



Building A Better Community

AGENDA

Wednesday April 28, 2021

Meet & Greet 6:00-7:00pm

General Board Meeting: 7:00-9:00pm

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 969 7057 6271 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.

6:00 to 7:00 pm: MEET & GREET to Meet Election & Selection Candidates:

- Election and Selection Candidates will have opportunity to briefly introduce themselves.
 - o Selected seat candidates: Open Space, Private Schools
 - o Residential District seat candidates
 - o Non-residential seat candidates
 - o At-Large seat candidates

Important Dates for BABCNC Elections & Selections

- May 10th First date by which ballots are to be mailed to registered Stakeholders
- May 26th Town Hall Selection – prior to start of the Wednesday May 26th Board Meeting
- Vote by Mail Application (period stakeholders can request a ballot) closes June 1st
- June 8th Region 11 BABCNC Election Date is Tuesday June 8
- **Dropbox Location: 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, by June 18th

1. **Call to Order/Roll Call** (Quorum 15) – Robin Greenberg
2. **Motion:** Approve April 28, 2021 AGENDA (per Bylaws, Article VIII, Section 2)
3. **Motion:** Approve March 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**
 - 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 – How to get ballots for the election (5 minutes)
- c) Vice President of Legislative Affairs – Jamie Hall
- d) Secretary – Robert Ringler
- e) Treasurer – Nickie Miner: (Update, Discussion & Possible Action)
 - i. **Deadlines as we approach end of the Fiscal Year:**
 - May 20, 2021 - Final date to submit an Event Approval Request
 - June 1, 2021 - Final date to submit a check payment request
 - June 20, 2021 - Final date for any bank card transactions
 - ii. **Motion:** Approval of March 2021 Monthly Expenditure Report (MER) (**Attachment B**)

Reports of Standing Committees (Discussion, Possible Action, Letter &/or CIS Submission)

7. **Bylaws, Rules & Elections** – Larry Leisten, Chair

- a) Update/Report by Chair: The BRE Committee met on Zoom on 04/08 & 04/19; discussed New Board seating policy & Meet & Greet protocol.

8. **Outreach** – Ellen Evans, Chair

- a) Update/Report by Chair: The Committee met on Zoom on 03/28, 04/12 & 04/19.

9. **Planning & Land Use** – Schlesinger, Chair / Savage, Vice Chair

- a) The PLUC had a meeting on Zoom on Tuesday April 13, and recommended that the board take the following actions:

- i. **1896-1898 RISING GLEN 90069 ZA-2020-6405-ZAA**

- Entitlement Request:** 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 8'6" high vehicular gate and one 6'0" pedestrian gate, both gates attached to an 11'9" stone clad column, all of which are over-in-height, within the side yard of a SFD in lieu of the 6' which is otherwise permitted in the side yard by LAMC in the RE-15-1-H-HCR Zone. **App:** Frank Mabante / **Rep:** Nick Leathers [Crest Real Estate]

- Motion:** To recommend approval subject to a confirmation of the adjacent homeowner, that he does not object. The digital copy with the Planning application, plans, findings, and photos, etc. is available [here](https://www.dropbox.com/s/z7w3uaet0b47bgx/1898%20N%20Rising%20Glen%20-%20Digital%20Copy.pdf?dl=0):
(<https://www.dropbox.com/s/z7w3uaet0b47bgx/1898%20N%20Rising%20Glen%20-%20Digital%20Copy.pdf?dl=0>)

- ii. **1400 (1524,1418,1536) N Tower Grove & 1411, 1405 N Seabright 90210 ZA-202-5529-ZAD**

- Motion:** Zoning Administrator's Determination (12.24-X 28) to request the approval of a permit for the construction, use and maintenance of a 3,339.88 square foot, two story above basement Accessory Living Quarter fronting on a Substandard Hillside Limited and accessed by a CPR of less than 20' in width. (12.21-C,10 (i) (2) & 12.21-C,10 (i) (3)).

- App:** Robert Koppke **Representatives:** Tara Harrison [Harrison Permits] Arshia Mahmoodi [Arshia Architects, ltd]

- Motion:** To approve with two items: 1) to confirm that there are no protective trees being removed or otherwise planted as the code requires; 2) have a covenant agreement for the accessory living quarters that there is no kitchen.

- iii. **Big Wild-Topanga State Park Core Habitat Area [Comment Period ends May 11, 2021.] – T. Longcore**

- Motion:** To send attached letter to the Mayor asking the City to endorse the effort of the Santa Monica Mountains Conservancy to continue to recognize throughout the hillside area the habitat blocks that exist so the city doesn't exempt them all from review under CEQA. This constitutes a discrete mapping of specific environmental resources (**Attachment C**)

- iv. **Hillside Referral Forms (HSRF) and need to revise BOE template to reflect current ordinances – S. Savage**

- Currently the heading on the current HSRF states Ordinance 181,624 and Ordinance 174,652. Instead the form must include the current Hillside Ordinance 184,802 (adopted 3-13-17).

- Motion:** To approve a letter written by the PLUC to Gary Lee Moore asking that they change the header on the Hillside Referral Forms (HSRF) to reflect current codes and ordinance numbers that will assist in addressing missed entitlements including but not limited to issues of substandard streets in the hillsides. (**Attachment D**)

- v. **Letter to Advisory Agency re: AA-2020-4429-PMEX 1765 Clear View Dr. 90210 – S. Bayliss & S. Savage**
This is not a ZA case, it is just an AA case, a lot line adjustment.
Motion: To approve a letter from PLU Committee requesting that this project abide by the requirements for a lot line adjustment including approved fire hydrant access, competent grading and soils review, as well as review of access to any divided properties. (**Attachment E**)

- vi. **Update on the Ridgeline Ordinance –CPC-2021-3001-CA – Donald Loze**
The Planning Department’s recent email indicated that the next step in this ordinance process will be to hold a staff-level public hearing, where members of the public can learn more about the proposed ordinance and submit official testimony to the case file to further inform the ordinance. (**Attachments F, F.i. & F.ii.**)
Planning’s Presentation <https://lacity.webdamdb.com/embedvid.php?embedAssetId=g5TpxgqOBkM6&apm=0>

10. Neighborhood Purpose Grants – André Stojka, Chair

- a) Update/Report by Chair: The Committee met on Zoom on 03/26, 04/16 & 04/23 & recommended:
Motion: To adopt January 1 - April 15 as the period of each fiscal year during which the Neighborhood Council shall accept and review Neighborhood Purpose Grant applications.

11. Executive – Robin Greenberg, Chair

- a) Update/Report by Chair: The Executive Committee met on Zoom on 04/08.

12. Traffic – Irene Sandler, Chair

- a) Update/Report by Chair: The Traffic Committee met on Zoom on 04/14.

13. Emergency Preparedness – Chuck Maginnis, Chair – Next Meeting: Wednesday May 19th @ 5:00pm

14. Budget & Finance – Nickie Miner, Chair

15. Public Works & Telecommunications – Patricia Murphy, Chair

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

16. Motion: Creation of an Ad Hoc Homelessness Committee

17. LADBS Policies – Stella Grey, Chair

- a) Update/Report by Chair: The Committee met on Zoom on 04/07.

18. Home Sharing & Party House Ordinances – Chair E. Evans / V. Chair S. Savage

- a) Update/Report by Chair: The Committee met on Zoom on 04/22.

19. Tree Removal and Notification - Mindy Mann, Jamie Hall & Travis Longcore, Ph.D.

- a) Report: Pursuant to the authority delegated by the Board, the committee lodged an objection to a tree removal at 8101 W Sunset Blvd. The Board may take further action it finds necessary regarding this proposed removal (**Attachment G & G.i.**)
Motion: That the Board receive and file the report of the committee.

20. Film Permits & Other Commercial Use of Residential Property E. Evans, Chair: Next Meeting: 04/29

21. Environmental Issues – Mindy Mann, Chair

22. Continuing Teleconference Meetings after Safer-At-Home Order – Jamie Hall, Chair

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

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

- 24. 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.**

25. **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 H)

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. **[Council adopted item 03/03/2021.]**

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.

26. **Westside Regional Alliance of Councils (Discussion, Possible Action, Letter &/or CIS Submission)** R. Greenberg

- a) **Motion:** In reference to Council File **21-0350**, the BABCNC strongly advises the members of the Los Angeles City Council and the Mayor that WRAC opposes using the beaches, beach parking lots, and public parks* for housing of the unhoused. Neighborhood or Community Councils where these sites are listed in the Council motion shall work in good faith to identify alternative sites within their boundaries.

* Parks are subject to approval of the stakeholders and neighborhood council in the area of the parks. (Attachment I)

Council File: <https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=21-0350>

PPCC Letter: <http://pacpalicc.org/wp-content/uploads/2021/04/Letter-re-CF-21-0350-beach-parks-homeless-housing.pdf>

- b) **Motion:** BABCNC calls on the Los Angeles City Council and Mayor Eric Garcetti to immediately direct the Los Angeles City Bureau of Sanitation (“LA Sanitation”) to undertake site clean-ups, trash collection, and sanitizing of all homeless encampments located in the neighborhoods represented by the WRAC on the Westside of Los Angeles, in order to abate, correct, and remove hazardous, unsafe, unhealthy, and unsanitary conditions at all homeless encampments forthwith.
- c) **Motion:** BABCNC calls on the Los Angeles City Council and Mayor Eric Garcetti to direct the Los Angeles Police Department and other relevant law enforcement agencies to enforce all existing, enforceable laws prohibiting the sale and distribution of illegal drugs, human trafficking, and other serious crimes taking place in or near homeless encampments on the Westside of Los Angeles.
- d) **Motion:** BABCNC calls on the Los Angeles City Council and Mayor Eric Garcetti to direct the Los Angeles Police Department and the Department of Public Works' Bureau of Engineering Street Services Division, as well as the Los Angeles County Sheriff's Department, and the Department of Veterans Affairs to direct the Veterans Affairs Police Department and other relevant law enforcement agencies to enforce all existing, enforceable laws prohibiting the blockage of the public right of way on the Westside of Los Angeles, including all applicable provisions of the Americans With Disabilities Act (ADA).
- e) **Motion:** BABCNC calls for additional funding and resources, from all available sources, in order to implement more Safe Parking Programs and to support existing, reputable safe parking programs, including those operated by organizations such as Safe Parking LA, throughout the Westside of Los Angeles.

Other Reports

27. BABCNC Representatives

28. Liaisons

29. Budget Advocate or Budget Representatives – Jacqueline Le Kennedy / Ellen Evans

30. C-PAB Reps – Robert Ringler WLAPD & Vadim Levotman, Hollywood Division

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 May 26th Time TBD

Reminder: Town Hall for Selected Seat Candidates will take place prior to start of the May 26th 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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