



Building A Better Community

General Board Meeting Agenda

Wednesday September 26, 2018 7:00 pm to 9:00 pm

American Jewish University

15600 Mulholland Drive, Room 223, Main Campus, 2nd Floor, Bel Air, CA 90077

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

Public Comment: The public is welcome to speak. Though not mandatory, the public is requested to fill out a “**Speaker Card**” to address the Board on any agenda item before the Board takes an action. When the Board considers agenda item “Public Comments,” the public has the right to comment on any matter that is within the Board’s jurisdiction. Public comment is limited to 3 minutes per speaker unless waived by presiding officer. Please note that under the Brown Act, the Board is prevented from acting on a matter that you bring to its attention during the General Public Comment period; however, the issue raised by a member of the public may become the subject of a future Board meeting. The meeting is being audiotaped.

Public Access of Documents. In compliance with California Government Code (Govt. Code § 54957.5), non-exempt writings that are distributed to a majority or all of the board in advance of a meeting, may be viewed before the meeting at our website by clicking on www.babcnc.org or at the scheduled meeting. For a copy of any record related to an item on the agenda please contact (310) 479-6247x7 or council@babcnc.org.

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Notice of Meetings. The agenda is posted for public review at Bel Air Foods, 2323 Roscomare Rd., 90077; Glen Center Postal Service, 2934-1/2 North Beverly Glen Cir, 90077; Laurel Canyon Country Store, 2108 Laurel Canyon Blvd, 90046, Glen Market, 1603 N Beverly Glen Blvd., 90077, and/or the Shack in the Back at Bel-Air Restaurant, 662 North Sepulveda Blvd., 90049. Agendas are online at www.babcnc.org; and sent to those who signed up through www.babcnc.org You can also receive our agendas via email by subscribing to L.A. City’s Early Notification System at <https://www.lacity.org/subscriptions>

1. Call to Order

2. Roll Call (quorum 15)

3. Pledge of Allegiance

4. Approval of September 26, 2018 Agenda (per Bylaws, Article VIII, Section 2)

5. Approval of August 5, 2018 Meeting Minutes & August 5, 2018 Retreat Minutes (Attachment A & B)

6. Public Comment: BABCNC welcomes comment on any topic not on adopted agenda, within the Board’s jurisdiction. Each speaker will be limited to 3 minutes, up to 15 minutes, unless waived by President.

Reports of Officers

7. President’s Report – Robin Greenberg

a. Representatives of Elected Officials and Agencies (Updates & Discussion)

Representatives are urged to send written reports before meeting to council@babcnc.org

- i. Janet Turner, Representative of Congressman Ted Lieu, 33rd District
- ii. Erin Schneider &/or Stephanie Cohen, Representing County Supervisor Sheila Kuehl
- iii. Daniel Eyal, Neighborhood Advocate for CD-4 Councilmember David Ryu
- iv. Gurmet Khara, CD5 Field Deputy for CD5 Councilmember Paul Koretz
- v. Chris Ragsdale, Senior Lead Officer, West Los Angeles Police Station
- vi. Ralph Sanchez, Senior Lead Officer, Hollywood Division
- vii. Jasmine Elbarbary, DONE Representative

b. **Special Presentations**

- i. Julie Stromberg, Community Forest Advisory Committee (CFAC) Representative for CD4. **Attachment C:** CFAC Letter “Request to Create Opt-In Notification System for All City-Wide Tree Removals”

8. Vice President’s Report – Nickie Miner

9. Secretary’s Report – Robert Ringler

10. Treasurer’s Report (Update, Discussion & Action) Jacqueline Le Kennedy

a. Update/Report from Treasurer

b. **Motion:** To approve the July 2018 Monthly Expenditure Report (MER) (**Attachment D**)

c. **Motion:** To approve the August 2018 MER (**Attachment E**)

d. **Installation and Maintenance of Internet at the office:** Board previously approved internet with Spectrum. We returned to Frontier (formerly Verizon) for a better arrangement. (Of note, initial installation of 12M was too slow, so the internet speed was increased to 25M.)

i. **Motion:** To approve initial Frontier Bill, which includes Router, Installation, first month’s internet with promotional credits for internet at the office, to include: Internet 12M @ \$104.99; Wifi Router Purchase @ \$200.00; High Speed Internet Fee @ \$3.99 = \$203.99 = \$308.98 + promotional \$72.33 + \$3.50 fee = subtotal - 68.83 = \$240.15 + taxes: (\$2.50, \$4.50, \$12.00) = Total Non-Basic Charges 259.15.

(Subsequent bill for September was \$28.41 due to promotional.)

ii. **Motion:** To approve future monthly Frontier charges for internet at the office @ \$53.98/month.

e. **Extend Pole Banner Permits:** They currently go to 9/3/19. We will get 4 additional 90-day permits (as they become available) totaling 360 extra days.

i. **Motion:** To approve \$832.20 for Extension on Pole Banners Permits for another year:

4 Permits - Four 90 day – \$140.00 = \$560.00 + 1 Permit Processing \$200.00 \$200.00

SUBTOTAL \$760.00; EST. SHIPPING TBD; TAX (9.5%)* \$72.20; **TOTAL \$832.20 (Attachment F)**

e. **Motion:** Buy a printer, not to exceed \$250.00.

Reports of Committees (Updates, Discussion & Possible Action)

11. Bylaws, Rules & Elections Committee – Laurence Leisten, Chair [Kennedy, Greenberg, Smith, Evans]

a. Update/Report by Chair

12. Emergency Preparedness Committee – Chuck Maginnis, Chair [M Smith, Sandler, D Palmer, Kennedy, Farber, Savage, Michael Schlenker, Ron Cornell, Hildreth Simmons, Danielle. Cohen & Seema Hassan]

a. **Update/Report & Motion by Chair:** The EP Committee met Thursday September 13, 2018

b. **Next EP Mtg.:** *TBD since 3rd Weds., is the day before Thanksgiving Bel Air Ridge 2760 Claray*

13. Planning & Land Use Committee – Robert Schlesinger, Chair / Stephanie Savage, Vice Chair;

[Greenberg, Miner, Kemp, Hall, Loze, Spradlin, Levinson, Weisberg, Steve Twining & Yves Mieszala]

a. **Update/Report by Chair – At the August 14, 2018 & September 12, 2018 PLUC meetings, the committee voted to recommend that the Board consider committee’s positions on the following:**

From the 08/14/2018 PLUC meeting:

b. **1152 N. Sunset Vale Ave. • ZA-2018-2605-ZAA-ZAD ENV-2018-2606-EAF DSPNA 90069 No** Hearing as of 7/03/18

Project Description: New 1,195.8 sq. ft. ADU on top of existing 757.5 sq. ft. garage. Project includes remodel and addition to existing rec room attached to the garage, (*dressings rm & rec room resulting in total flr area of 484.2 sf along w/263.3 sf attached trellis*). Lot area 26,264.2 sf. Present use SFD R1-1 Low II Residential). Main house 3,404 sf (*Detached garage, pool & tennis court already exist, all total finished 5,326.7 sf. No adjoining or neighboring prop owners sigs. Slope less than 10% (60), 10-15% (20), over 15% (20). 100 cy of earth moved. Parking req 5 propsed 7. 20% ft print, 40 paving, 40 landscape. Class 32 Categorical Exemption. Substandard Hillside Limited Street. No protected trees on site, but 1 tree removed out of a total of 23 Ficus trees.* **Requested Entitlements:** Pursuant to

12.28, to permit the construction of a (n) 1,195.8 sq. ft. ADU to be located 5 feet from the front property line and a rec room (*remodel & addition*) to be located 23.43 feet from the front property line in lieu of the 55' required per LAMC 12.21C5 (B). Pursuant to 12.24x28, to permit the construction of a (n) 1,195.8 sq. ft. ADU to encroach a maximum of 4,651 feet into the R1 encroachment plane from the front yard setback and to encroach a maximum of 6.36 feet past the 24-foot height limitation (for a total height of 30.36 feet) measured from the centerline elevation of the street for all structures within 20 feet of the front yard of Prop Line in lieu of LAMC 12.21C10.

Appl: John & Cathi Bendheim (Co) Rep: Tony Russo

Motion: To approve this with the caveat that they have no short-term rentals for the ADU. As consideration for approval, applicant's Property will be burdened with a covenant running with the land prohibiting short-term rentals. **Moved** by Jason; **seconded** by Mike; **7 yes, 3 no;** Robin, Steve, Don; **0 abstentions; Passed**

c. 1320 N Davies Dr. • ZA-2018-3144-ZAD ENV-2018-3145-CE BCA 90210

Project Description: Remodel and addition of 906 sf to existing SFD. Kitchen, living & dining room. (N) bedroom & bath, re-roofing of related areas w/class A roof. Min roadway width CPR, seeking relief. Driveway improvements walkway and (N) gate/fence. Max RFA 4,049 sf prop (7,211 sf max). 1-story 20'-0" ht after nat grade vs. 30'0"max limit after nat grade. C&F 114 cy cut 0.03 cy fill. **Requested Entitlements:** Pursuant to LAMC 12.24x28, a request for a ZA Determination to seek relief from LAMC 12.21c10(i)(3) to remodel and add 906 sf to existing SFD, w/ kitchen, living & dining, bedroom & bath and re-roofing of related areas w/class A roof. A roadway width of less than 20 feet. *Lot area 36,760* Owner: Lloyd Krieger; Arch: Tanya Chan Pisani C&P Design Agent/Rep: Mark Pisani; Stella Lee

Motion: To approve as presented **Moved** by Nickie; **seconded** by Jason; **10/0/0; Passed**

From the 09/12/2018 PLUC meeting:

d. 8605 Edwin Drive / 8136 Skyline • DIR-2018-4100-DRB-SPP-MSP ENV-2018-4101-CE 90046

Project Description: Construction of a 2 story, 25-ft high, 3,907-sq-ft SFD with att'd 3-car 500-sf garage and 477-sf basement and 8 ft high retaining wall.

Requested Entitlement: Design Review and Project Permit Compliance, Pursuant to the Mulholland Scenic Parkway Specific Plan And Sections 16.50 And 11.5.7 C, Respectively, of the LAMC, to allow for Construction of a 2-story, 25-ft high SFD with att'd 3-car garage and basement for total RFA of 3,907 sf, including 477 sf basement and 500 sf garage, and retaining wall of approximately 8'0 in height, in RE15-1-H-HCR Zone. Lot: 29,252.6 sf. (*MDRB approved project.*)

Appl/Owner: Robert & Melanie Stagnaro Shawn Keltner Architect and Amber Keltner

Motion: To approve **moved** by Stephanie; **seconded** by Yves. **7/0/0; passed.**

e. 2580 N Roscomare Rd •DIR-2018-3662-DRB-SPP-MSP ENV-2018-3663-CE 90077 CD5

Project Description: Demolition of an existing a SFD, 2,565 sf, and const of a 2-story, 26'6" high, 4,798-square-foot SFD and attached 2-car garage

Requested Entitlement: Design Review and project permit compliance, pursuant to the Mulholland Scenic Parkway Specific Plan and section 11.5.6 c of the Los Angeles Municipal Code to allow the demo of an existing SFD and the construction, use & maintenance of a proposed 2-story, 26' 6" high, 4,798-sf SFD and attached 2-car garage, in the RE-15-1-HCR zone. *Exist structure 19.14 ft, prop 26.5 ft. Avg natural 15% slope for exist & proposed. Grading 50 cy. RE-15 0-14.99 slope bands. Const on exist graded pad. 628 sf new pool & 682 sf deck. Remaining exist pad will be covered landscaping --*

Appl/Owners: Yervant Demirjian (2580 Roscomare LLC)

Rep: Aram Alajajian (Alajajian Marcoosi Architects) Lilia Grigoryan

Motion: To approve **Moved** by Mike; **seconded** by Steve; **7/0/0; passed.**

Link from Architect: <https://www.dropbox.com/s/2ag6wzzqbxz0yb1/Planning%20Submittal.pdf?dl=0>

f. 14220 W Mulholland Drive • ZA-2018-3092-ZAD-DRB-SPP-MSP ENV-2018-3093-CE 90077
Project Description: Renovation and addition 1,662 sq ft to an existing 1,942 sf 2 story SFR & addition of 1 new 10' high retaining wall to prov the Code horizontal set back of 15'-0" for new addition. Lot is 22,068 sf incl existing 456 sf det garage. Site located w/in 500' of a sensitive use (ie: school or park) 0 neighborhood cont sheet. **Requested Entitlements:** Pursuant to LAMC Section 11.5.7C applicant requests a project permit compliance for Mulholland Scenic Parkway. Pursuant to LAMS Section 16.50 applicant requests a design review board. Pursuant to LAMC section 12.24x.28 relief 12.21 c.10 applicant requests a ZA Determination for the lot fronts on a street improved to less than 20 ft wide and vehicular access from the lot to the boundary of the hillside area is not on streets continuously improved to a minimum of 20 ft wide. New 10' ret wall located at E wall. Proj ht is 24.6 and 2 story, exh pool and spa to remain. Appl: Grant Loosvelt; Tyler Coldwell, Arch; Rep: Derrick Flynn; Julianna So (Soda Inc.) **Motion:** Approve **moved** by Don; **seconded** by Yves; **7/0/0; passed.**

g. Update on Bel-Air Country Club Application for Permit to Remove 23 Protected Trees (Discussion & Possible Action). PLUC previously voted 9/0/0 to approve writing a letter to the Board of Public Works and CM Paul Koretz, and on July 25, 2018, the BABCNC Board voted 19/0/0 to approve sending said letter. Said letter was written but not yet sent. **Possible Motion:** To approve and submit a follow-up letter to the Board of Public Works and CM Koretz.

Motion: To do a follow-up letter regarding the protected tree situation at the Bel Air Country Club **moved** by Mike; **seconded** by Yves; **7/0/0; passed.**

[Original letter on Bel Air Country Club motion approved July 25, 2018: Attachment G]

h. Next PLU Committee Meeting: Wednesday October 9, 2018 @ 7:00 pm @ AJU, Room #223

14. Outreach Committee – Greenberg, Chair [Miner, Tucci, Smith, Sandler, Stojka, M Post & R Cornell]

a. Update/Report by Chair – **Next Meeting: Friday October 28, 2018 @ Office: 1645 Corinth #103-4**

b. Update & Discussion: Outreach Cmte will consider reducing printing of agenda packages.

15. Budget & Finance Committee – Kennedy, Chair [Hall, Greenberg, Farber & Wayne]

a. Update/Report by Chair

16. Traffic Committee – Irene Sandler, Chair [Stojka, Pierson, Copcutt, Templeton, Weisberg, Farber, Greenberg, Leisten]

a. Update/Report by Chair

17. Ad-Hoc Committee on David Ryu NC Reforms [Greenberg, Wayne, Hall, Loze, Smith, Stojka, Leisten, Savage, Schlesinger, Miner, Pierson & Evans] Committee met on 08/15, 08/20 & 08/27/2018 to discuss the proposed reforms, following which a white paper was prepared & presented to David Ryu @ his Cahuenga office Thursday, August 30, @ 2:00 pm. **(Attachment H)**

18. Ad-Hoc Committee on Environmental Issues (Update, Discussion & Possible Action)

[Greenberg, Mann, Hall, Schlesinger, Savage, Wayne, Miner, Evans, Smith & Patricia Bell Hearst.]

The committee met on 08/29/2018 and, recommended the following for Full Board approval:

a. Recommend to Amend the Annual LAFD Brush Clearance Notice

Motion: BABCNC recommends that the annual LAFD brush clearance notice be amended to include language about protected trees and requirement to obtain a tree-removal permit. **Moved** by Jamie; **seconded** by Stephanie; **6/0/0; approved.**

b. Recommendation to Amend Plan Check Permit Application Check List

Motion: BABCNC recommends adding to the Check Permit Application Check List, 1) clearance for habitat linkage block for properties abutting or on the habitat linkage block and 2) prioritizing tree removal clearance on the same sheet. **Moved** by Jamie; **Ellen seconded 7/0/0.** **Approved.**

c. Moratorium on Development on Ridgelines. Moratoriums last a maximum of two years to preserve the status quo until an ordinance is adopted. City has to make certain findings under state law; come up with a list of examples; e.g., developments in the ridgeline, and we are concerned that we want the status quo preserved until the ordinance is finalized.

Motion: BABCNC recommends that a moratorium be adopted for development along ridgelines **moved by Jamie; seconded by Stephanie; 7/0/0; approved.**

d. “Buy a Piece of LA Program” – Reform with Regard to Hillside. The Conservancy has a “Right of First Refusal.” CM Ryu’s office has required recently, that if you sell your property to the next door neighbor (in this program), you have to grant a conservation easement over the property. The adjacent owner can use the land in a way that is sound.

Motion: We recommend that the city require that a Conservation Easement or Deed Restriction be placed on vacant hillside properties that are sold through the “Buy a Piece of LA” program. **Moved by Jamie; seconded by Mindy; 7/0/0; Approved.**

New Business / Motions & Resolutions (Carried over from the 07-25-18 meeting)

19. Update & Motion: To approve New Posting Place since Bel Air Market has closed @ “Bel Air Mail Room” @ 2337 Roscomare Road, Los Angeles, CA 90077.

20. Update, Discussion and Possible Motion on the 08/05/2018 Retreat To-Do List. (Attachment I)

21. 2239 Laurel Canyon Boulevard CEQA Appeal; CF 17-0415 –

Motion: To provide a letter of support of LCA’s appeal of the determination that the project is exempt from CEQA. Hearing date is October 3rd @ 1:00 pm at City Hall. See link for appeals letter:

http://clkrep.lacity.org/onlinedocs/2017/17-0415_misc_4-11-17.pdf

22. Discussion, Action & CIS on Bel Air Basement HCR Exemption – Dan Love

On 4/20/2018 and 5/15/18 MOTIONS were introduced to make various amendments to the **Bel-Air HCR Overlay** CF#16-1472. On July 5th, the LA City Council Unanimously voted to pass the two MOTIONS and instruct City Departments to begin drafting Code language to effectuate the requested amendments. These amendments include, among other items, the inclusion of basement square footage into the total allowable square-footage, and the limitation and restriction of proposed and existing rooftop decks (party decks).

Motion: The BABCNC supports Council Member Koretz’s Bel-Air HCR Overlay Amendments motions in Council File 16-1472-S3 & 16-1472-S4, and a letter shall be drafted and signed by this Neighborhood Council stating the need for these Amendments and our support for them.

<https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=16-1472-S3> **(Attachment J)**

<https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=16-1472-S4> **(Attachment K)**

23. Liaisons for City Departments – (Discussion & Possible Motion) Ellen Evans

We have experienced large-scale infrastructure projects in our area that are highly burdensome and come as a complete surprise to neighbors. We have infrastructure projects we are expecting that never seem to happen. DWP communication during the heat wave power outage was inadequate. To better inform our constituents about provision of services and about infrastructure projects as well as to communicate issues to the appropriate City departments, we should strengthen our relationships with those departments. Consider appointing liaisons to DWP, Sanitation, Street Services, BOE, DOT, Public Works and other depts. Liaisons will establish relationships with specific individuals within those departments and maintain relationships with those individuals and their replacements. The plan would be to touch base on a regular schedule as well as when necessary. (Planning Neighborhood Liaison for the West Side & Valley is Fabiola Inzunza: Dept. of City Planning 200 N. Spring Street, Room 620.)

24. Discussion & Possible Action in favor or in opposition to Appeal of Costa Hawkins, which will be on the November Ballot

25. Westside Regional Alliance of Councils (WRAC) – Greenberg, Miner & Schlesinger

a. Update by BABCNC WRAC Rep: WRAC approved the following motions:

b. Discussion and possible action: Oppose SB 831 (WRAC LUPC)

Background: The bill would allow up to the 1,200 sf legal limit of the square footage of accessory dwelling units to be exempt from FAR calculations. However:

- i. No compelling reason has been stated for why this specific exemption is needed.
- ii. By exempting the FAR for ADUs, the floor area could increase 100% for buildings in low-density neighborhoods.
- iii. The City of Los Angeles has established 14 Floor Area Overlay Zones, and their FAR limits would be abolished.
- iv. Local municipalities should decide FAR standards like these.
- v. ADUs are not counted in State inventories of housing units or housing units projections.

b. Discussion and possible action: Regulate Personal Electric Scooters (WRAC LUPC) The BABCNC requests that the city regulate personal electric scooter issues with regard to public safety and accessibility. Background: Issues include requirement for a city business permit, use of helmets, fines for blocking the public right-of-way. The city has no regulations currently.

c. Request for planning data prior to start of Community Plan update Proposed by WRAC

i. Motion: The BABC Neighborhood Council requests the Planning Department provide all information (below), prior to commencing any work on the Community Plan Update process. These data are prerequisite for meaningful asset-based grassroots planning input to any Community Plan, whether it is for the Westside’s first cycle (Palms-Mar Vista-Del Rey, Westchester-Playa del Rey, West Los Angeles Venice) or the second cycle (Westwood, Bel Air-Beverly Crest, Brentwood-Pacific Palisades):

- What is the current aggregate population in the Community Plan area?
- What is the projected population in the build-out year?
 - a. How is it calculated? Who calculates it? Is the U.S. Census used?
- What is the population capacity in the current zoning, including R zones and C zones with density bonuses (Transit Oriented Communities, Expo Station Transit Neighborhood Plan) and Accessory Dwelling Units?
- What is the population capacity in the proposed zoning, including R zones and C zones with density bonuses (TOC, Expo Station TNP) and ADUs?
- Capacity of jobs or count of jobs currently.
- Change in jobs as a result of proposed zoning, either by increase in C or M zones or reduction in jobs if C or M zones are decreased.

ii. Motion: The BABC Neighborhood Council finds the Community Plans Update Outreach Plan timeline of 3 years to be ambitious (consider that the West Adams-Baldwin Hills-Leimert and Granada Hills Plans required 7 years, and the Expo Station Neighborhood Transit Plan required 4.5 years), potentially limiting adequate public input and feedback. Therefore, we request that the Planning Department be funded to extend the timeline if and as needed to accommodate achievement-anchored benchmarks.

26. Budget Representative Reports – Ellen Evans & Jacqueline Le Kennedy

a. Update by Budget Representative(s) on Budget Day June 23rd LA City Hall

27. Good of the Order – Members of the Board may report on any item of interest to the Council

28. Adjournment –

Next Meeting: Wednesday, October 24, 2018 7:00pm @ American Jewish University, #223