



Building A Better Community

AGENDA

Bel Air-Beverly Crest Neighborhood Council Monthly Board Meeting (Virtual)

Wednesday March 24, 2021 7:00 pm – 9:00 pm

Dial (669) 900-6833 or (888) 475 4499 / Webinar ID 969 7057 6271

tiny.cc/BABCNCBoardMeeting

- In conformity with the Governor's Executive Order N-29-20 (March 17, 2020) and due to concerns over COVID-19, the Bel Air-Beverly Crest Neighborhood Council meeting will be conducted virtually & telephonically. Members of the public who wish to listen to the meeting or participate in public comment to the Neighborhood Council may click link above or dial (669) 900-6833 or (888) 475 4499, enter Webinar ID 849 1439 1982 and press # to join meeting. Instructions on how to sign up for public comment will be given to listeners at the start of the meeting.
- **Public Comment:** The public is welcome to speak. When the Committee considers agenda item “Public Comments,” the public has the right to comment on any matter that is within the Committee’s jurisdiction. Please note, 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, issues raised by a member of the public may become the subject of a future Board or Committee meeting. The public may signal that they will make public comment by clicking the ‘raise hand’ button via Zoom or by dialing *9 (if joining the meeting via telephone) to ‘raise hand’ when prompted by the presiding officer. Comments from the public on agenda items will be heard only when the respective item is being considered. Comments from the public on other matters not appearing on the agenda that are within the Committee’s jurisdiction will be heard during Agenda item #3, General Public Comment period. Public comment is limited to 2 minutes per speaker, unless adjusted by the presiding officer of the Board.

1. **Call to Order/Roll Call** (Quorum 15) Greenberg **Only those board members who are current on their ethics, code of conduct and funding classes may participate in the discussion on motions and vote on motions.**

2. **MOTION:** Approve March 24, 2021 Agenda (per Bylaws, Article VIII, Section 2)

3. **MOTION:** Approve February 24, 2021 Meeting Minutes (**Attachment A**)

4. **Public Comments:** BABCNC welcomes comment on any topic not on adopted agenda, within the Board’s jurisdiction. Each speaker will be limited to two minutes unless waived by President.

5. **Representatives of Elected Officials & City Agencies**

- Guest Speaker Assemblymember Laura Friedman, District 43 (10 minutes including Q&A)
- CD5 Jarrett Thompson, Deputy Representative for Councilmember Paul Koretz (1 minute)
- CD4 Rachel Fox, Deputy Representative for Councilmember Nithya Raman (1 minute)

6. **Reports of Officers**

- a) President – Robin Greenberg
- b) Vice President of Operations – Ellen Evans
- c) Vice President of Legislative Affairs – Jamie Hall
- d) Secretary – Robert Ringler
- e) Treasurer – Nickie Miner: (Update, Discussion & Possible Action)

MOTION: Approval of February 2021 Monthly Expenditure Report (MER) (**Attachment B**)

7. **MOTION:** To fill Board Vacancy of Marcia Hobbs’ At-Large Seat on an Interim Basis until Board Election June 8th: Individuals interested in filling the vacancy created by Marcia Hobbs who resigned her At-Large seat include but are not limited to Robinson Farber, Maureen Levinson, Barbara Dawson. Interested individuals may introduce themselves. A motion will be made by president to nominate each of the named individuals, to be followed by a Board vote.

8. **BABCNC Elections & Selections – Important Dates:** (*Candidate Filing Period closed March 23rd*) **L. Leisten**
- Vote by Mail Application (period stakeholders can request a ballot) opens April 9 & closes June 1
 - Region 11 BABCNC Election Date is Tuesday June 8
 - **New dropbox location is at Barrington Recreational Center 333 S. Barrington Ave., Los Angeles, CA**
 - Mail-in Ballots needs to be postmarked by Election Day and received within 10 calendar days thereafter.
 - Selection Candidate Filing Period: March 6 – April 6
 - Meet & Greet for Selected and Elected Seat Candidates – Prior to start of the April 28th Board Meeting
 - Town Hall Selection – Prior to start of the May 26th Board Meeting

New Business (Discussion, Possible Action, Letter &/or CIS Submission)

9. **MOTION:** Appoint Rob Farber, Patricia Murphy & Mindy Mann as BABCNC Reps to CD5 Homelessness Committee
10. **FUNDING MOTION:** To issue a BABCNC email address for Stella Grey, per motion approved at the 02-24-2021 meeting for selected individuals who are significantly involved in the NC to have an email address. Stella is a North of Sunset District Alternate who regularly attends board meetings. She is a member of BABCNC PLU Committee and Ad-Hoc Committee on Home Sharing and Party House Ordinances. She is Chair of the Ad Hoc Committee on LADBS Policies and Chair of the Ad Hoc Committee on Film Permits and Content Houses. Cost is \$6.00/month = \$72.00/year
11. **CARE+ Cleanups / COVID-19 Crisis / Homeless Encampments / Centers for Disease Control (CDC) Guidelines**
Council File Link: <https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=21-0031>
Bonin/Raman Motion: https://clkrep.lacity.org/onlinedocs/2021/21-0031_mot_01-12-2021.pdf (**Attachment C**)
DISCUSSION & POSSIBLE MOTION: Consider Council File #21-0031 motion introduced by Councilmembers Bonin and Raman on January 12, 2021, which instructs the City Council to direct LA Sanitation to develop voluntary, service-based protocols for CARE+ operations citywide. The protocols should include:
- Compliance with CDC guidelines regarding public health and encampments
 - Regular, scheduled and well-publicized cleanings
 - Offers by LASAN of services such as trash pick-up, bulky item pick-up, etc.
 - Designation of areas where trash and waste can be placed for disposal and removal
 - Use of community partners and ambassadors to conduct outreach and facilitation
 - Provision of easy-ups or shade structures so people can temporarily relocate with their belongings during a cleaning
 - Provision, through LASAN or partner agencies, of mobile showers, bathrooms, COVID-testing, tent exchange and distribution, food and water
 - Hiring of unhoused residents to keep areas tidy between LASAN cleanings
 - Reasonable accommodations for people with disabilities.
 - No use of law enforcement personnel
12. **CF#20-0995 Short Term Rental Ordinances / Short Term Rental Companies / Implementation and Enforcement**
Council File Link: <https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=20-0995>
Related Council Files: 14-1635-S2; 18-1246
Blumenfield/Ryu Motion: https://clkrep.lacity.org/onlinedocs/2020/20-0995_mot_08-11-2020.pdf (**Attachment D**)
DISCUSSION & POSSIBLE MOTION: To submit a CIS to *support or support if amended* Blumenfield/Ryu relative to having the City Attorney instruct the Department of City Planning, the Department of Building and Safety, and other relevant city agencies to report on the progress of implementing and enforcing the City’s Short Term Rental ordinances and advise if more remedies are needed to ensure Short Term Rental companies and users abide by established law. (*Passed in the LA City PLUM 02/16/2021.*)
WHEREAS the current ordinance requires hosts to be primary residents and this is often fraudulently claimed and is easily “proved” by the required documents
WHEREAS the ordinance should require that any site that publishes listings or provides a means to reserve short-term rental must have a platform agreement, or hosts cannot list on that site
WHEREAS most homeowners insurance doesn’t cover home sharing activities and this is especially a problem in very high fire hazard severity zones where partying visitors could start a fire
WHEREAS fines meted out have been at the extremely low end of what is allowed under the ordinance and there is no automatic communication of violations to Planning
WHEREAS the ordinance is meant to allow only primary residences to be utilized as home sharing facilities, and whereas neighbors frequently find that absentee owners and absentee renters are granted home-sharing permits, BABCNC suggests that means for proving primary residency be restricted further, particularly as follows: 1) Primary residence by owners

can only be given to those homes recorded by the County Assessor as primary residences and 2) Landlord affidavits can only be used in conjunction with a method of confirmation by neighbors that the lessee resides in the home. BABCNC therefore advises that Short Term Rental companies and users abide by established law and we recommend that greater enforcement of existing remedies are implemented by the City Attorney.

13. DISCUSSION & POSSIBLE MOTION: Send letter to the City Planning Commission and Planning Department RE: All vacant/excess lands owned by the city and its subsidiaries (such as the LADWP) to be **designated Open Space**. The Santa Monica Mountains Conservancy and Mountains Recreation and Conservation Authority frequently purchase parcels of land as they become available to preserve open space. The zoning of the parcel, regardless of its zoning prior to the purchase, needs to be changed in all official records to Open Space.

14. Westside Regional Alliance of Councils (WRAC) (Discussion & Possible Action) – Robin Greenberg

a) **Affordable Housing Legislation/Support for SB 15 (Portantino) and SCA 2 (Allen & Wiener)**

https://leginfo.ca.gov/faces/billTextClient.xhtml?bill_id=202120220SB15

DISCUSSION & POSSIBLE MOTION: To support position that there is a need for positive solutions to the state's affordable housing crisis, specifically as it relates to workforce and low-to-moderate income housing. Solutions should involve legislation that 1) focuses on increasing the production and supply of truly affordable housing; 2) does not compromise public safety or the environment; and 3) respects principles of democracy, local land use control and self-determination of local governments to expand housing opportunities unique to their jurisdictions.

THEREFORE, BABCNC supports Senate Bill 15 (Portantino) & Senate Constitutional Amendment 2 (Allen/Wiener) as examples of positive legislation that forward the goal of achieving more affordable housing consistent with these principles. (**Attachment E = Info from WRAC**)

b) **Oppose Proposed Land Use Decision Appeal Fee Increase**

Council File: <https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=09-0969-S3>

DISCUSSION & POSSIBLE MOTION: The BABCNC opposes the proposal by the CAO in CF 0-0969-S3 that replaces the current \$89 appeal fee with a 'cost recovery' amount of up to \$16,097 for filing an appeal with the Planning Department. This enormous increase would effectively prevent the vast majority of constituents, especially low-income residents, from exercising their right of appeal and challenging decisions that may negatively impact them permanently. The City should instead adopt the fee schedule recommended by the Planning Dept. for the next two years to take into account COVID-19 conditions, and beginning in 2023 adopt a tiered fee schedule that would include: Fee waivers for individuals or organizations with incomes less than \$35K annually (including organizations with a formation date of Jan 1 2021 or earlier) effective immediately.

Tiered fee structure for residents, HOAs and nonprofit organizations should top out at \$750 starting on Jan 1, 2023.

a) **DISCUSSION & POSSIBLE MOTION:** To appoint BABCNC Representatives to the WRAC Homelessness Committee: Primary Robinson Farber, Alternate Patricia Murphy and 2nd Alternate Mindy Mann.

Reports of Standing Committees

15. Outreach Committee – Ellen Evans, Chair (Discussion, Possible Action, Letter &/or CIS)

a) Update/Report by Chair: The Outreach Committee met on Zoom on Monday March 1st and March 8th, and unanimously recommended that the board take the following action:

DISCUSSION & POSSIBLE MOTION: That an Ad Hoc Committee be convened to organize a town hall to take place during April or May for board members and stakeholders to learn more about Metro's Sepulveda Corridor plan.

16. Planning & Land Use – Schlesinger, Chair / Savage, Vice Chair (Discussion, Possible Action, Letter &/or CIS)

a) The PLUC had a meeting on Zoom on Tuesday March 9th and recommended that the board take the following actions:

i. **9230 NIGHTINGALE DRIVE 90069 ZA-2020-7070-F**

Entitlement Requests: Pursuant to LAMC Section 12.24X.7, a Zoning Administrator's approval to grant relief from lamc 12.21C.1(g) & 12.22 C.20 (f) to permit the construction, use and maintenance of one 5'- 0" max steel slat vehicular gate and one 5'- 0" max steel slat pedestrian gate flanked by 5'- 0" steel slat fencing, all of which are over-in-height, within front yard of a SFD in lieu of the 42 inches which is otherwise permitted in the front yard by LAMC.

Applicant: LULU REAL ESTATE LLC **Representative:** TONY RUSSO [CREST REAL ESTATE]

MOTION: To approve.

ii. **1501 MARLAY DRIVE 90069 ZA-2017-2328 ZAD ZAA**

Entitlement Requests

A) Zoning Administrator's Determination for a front yard setback post-required DOT & LAFD dedications ranging from 2" (DOT) and 20'8" (LAFD).

B) Zoning Administrator's Determination for waiver of requirement of continuous paved roadway 20' in width from the residence to the boundary of the hillside area.

C) Allow for 3 retaining walls with maximum height from 22'2" – 35'4" in lieu of permitting 2 retaining walls with a maximum height of 10' or one 12' height retaining wall. Zoning Administrator Adjustment to allow fences or walls in the required yard areas as prohibited by LAMC Section 12.21.C.1 (g) and which also exceed 8' in height.

Applicant: SARA SCHUSTEROW Representatives: VALERIE SACKS [BROKERAGE ZONING DEVELOPMENT GROUP] valerie@bzdgroup.net PAUL COLEMAN paul@luccol.com

MOTION #1 of 2: To deny approval of the proposed project's request for C) and ask the applicant to rework the design to decrease deviation from the current code, primarily as to the retaining wall.

MOTION #2 of 2: To approve the request for A) & B) e.g., where the roads are less than 20 feet and the front-yard setback less than what is allowed because of the fire truck turnaround. **(Attachment F)**

iii. **DISCUSSION & POSSIBLE MOTION** To approve a letter re Board of Forestry Proposed Regulations on Street Standards - Draft Fire Safe Roadway Regulations that will impact very high fire hazard severity zones (VHFHSZs) within the City of Los Angeles. **(Attachment G)**

iv. **Update & Discussion: Sepulveda Transit Corridor Project** Scope of Tunneling with BABCNC boundary For Fact Sheets, Reports & Info: <https://www.metro.net/projects/sepulvedacorridor/>
- The PLU Committee has taken a consensus and the majority supported the most cost effective option, the Skyrail Express that allows for the earliest completion.

17. **Executive Committee** -- Robin Greenberg, Chair

18. **Budget & Finance Committee** – Nickie Miner, Chair

19. **Emergency Preparedness Committee** – Chuck Maginnis, Chair

20. **Public Works and Telecommunications Committee** – Patricia Murphy, Chair

21. **Traffic Committee** – Irene Sandler, Chair

22. **Neighborhood Purpose Grant Standing Committee** – Ellen Evans, Chair

Reports by Chairs of Ad Hoc Committees (Discussion, Possible Action, Letter &/or CIS Submission)

23. **Ad Hoc Committee on Environmental Issues** – Mindy Mann, Chair committee had a meeting on Zoom on March 5th and recommended that the board take the following actions:

i. **MOTION:** For the BABCNC to hold a series of environmental webinars with biodiversity experts.

ii. **MOTION:** To request that the LAFD include in their website information on helping to protect nesting birds in the brush clearance process.

24. **Ad Hoc Committee on LADBS Policies** – Stella Grey, Chair

25. **Ad Hoc Committee on Home Sharing & Party House Ordinance Enforcement** – Chair Savage / Vice Chair Evans

26. **Ad Hoc Committee on Film Permits & Content Houses** – Stella Grey, Chair

27. **Ad Hoc Committee on Continuing Teleconference Meetings after Safer-At-Home Order** – Jamie Hall, Chair

28. **Ad Hoc Committee on Tree Removal and Notification** - Mindy Mann, Jamie Hall & Travis Longcore, Ph.D.

29. **Task Force on Redistricting** – Nickie Miner, Cathy Wayne & Ellen Evans

30. **Reports from BABCNC Representatives, Liaisons, Budget Advocate, Budget Representative & C-PAB Reps**

31. **Congress of Neighborhoods Digital Event Saturday September 25, 2021 @ 9:00 am.** <https://www.nccongressla.com/>

32. **Good of the Order**

33. **Adjournment**

Next Board Meeting Wednesday April 28th @ 7:00pm

Reminder: Meet & Greet for Selected and Elected Seat Candidates will take place prior to start of the April 28th Board Meeting.

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. 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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