should increase fees as homes get larger. He wants to do a fee study and stop projects of previously bad actors. He mentioned the County's "Clean Hands Ordinance" considering ideas of increasing building fees, stopping owners with multiple projects from moving forward on one site if the other is still open, so if a site has an order to comply, no new permits be issued and no new inspections be done until that order is completed and off the books. He noted one problem is that they are often owned by different LLCs.

*Noah* added that the City Attorney is looking at upping misdemeanor charges, to codify the set of conditions and make them applicable to haul routes. Asked if these funds will help pay for policing, *Shawn* stated that one case had sucked up a lot of their resources; that B&S has been out there every day and if you have a problem, the General Manager of the Department has been amazing and the department has been "not horrible."

*Jamie Hall* thanked *Joan* and CM *Koretz's* office for supporting "Let's Buy a Mountain", and the Wildlife Corridor Ordinance. *Jamie* brought up the problem of construction on paper roads, noting development of paper streets in Laurel Canyon: one on Chrisler Way and one on Barnes Lane. He noted that one only needs a B-permit, a ministerial permit requiring no notice and that Laurel Canyon Association would like code amended to require public notice for these. He stated that these often involve piece-mealing by developing the road first and then the house. ***Joan* and *Catherine* of CD4 agreed to work on this together, for the two Councilmembers to create a motion.**

*Larry Leisten* followed up on issue of fees for roads, that residential roads in the hillsides were not designed to accommodate heavy loads, so when a truck hauls dirt or other material over these less traveled roads, the roads deteriorate much quicker than usual. He recommended a surcharge dedicated to the repair and maintenance of roads in the hillside areas, as he presented to *Paul Koretz* and his staff at a breakfast meeting in October 2013.

*Joan* responded that a \$50,000 bond is not enough, and that the problem is that the Departments of Planning, Transportation (DOT) & Street Services (BSS) need to communicate better with each other. They are supposed to take picture of the road before & after construction, before the developer is gone, to compare deterioration and “that’s the part that falls flat.” *Robert Ringler* sees trucks every day at 1200 Bel Air Rd., where the road is falling apart, and is just one project.

*Nickie Miner* added, as to infrastructure, that these roads were built 70 to 90 years ago when construction trucks were smaller; now the infrastructure cannot take the tremendous difference in the weight of the trucks. She noted that the larger projects are against the Community Plan, and that something has to be done to stop this; they need to find a way to protect the community and stop these enormous projects.

At this point, *Dick Platkin* spoke on the impacts of mansionization on neighboring houses, during and after construction. He discussed the overlay tool, relating to actual impacts, including construction. *Dick* related that he was critical of the BMO adopted in 2008 and in BHO 2011, and that the current draft ordinance is to look at eliminating loopholes. He noted that proportional stories’ bonuses are still allowed. They are contesting the second story setback that can add more square footage. He noted unanimous opposition to the new loophole allowing unlimited decks, balconies and breezeways, if open or with a latticed top. He noted that almost all oversized houses incorporate one of these features adding thousands of square feet, without any upper limit or review process, taking even the smallest house & dramatically changing its appearance. He related that of all the groups following this legislation there has been unanimous support for eliminating that bonus and either eliminating or modifying the bonus for the second story.

*Jamie Hall* asked *Dick* about the new Planning Director, to which *Dick* replied, in a city as large as Los Angeles, there should have been a national search for the last two directors; that *Mr. Bertoni* is highly regarded for his background in Planning whereas *Michael LoGrande* did not have the professional training as a City Planner. *Mr. Bertoni* played a major role for HPOZs in Pasadena and worked in Malibu Planning previously.

*Nickie Miner* asked what could be done to protect the hillsides. *Dick* responded, as to the impacts of the construction period, we have to deal with Building & Safety. We need to bring in someone from B&S to air our issues of inspection and fees. If concerns are impacts after house is built, we need to get opinions in ASAP to the Dept. of Planning and to the City Planning Commission, for the amendments on Hillside Mansionization. **The public hearing will take place before the City Planning Commission on March 10, and we need people to show up on March 10.** He noted that our ICO is an overlay zone.

*Dick* related that ReCode LA will find new zones that approximate those in the ICOs which expire in March 2017. We would not need an overlay zone at that point, as we’d have the new zone that applies to the entire City. He noted that Building & Safety is already unable to deal with the existing zoning and expects that the complexity which will result from the changes will be beyond the capacity of Building & Safety to enforce.

As to ReCode LA, *Dick* feels that you should not rezone the City until you update the City's General Plan; that they are putting the cart before the horse; that every city needs a General Plan that is up to date and they need to monitor it on an annual basis. L.A.'s General Plan is outdated. Planning is supposed to prepare a detailed annual report, and it does not do it.

- ii. **Jeffrey Zimmerman, DONE Independent Elections Advisor:**  
*Jeffrey* introduced himself briefly under the Elections Committee report below.
- iii. **Janet Turner, Field Representative for Congressman Ted W. Lieu** – Not present
- iv. **Adam Miller, Field Deputy, or Catherine Landers, Senior Field Deputy, Hollywood Field Office, for Councilmember David Ryu, CD4.**  
- *Catherine Landers* gave brief update at end of meeting & was available for questions.
- v. **Noah Muhlstein, Planning Deputy for Councilmember Paul Koretz, CD5 (to include Inspector John Novela, LAFD to discuss No Smoking signs)**  
- *Noah* spoke during *Joan Pelico*'s presentation.  
- *John Novela*, LAFD Inspector, was present most of the evening but was not heard with regard to No Smoking signs, as planned, and left near the close of the meeting.
- vi. **Chris Ragsdale, Senior Lead Officer, West Los Angeles Police Station** – Not present  
(*Chris* notified us that he would not be present this evening.)
- vii. **Ralph Sanchez, Senior Lead Officer, Hollywood Police Station** – Not present

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

9. **Secretary's Report** – *Robin Greenberg* – Item not called

10. **Treasurer's Report** – *Dan Love* – Absent

a. **Update from Treasurer**

b. **Consideration of December 2015 Monthly Expenditure Report (MER)**

Board will consider approval of December 2015 expenditure report and bank statement (Attachment B) (Discussion & Action) - **Postponed** until the February 24<sup>th</sup> meeting.

## Reports of Committees

11. **Bylaws, Rules & Elections Committee & Outreach Committee** – *Larry Leisten, Chair & Robin Greenberg, Chair respectively* (Update, Discussion & Action)

a. **2016 Elections Ad Hoc Committee** – *Larry Leisten & Robin Greenberg, Co-Chairs* (*Maureen Levinson, Maureen Smith, Dan Love, Gary Plotkin & John Amato*, members).

b. **Motion: To approve boundary descriptions for Beverly Park Estates and Franklin Canyon-Coldwater-Mulholland-Crest districts.** (Attachment C)

*Larry* introduced the two recently established residential districts under Bylaws in the spreadsheets provided (Attachment C) for purposes of the upcoming election. He noted that Beverly Park Estates has had one address in Summit Ridge removed, as requested at the last meeting, by *Nickie Miner & Robert Schlesinger*.

As to the Coldwater-Franklin area, *Larry* noted that *Maureen Levinson* and he have worked on several iterations of it. He referred to the map used and submitted to the City in the initial certification process of BABCNC, to identify those territories represented on the original Board. *Larry* indicated that when the Bylaws were approved, these residential districts were approved in name only; official boundaries were never established; and the Board was being asked this evening to approve the official boundaries.

*Larry* noted that in an email recently, after he sent the spreadsheet to Board officers for review, *Nickie* replied that Laurel Hills does not belong in the Coldwater-Franklin area. He commented that if residences in the Laurel Hills area were removed from the Coldwater-Franklin district, the effect would be to deprive those Stakeholders of an opportunity to run for that seat. The only opportunity would be to run for one of At-Large seats.

*Jamie Hall* responded that that LCA includes the Laurel Hills area, and he was not aware that technically these people were not within the LCA jurisdiction. *Cathy Wayne* clarified streets and noted Laurel Hills area is next to Wonderland School, and is not near Coldwater Canyon.

*Michael Haas, Ph.D.*, was given the floor for public comment. He said that he lives in Laurel Hills; it has a history of some problems in the area; however, he would like it to be part of the larger community and would not want to see Laurel Hills removed in any way from the district.

*Larry Leisten* noted that the certification map produced in 2003 has pockets of streets south of Mulholland not designated as part of Laurel Canyon. The map served as the basis for determining who is and is not a part of it. He clarified because he called it “Laurel Hills” this is just a general area of description in the spreadsheet. *Nickie Miner* noted the need to apportion these districts according to the reality of communities. *Larry* clarified the issue is whether the streets described in the original spreadsheet as located in the Laurel Hills area are to be included in the residential district or not. The original motion was introduced (as above) and was then amended to exclude Laurel Hills area. *Jamie* wished to include in the amended motion the recognition that the Laurel Hills area was part of LCA; however, *Larry* was not willing to do that that evening. Therefore, *Jamie* removed that clause from his motion, and moved as follows:

**Amended Motion:** That the streets described in the original spreadsheet and motion as being located in the Laurel Hills area be excluded from the Coldwater-Franklin residential district and that LCA will present a map that includes the Laurel Hills area.

Moved by *Jamie Hall*. Seconded by *Larry Leisten*.

A Roll Call vote was taken with 16 yeas from *Irene Sandler, Andre Stojka, Robert Schlesinger, Don Loze, Matthew Post, Gary Plotkin, Teresa Lee, Jamie Hall, Cathy Wayne, Tony Tucci, Larry Leisten, Chuck Maginnis, Robert Ringler, Dan Palmer, Robin Greenberg, and Maureen Smith*. There were 0 nays, 0 abstentions, and 8 absences (*Lonnie Mayfield, John Amato, Matthew Friedman, Michael Kemp, Travis Longcore, Jason Spradlin, Dan Love, and Maureen Levinson*). (Acting President, *Nickie Miner*, did not vote.) The amended motion was unanimously approved.

Tally:

Yes: 16

No: 0

Abstentions: 0

Absent: 8

Did not vote: 1

The amended motion was unanimously approved

**c. Additional Updates from *Larry Leisten & Robin Greenberg, Committee Chairs***

Elections Chair, *Larry Leisten*, introduced our Independent Elections Advisor, *Jeffrey Zimmerman*. *Jeffrey* stated that he is here to support *Robin, Larry*, and all of us, to help make the elections run smoothly, to get as many people as possible to run for office and to vote.

*Larry* related from the workshop he attended led by *Jeffrey*, the principal topic was to discuss opportunities to use economies of scale, by partnering with other NCs, in outreach efforts. *Larry* concluded that given the geographic location and special characteristics of BABCNC, the only opportunity might exist with Westwood NC, since we share Sunset as one of our boundaries – but Westwood NC was not present at the workshop.

*Larry* also noted that regardless of intent to complete registration process online, all candidates, including those running for selection, must register online with Clerk’s Office by setting up a user ID and password. As result, BABCNC needs to provide link at its website that directs interested candidates to City Clerk website, where it can register.

Outreach Chair, *Robin Greenberg* reported that *Larry Leisten, Maureen Levinson, John Amato, Dan Love, Gary Plotkin, Maureen Smith* and she have met four times; that *Maureen Levinson* has done a lot of work on this flyer/mailer and that *Maureen* and *Larry* deserve credit for the work they have done. They will send the mailers to our constituents and it will be on our web. It will be sent out digitally between now and election/selection time.

*Gary Plotkin* inquired as to how and when a group from other areas not having direct representation may come into the Board. *Larry* responded that under the new governmental structure, all major areas of BABCNC territory are now directly represented on the Board. The only areas not represented are isolated areas, many of which exist along Mulholland Drive west of Beverly Glen. *Larry* concluded that we have updated bylaws, which include a division to our governmental structure and that for stakeholders who want to get involved, we can amend our bylaws and request changes in our governmental structure to accommodate greater interest.

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

**a. Update from the January 20, 2016 EP Meeting (Update & Discussion)**

*Chuck* gave a brief update of the last meeting, they had an excellent presentation by *Richard Scott Mitchem*, from the US Department of Homeland Security who spoke in light of ISIS, and covered “active shooters” with a visual presentation. *Michael Schlenker* updated us on communications and ham radios. *Chuck* reported that he attended a Saturday meeting of the NC Alliance with *Grayce Liu*. He related that RICs is funded; there will be two poles in LA County.

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

**a. Update on January 12, 2016 PLUC Meeting (Update, Discussion & Action) *Jamie Hall***

**10016 Charter Oak Lane**

ZA 2015-1829-ZAD

A new Single Family Dwelling on a sub-standard street:

**Motion:** The BABCNC recommends to the City of Los Angeles Planning Department that the application in the above-noted case be approved with the following condition(s):

1. The applicant, owner, or owner’s representative shall notify the homeowners, tenants and residents on Charter Oak Lane of any significant construction activity, during the course



of construction; including dirt hauling, and trucks over 4,000 pounds loaded, delivering (but not limited to) cement, concrete, re-bar, lumber, beams, structural steel, windows, HVAC components, and large quantities of building materials.

*Jamie Hall* introduced the item in *Mike Kemp's* absence, stating there were two meetings, with a split vote, the project was approved and there have since been calls for reconsideration. He noted that some issues include a dead-end road, extension in part of a street, whether the substandard street can withstand construction activity. He noted that the proposed home is unique environmentally, with grass growing on the roof, but there are concerns by BCA as to safety issues.

*Nickie Miner* read a BCA letter of opposition received after the PLU meeting, provided to the Board today, and asked the Board to move to unanimously oppose the project. Past President, *Robert Ringler*, recommended that this be postponed; if new information is debatable, and has not been presented to the PLU committee, they should be provided this information, discuss it and then come back with a recommendation.

**Motion:** To remand this item back to the PLU Committee for further consideration, so they can rebut the information at the PLU Committee.

**Moved** by *Gary Plotkin*; **seconded** by *Larry Leisten*. *Robert Ringler* called the question.

**PUBLIC COMMENT** (prior to voting below):

*Vianney Boutry*, architect proposing the project, introduced himself, noting he was seen at the PLU committee twice, the second time after seeing BCA. *Gary* noted he has heard about these issues today (*from the BCA letter*) for the first time, and asked *Mr. Boutry* if he would be willing to address the issues, to which he replied he would be happy to.

*Mr. Bradley Friedman* read into the record a denial letter from the Dept. of Building and Safety dated 02/09/2000, which he stated “addressed the exact situation” of this project across the street at 10017 Charter Oak Lane. The letter detailed opposition to the project by 15 members of BCA, noting landslides, erosion along Charter Oak Lane, sloping, and choking off public emergency services.

*Mr. Yoav Getlzer* stated he is a 50-year resident, has seen the topography change and has witnessed massive landslides from their lot. He noted the 10’ wide walking path; that Westwanda is already severely impacted with traffic for cars to pass; feels it is not a good place to build, on a very steep street, and urges the Board and PLU to deny. He said he wasn’t notified of the project until receiving a letter from the builders asking to buy his parcel. *Jamie Hall* responded he was surprised that no one showed up at our PLU meeting, and recommended they come to the PLU meeting in two weeks to be heard.

*Tom Demko* encouraged everyone to go see it, that the street is deteriorating; that it’s a paper street and does not know how they will be able to move any dirt, lumber, pump concrete, etc. He reported that his dinner guests, Fed-Ex, UPS people all get stuck. He discussed parking on Westwanda, which is parked up and a problem on red-flag days.

*Jill Demko* said they were not notified of the project and that their house would be uninhabitable during the entire operation. She said that no one could pass on the street. People park on their street and block them even without construction. They believe they would be trapped every day if the house were to be built.

*Jeff Sie* lives on Westwanda, and is concerned about the narrow street, which he described as one lane; that big trucks have to back out all the way, and have gotten stuck.

*Michael Chasteen* from BCA provided a speaker card, indicating that he wished to speak against the project; however, he left before he could speak.

Owner, *Stephane Lecam*, invited visual inspection of the street that flattens at the top. He feels that they are making an improvement. He noted that someone came, offering their house for sale on the argument that it would be easier to have their house together with his project now. He clarified his project is one house on two contiguous lots.

*Larry Leisten* brought up the question of having cars towed in that area. *Jamie* noted that they could call the City and the car may be picked up in two or three hours or less. *Jamie* noted that the bigger issue is making sure the constituents are notified of projects near them, and suggested supplemental notification be provided above and beyond what the City requires. *Jamie* noted that this is an action item for the Board to take up.

**Motion:** To remand this item back to the PLU Committee for further consideration, so they can rebut the information at the PLU Committee.

Moved by *Gary Plotkin*; seconded by *Larry Leisten*. *Robert Ringler* called the question.

A Roll Call vote was taken with 14 yeas from *Irene Sandler, Andre Stojka, Robert Schlesinger, Matthew Post, Gary Plotkin, Jamie Hall, Cathy Wayne, Tony Tucci, Larry Leisten, Chuck Maginnis, Robert Ringler, Dan Palmer, Robin Greenberg, and Maureen Smith*. There was 1 nay from *Don Loze*, and 9 absences (*Lonnie Mayfield, John Amato, Matthew Friedman, Michael Kemp, Travis Longcore, Jason Spradlin, Dan Love, and Maureen Levinson, and Teresa Lee*, who left the meeting.) (Acting President, *Nickie Miner*, did not vote.) The motion passed.

Tally:

Yes: 14

No: 1

Abstentions: 0

Absent: 9

Did not vote: 1

**The motion passed.**

*Jamie Hall* recommended that the applicant address issues of concern and put together a construction plan and a staging plan that is concrete and specific.

[Of note, while awaiting *Tony Tucci* to return to the room to complete vote above, *Gary Plotkin* welcomed *Fred Rosen*. *Fred* spoke briefly, stating that bonds that have not been collected that could be used for enforcement. He recommended making the bonds commensurate with the project and at the end of every project, the City draws on it. He said that we need a coordinated effort; that departments in the City are in silos, and decision makers don't understand the issues, treat them as one size fits all. He opined that the City needs a Building Czar to coordinate projects in every community as the City is inundated with projects and no one is in charge. He noted that when attending the BMO/BHO hearings, the people from the department did not understand the hillside issues. **He encouraged focusing on collecting on the improvement bonds, and to increase the bonds.**

#### 14. Ad Hoc Committee on Mansionization – *Gary Plotkin*, Chair – Discussed above

- a. Updates from the Committee – *Gary Plotkin*
- b. Update and Discussion on pending BHO & BMO Code Amendments – *Mike Kemp*
- c. Status of Enactment of Ridgeline Ordinance – *Don Loze*

#### **Reports of Representatives**

- 15. Budget Representatives' Report – *Nickie Miner & André Stojka* -- Item not called
  - a. Report from Budget Representatives (Update & Discussion)
- 16. DWP Committee Update – *Don Loze* Item not called
  - a. Report on DWP Rate Increases (Update & Discussion)
- 17. West Los Angeles Regional Alliance of Councils (WRAC) *Robin Greenberg* – Item not called
  - a. Discussion and Update from the January 20, 2016 meeting
  - b. Motion regarding the City's ability to condition the sale and/or service of alcohol (CUBs) (Attachment D)
- 18. Old Business – (Updates, Discussion & Possible Action) – **Item not called**
  - a. Discussion and Update on Neighborhood Purpose Grants – *Gary Plotkin*
- 19. Good of the Order – Members of the Board may report on any item of interest to the Council.
- 20. Adjourn: The meeting adjourned at 9:30 p.m., in the name of *Alan Fine*.

**Upcoming Regular Board Meeting @ AJU**

**February 24, 2016 – Guest Speaker, CD5 Councilmember, Paul Koretz**