



**Bel Air-Beverly Crest Neighborhood Council**  
**Planning & Land Use Committee Meeting – Draft Minutes**  
**Tuesday August 10, 2021 5:00 P.M. – 7:00 P.M.**

Name	P	A	Name	P	A
Robert Schlesinger, PLU Chair	X		Stephanie Savage, PLU Vice Chair	X	
Robin Greenberg	X		Nickie Miner	X	
Don Loze	X		Jamie Hall	X	
Shawn Bayliss	X		Jason Spradlin		X
André Stojka	X		Yves Mieszala		X
Cathy Wayne	X		Wendy Morris	X	
Maureen Levinson		X	Leslie Weisberg	X	
Stella Grey		X	Travis Longcore, BABCNC President	X	

- Call to Order – Committee Roll Call: Chair Schlesinger called the meeting to order at 5:02pm. VP of Operations Greenberg called the roll with 9 present; VP Hall arrived with 10 present & 6 absent. Member Weisberg arrived at 5:09 P.M. and President Longcore arrived for a total of 12 present & 4 absent.
- Motion: Approve August 10, 2021 PLUC Agenda: Moved by Members Savage & Wayne; 9-0-0, passed
- Motion: Approve July 13, 2021 PLUC Minutes: Continued to next month.
- Public Comments: On any topic not on adopted agenda within Committee’s jurisdiction. General Public Comment is limited to one (1) minute per speaker, unless waived by the presiding officer.  
*[Initially there was no public comment and the public comment period was temporarily closed.]*

Following the Chair Report, Item #5 below, another call for public comment was made, to which **Patricia Templeton** commented that many of the attendees were waiting to hear from Daniel Skolnick. She requested that we occasionally announce that he is late but we expect him. At 6:38pm the floor opened back up to Public Comment.

**Arash Daghighian** asked how to join this committee. Board President Longcore noted that this committee is nominated and elected by the board of the BABCNC. Somebody on the board would have to nominate him as a stakeholder. President Longcore explained how the neighborhood council is elected and designated through different processes, the various seats of representation, elected and selected, and a few seats that represent particular interest, e.g., open space, private schools and religious institutions, available to be seen in our bylaws. He noted that we just had an election and that most people are on the board for a two-year term, while some get re-upped every year. He explained ways of getting involved in the neighborhood council including 1) come and participate in meetings like this, and at some point someone might recommend you to join the committee, 2) get in involved in your association and ask to be the representative to the NC, like Bel Air Hills Assn. (BAHA), Bel Air Association (BAA), Residents of Beverly Glen (RoBG), or Laurel Canyon Assn. (LCA), or 3) run for a seat the next time we have an election for seats that are geographic, at large or community stakeholder. Mr. Daghighian related that he is a public works general contractor and is well versed in board meetings.

President Longcore related that all stakeholders are welcome to any of our meetings that are all noticed and opened to the public for all the committees and ad hoc committees, except for some small task forces, where we have to sit down and do some writing.

5. Chair Report: Robert Schlesinger, Chair: Chair Schlesinger noted that he has been working with Member Stojka, himself and another gentleman, on the Nicada privatization. He noted that 1471 Summit Ridge, the first land south of the South Beverly Park Emergency Gate that leads to lower Summit Ridge is being developed. He understands that they plan on taking 6800 cy dirt hauling, though allowed 6600; building a 17,000 to 18,000 square foot home. It's early in the stages, a major project we will keep our eye on.

Member Savage noted that when we had our elections for board officers, Vice Chair for this committee was not done and it is not on this agenda. The Board Administrator related that it was referred to the Executive Committee. Member Savage had no other report.

6. City Representatives:

- CD5 Planning Deputy, Daniel Skolnick regarding the Ridgeline Ordinance – It was noted that Daniel was at a hearing and was going to join when he able; however, he did not appear.

### **Entitlement Projects & Items Scheduled for Presentation, Discussion & Possible Action:**

7. **1826 Crisler Way 90046 ZA-2020-7359-ZAA-ZAD**

**Project Description**: PURSUANT TO LAMC 12.24 X.28 AND 12.28, A ZONING ADMINISTRATORS DETERMINATION/ ZONING ADMINISTRATORS ADJUSTMENT FOR A NEW 1,660 SF SFD WITH AN ATTACHED 2-CAR GARAGE ON AN EXISTING VACANT LOT

Applicant: TAKESHI FURUKAWA

Representative: SIMON STOREY [simon@anonymousarchitects.com](mailto:simon@anonymousarchitects.com)

<https://planning.lacity.org/pdiscaseinfo/search/encoded/MjQyNTU20>

Member Savage introduced this project, noting this is the third time this project has come to our committee. We asked for additional information, which they have provided, which parking and staging plan we sent to the committee. Simon Storey shared his screen and provided information including but not limited to the parking and staging plan. He noted that they have updated the staging plan to include the latest thinking that they'd do the B-permit work first, and they would do the first line of shoring for the house simultaneously to open the blue area (shown) for parking. There would be a phase for the B-permit work and street improvements, which he expects is usually quite quick by a pretty minimal crew of people.

He explained Phase I with three cars shown off street (pointing), Phase II would happen relatively quickly. Just the top level of the drawing, showing the garage level, would be constructed which would expand the capacity for off street parking, showing six cars (pointing). He noted that they updated the shuttle plan, the overflow parking plan (pointing), noting that there is a parking lot at 8459 Sunset, a public pay lot, without conflict with private businesses. He reviewed something noted previously, noting that one item he thinks he resolved was the potential for debris to flow down the hillside, to the street below, Marmont Avenue. He showed the location of the debris fence (pointing to a redline inside the blue outline of the lot) and noted that the hill is sloped directly down so any potential flow of excavation would go straight down, (pointing) where he noted there is nothing there at all. He reports having used his fence design many times before, which he described as very substantial and that they have never had previous issues with debris.

He noted the status of the four parcels, regarding which he emailed City Planner, Jason Hernandez, who is handling those cases, filed originally in 2015. He noted that they are still active, "halfway between active & inactive it seems" because they are old cases, which is the only information he could get, confirmed by Jason. He noted that they are basically active though it didn't seem a lot is happening on those. Questions were asked and answered.

**Motion**: To approve this project with multiple conditions, including 1) building a B-permitted road improvement prior to construction of the house, a permanent roadway and all that that entails and that no portion of the private property shall occupy any city property in any way, that is no fences, no driveway in the city right of way, and that the revocable permits would be necessary for any walls that would support the temporary driveway prior to the increased road width along the property frontage; 2) we recommend a

conversation with the Santa Monica Mountains Conservancy (SMMC) based on the proximity of the property abutting habitat block, 3) consideration of exterior screens and glazing changes associated with the project to minimize birds flying into those windows; and 4) tree mitigation, with appropriate replacement ratio for removal of protected trees; **moved** by Member Savage, **seconded** by Member Wayne. Further board discussion was held, including but not limited opposition of approval for this project by Member Hall. The floor was opened to public comment.

**Public Comment:** **Chris Sullivan** noted that he lives in the general area, and as to windows, having been in the hills 12 years, it is his experience that one small bird has once flown into a window and flew off again. He asked if it is really the role of this committee to turn down a project on the basis of screens having to be put up. Is the committee now controlling the views that American residents... He feels an overwhelming sense from Member Hall that he just doesn't want this house to happen. The way he speaks about it; the strength of his feeling about it. He opined that the people just want to build a home and that this looks like a gorgeous beautiful home.

Member Savage noted that she failed to mention that it would be prudent for the applicant to also send the parking and staging plans to the Zoning Administrator so he is aware this has been done.

Further committee discussion was held, including clarification the motion is that we approve subject to satisfying these conditions, as explained by Member Savage: There are two conditions: Because the house is being built down a hill and you physically cannot even get to it, it makes sense that you have to build a road there – it's going to be a physical impossibility to build a house; you have to build a road. That is going to be a condition; would imagine that the ZA would agree with. Then the revocable permit is simply a code issue. We wanted to mention that. The coordination with SMMC would be a recommendation, and the screens and glazing would be a recommendation, per Member Longcore's recommendations.

Roll call vote was taken with **6 yes:** Members Loze, Bayliss, Stojka, Wayne, Savage, Morris; **3 no:** Members Greenberg, Hall, Weisberg; **3 abstentions:** Members Schlesinger, Miner, and Longcore, and the motion **passed**. (*Per the BABCNC Bylaws, an abstention is like you didn't vote.*) The presenter will be asked to return and present the complete project to the full board. Member Longcore noted that when it comes to the main council meeting, he or Robin will chair, and any applicants should know that they will have 10 minutes to present their case, public comment, and an opportunity for board members to speak and that the board members should be calm enough to vote.

#### 8. **243 Delfern DIR-2020-7965-SPR**

##### **Project Description:**

SPR FOR A MAJOR REMODEL AND ADDITION TO AN EXISTING 18,187 SQ FT SFD. PROPOSED PROJECT WILL RESULT IN 25,925 SQ FT SFD IN THE RE40-1-HCR ZONE.

REVISED LANGUAGE ENTITLEMENT REQUEST: SITE PLAN REVIEW (17,500 SF OR MORE) PER SECTION 16.05 FOR A NEW HOUSE THAT WILL BE APPROXIMATELY 25,198 SQUARE FOOT AND DEMOLITION OF THE EXISTING 18,187 SF HOUSE

**Applicant:** DELFERN PARK LLC

**Representative:** NICK LEATHERS [Crest Real Estate] [nick@crestrealestate.com](mailto:nick@crestrealestate.com)  
CYRUS HAROUNI Hafco Group] [cyrus@hafco.net](mailto:cyrus@hafco.net) David Neman [david@nemanduo.com](mailto:david@nemanduo.com)  
<https://planning.lacity.org/pdiscaseinfo/search/encoded/MjQzMt00>

Chair Schlesinger related that he received a call from PLU Committee Member Spradlin, who voiced an opinion that the people in that area have no objection to that house because all the houses do what they do; the house fits the character of the neighborhood.

Project presenter, Nick Leathers was joined by property owner David Neman and Cyrus Harouni. Mr. Leathers noted that they are requesting an entitlement for a site plan review for a new home, approximately 26,000 square feet demo of the existing 18,000 sq. foot home, single family home that

exceeds a cumulative floor area over 17,000 square feet, on a two acre lot on the western side of Delfern, and the northeast side of Sunset. Max building height is 36 feet; Baseline Referral Form, project is on Delfern, standard hillside dedicated street, dedicated 50 improves 30; Delfern is primary access; it has access to Sunset Blvd adjoining the property on the south, it is dedicated to a width of 100 feet, (?) to 40 feet wide. Slope band maximum residential floor area is about 25,000 square feet approved by Planning. He described this as a pretty flat site on the front portion and terraces down towards Sunset Boulevard. He provided existing site images. The house was built in 1938; the rest of the house had a major addition in the 1990s. Photos shown.

Plans today are for demolition of existing home and construction of a new two-story SFD; two-level accessory living quarters in the backyard that contains a guest house on the first level and a pool cabana on the second level. The existing (?) is going to remain and the project also involves a new swimming pool and outdoor barbecue area. The total RFA is 25,198 square feet, split among three buildings on the site; the main house has 21,000 square feet floor area, guest house on the first floor has about 1600 square feet of floor area, and the pool house cabana 2300 square feet floor area. The basement and garage has around 8,000 square feet of exempt floor area.

There are two parking spaces on the first floor. The second floor bedrooms = clients' future residence. There is a six-car parking garage, a gym and theater on the basement level.

Site plan: Front yard setback 25', side yard 12' and rear yard 25'.

Elevations: 36' height limit; just 35' and 11" or so.

Parking plan: 35 total vehicles parked on site; meeting with Holmby Hills with Jason, discussed the largest concern they have; and they will add a condition that all construction workers must be parked on site; any construction worker that cannot park on site must park outside the Holmby Hills area and be shuttled.

(There may be a possibility of obtaining approval from Street Services or other appropriate department.)

They completed a Historic Resources Assessment with Historical Consulting Firm, SWCA. The project was on BA-BC Community Plan Historic Resources Survey; the property was designed by Leland Fuller; *not* eligible as the work of Paul Williams. The findings were completed and they received approval from LHR regarding those findings.

Neighborhood compatibility: The project area RU40 area is in red; there are at least 10 other properties that exceed 17,000 square feet, which he listed, including but not limited to Carolwood and Delfern. The project will be compatible with the existing and future development on the neighboring properties. ... all height and setback limitations as provided by the zoning code, including but not limited to off street parking, loading area, lighting and safety ... to be in keeping with the character of the neighborhood. They met with Holmby Hills HOA, and Jason Spradlin to review the project and he believes they have no concerns at this time. The committee's questions were asked and answered.

Motion: To approve the site plan review, **moved** by Wayne & Stojka. **8 yes:** Robert, Robin, Don, Shawn, Andre, Cathy, Stephanie, Nickie, **0 no;** **4 abstained**, Jamie, Wendy, Leslie, Travis. **Passed**. Wendy Morris noted that Daniel Skolnick has been delayed.

9. Adjournment Andre/Wayne; meeting adjourned at 6:45pm.

Next PLU Meeting: Tuesday 09/14/2021 @ 5:00pm

ACRONYMS:

A – APPEAL	PM – PARCEL MAP
APC – AREA PLANNING COMMISSION	PMEX – PARCEL MAP EXEMPTION
CE – CATEGORICAL EXEMPTION	TTM – TENTATIVE TRACT MAP
DPS – DEEMED TO BE APPROVED PRIVATE STREET	ZA – ZONING ADMINISTRATOR
DRB – DESIGN REVIEW BOARD	ZAA – ZONING ADMINISTRATOR'S ADJUSTMENT
EAF – ENVIRONMENTAL ASSESSEMENT FORM	ZAD – ZONING ADMINISTRATOR'S DETERMINATION
ENV – ENVIRONMENTAL CLEARANCE	ZV – ZONING VARIANCE
MND – MITIGATED NEGATIVE DECLARATION	