



**Bel Air-Beverly Crest Neighborhood Council**  
**Planning & Land Use Committee Meeting (Virtual)**  
**Tuesday November 9, 2021 5:00–6:30 P.M.**

**MINUTES**

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	

1. **Call to Order:** Chair Schlesinger called the meeting to order at 5:07 P.M.
2. **Flag Salute:** The Pledge of Allegiance to the Flag was recited
3. **Roll Call:** There were 7 members present initially. Member Loze arrived for a total of 8 & quorum was met. Members Savage, Spradlin & Hall arrived between 5:15 and 5:24 P.M. for a total of **11 present** and **5 absent**.
4. **Approval of Agenda**  
**Motion:** Approve November 9, 2021 Agenda: **Moved** by Wayne/Longcore; **approved**
5. **Approval of Minutes**  
**Motion:** Approve October 12, 2021 Minutes & October 26, 2021 Minutes (**Attachments A & A.i.**)  
**Moved** by Wayne/Longcore; **unanimously approved.**
6. **General Public Comment:** None
7. **Chair Reports** – Robert Schlesinger, Chair, & Stephanie Savage, Vice Chair
8. **City Representatives** None

**Items Scheduled for Discussion & Possible Action:**

9. **Discussion & Possible Motion – Continued from Prior PLU Meetings** regarding lack of continuity between planning reviews and plan check reviews of projects with discretionary approvals. Conditions of approval prescribed by ZAs apparently do not become part of projects' documentation and therefore are not enforced by LADBS during construction. Discuss possible solutions, e.g., in the City of Beverly Hills, planners are involved with the plan check process. – **S. Grey – Deferred** as Member Grey was absent
10. **Council File #21-1284** Santa Monica Mountains Conservancy (SMMC) / Trustee Agency / California Environmental Quality Act (CEQA) / Project Review Process / Consultation / Natural Resources / Big Wild-Topanga State Park / Eastern Santa Monica Mountains / Griffith Park Area  
**Discussion & Possible Motion:** Recommend to the BABCNC Board to write a letter and submit a CIS in support of the Resolution in **Council File #21-1284** to Recognize SMMC as a Trustee Agency of CEQA and the Big Wild-Topanga State Park Core Habitat Area Linkage Maps. (**Attachment B - City Council motion**) – **J. Hall**

President Longcore provided some background, including but not limited to that under CEQA certain agencies have additional authority for protecting resources in the public trust – trustee agency... There was a letter of determination written by the California State Attorney General saying that the Santa Monica Mountains Conservancy (SMMC) is the trustee agency for the resources in its territory, and this motion asks the City to recognize this fact. This will lead the city to do better environmental review... President Longcore supported the motion. Further discussion was held. *[Members Savage & Spradlin arrived between 5:15 and 5:24 pm.]*

**Moved & seconded** by Members Loze & Wayne; **Public Comment:** Daniel Freedman clarified a point on trustee agencies, which he noted were created by CEQA guidelines, so they are specified by CEQA. It wasn't necessarily created by selection by the city or any particular jurisdiction. The existing trustees are codified in the California Code of Regulation and that is where trustee agencies came about. He is not advising one way or the other but wanted to tell us that is where the existing trustee agencies are from and how it was created. Member Loze asked Mr. Freedman his expertise with respect to this, to which Mr. Freedman noted that he is a land use lawyer by trade and teaches CEQA in a graduate program/course, as an adjunct in CSUN's Urban Planning department.

**10 yes; 0 no; 1 abstention** from Member Hall *who had just arrived.*

11. **Report & Discussion** regarding board letter for ZA hearing November 16, 2021 for ZA-2015-4125-ZAD; ZA-2015-4130-ZAD; ZA-2015-4146-ZAD; ZA-2015-4149-ZAD. Address: 1800, 1806, 1812, 1818 Crisler Way and related roadway improvements associated with projects. – (**Attachment C – Hearing Notice**) – **S. Savage**

Vice Chair Savage introduced this item noting that she would like to write a letter to mention additional issues including but not limited to that two of the projects did not comply with the height limit with the 2011 BHO. She noted that we have talked about these projects over the years and issued a letter. She will speak on it at the hearing. President Longcore noted that we will include Stephanie's comments in the letter that was authorized to be written at the October 27th board meeting and no further action was taken.

12. **Council File #21-1286** Mulholland Scenic Parkway Specific Plan (MSPSP) / Design Review Board (DRB) / Project Permit Compliance / Design Review Procedures / Natural Resources Protection / Environmentally Sensitive Areas **Discussion & Possible Motion:** Recommend to the BABCNC Board to write a letter and submit a CIS in support of the Resolution in **Council File #21-1286** which **moved** that the Planning Department report back in 90 days on how the Specific Plan... is in substantial conformance with the intent to manage development in environmentally sensitive areas in the absence of DRB review for all projects, visible & non-visible; **and** report back in 90 days with an update on existing and future natural community conservation efforts such as the Wildlife Pilot Study, Ridgeline Protection Ordinance, and Hillside Construction Regulations, and with recommended strategies to introduce for Citywide implementation;

**and** report back I 90 days with an analysis that:

- Assesses and identifies parcels of land that are appropriate for conservation as determined by trustee agencies such as the California Department of Fish and Wildlife and the Santa Monica Mountains Conservancy;
- Identifies fully protected species - as well as candidate, sensitive, or species of special status as determined by state or federal agencies - within these parcels; and
- Recommends additional measures required to comprehensively conserve and manage the City's natural biological diversity and encourage compatible and appropriate growth and development within these parcels.

(**Attachment D – City Council motion**)

Chair Schlesinger introduced the motion, referring to the council motion moved by five Councilmembers and noted other comments in the council file. A good deal of discussion was held on this.

**Motion:** To take the action described in #12. **Moved** by Member Hall; **seconded; 11-0-0; passed unanimously.**

### 13. **Adjournment**

**Prior to Adjournment the Good of the Order** included but was not limited to Member Hall noting that he has sent things out to the board recently that were not intended to start a conversation but a one-way direction to share information. He thanked Members Schlesinger & Mann for their efforts to preserve open space in Benedict Canyon, noting that Member Mann put an article in the BCA newsletter about open space, etc., and profiled the Laurel Canyon Land Trust. Someone contacted Member Schlesinger, who contacted him, and he put them in touch with Paul Edelman, following which the individual donated over four acres of open space, great land with protected trees and a mapped habitat block. Member Hall thanked everyone for participating in that. He encouraged other HOAs to do the same as BCA has done.

2) Member Hall related that the Laurel Canyon Land Trust had a site walk with Councilmember Raman, showing her open space in Laurel Canyon, including a ridgeline being destroyed, certain trees, and where the CLAW webcam is located showing where our mountain lion goes...

Member Loze complimented Member Hall for taking the Councilmember on the site walk.

Member Loze also complimented President Longcore on his efforts as to developments of the Redistricting Committee and asked for a report on an informal basis.

President Longcore gave a brief report on the latest updates – some comments included that, as of today, Councilmember Raman put in a motion for the City Council hearing, seconded by Councilmember Koretz.

President Longcore spoke at the public hearing as did representatives of Coldwater Canyon. He expressed thanks for the Councilmembers who put in and supported the motion which was approved by 10-1 vote. He noted that there are two more public hearings tomorrow, 11/23 and a vote for the final map on December 1<sup>st</sup> and that we can be happy about it after it is approved on December 1<sup>st</sup>.

Member Miner related that Member Hall made a wonderful showing in the LA Marathon.

**Adjournment: Moved** by Members Wayne/Morris and meeting adjourned at 6:03pm.

**Next PLU Meeting: Tuesday December 14, 2021 @ 5:00pm**

**ACRONYMS:**

A – APPEAL

APC – AREA PLANNING COMMISSION

CE – CATEGORICAL EXEMPTION

DPS – DEEMED TO BE APPROVED PRIVATE STREET

DRB – DESIGN REVIEW BOARD

EAF – ENVIRONMENTAL ASSESSEMENT FORM

ENV – ENVIRONMENTAL CLEARANCE

MND – MITIGATED NEGATIVE DECLARATION

PM – PARCEL MAP

PMEX – PARCEL MAP EXEMPTION

TTM – TENTATIVE TRACT MAP

ZA – ZONING ADMINSTRATOR

ZAA – ZONING ADMINISTRATOR’S ADJUSTMENT

ZAD – ZONING ADMINISTRATOR’S DETERMINATION

ZV – ZONING VARIANCE

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