



**Bel Air-Beverly Crest Neighborhood Council**  
**Planning & Land Use Committee Meeting (Virtual)**  
**Tuesday December 14, 2021 5:00–7:30 P.M.**

**DRAFT 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	

- Vice Chair Stephanie Savage called the meeting to order at 5:07 P.M.
- The Pledge of Allegiance to the Flag was recited.
- Savage called the roll with 12 present and 4 absent.
- The December 14, 2021 Agenda was approved unanimously as moved by Member Grey.
- The November 9, 2021 Minutes (Attachment) was approved as written as moved by Vice Chair Savage.
- There was no General Public Comment on non-agendized items.
- Committee Chair Robert Schlesinger had no report. Vice Chair Stephanie Savage reported that she was notified yesterday that Ridpath cannot attend and that she will forward a list to them.  
The Committee would be hearing 2830 Woodwardia Drive PS-1435-MSP ENV-2020-2854-CE on 01-11-22.
- No report from City representatives

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

**9. ZA-2021-5099-ZAD, ENV-2021-5100-EAF 1785 Summitridge Dr. 90210**

**Project Description:** Pursuant to LAMC 12.24 x.28 and 12.21. c 10(i)(3), a Zoning Administrators Determination to construct an SFR on a vacant lot that does not have a continuous paved roadway from the driveway apron to the hillside boundary.

**Applicant:** RF CA Real Estate [jdorso@yahoo.com](mailto:jdorso@yahoo.com) m

**Representative:** Tony Russo [Crest RE] [tony@crestrealestate.com](mailto:tony@crestrealestate.com)  
<https://planning.lacity.org/pdiscaseinfo/search/encoded/MjQ4MzEz0>

- Vice Chair Savage related that we reviewed this project a couple of months ago. She provided a list for the applicant to address. They provided the information and she forwarded this to the committee on Friday.
- The applicant’s representative, Tony Russo, returned following the October 12, 2021 PLU meeting, along with Dan Brill, Architect from Walker Workshop. Mr. Russo reviewed details of the project noted at the PLU meeting of October 12, 2021 and responses to questions sent to him. Brief discussion was held, questions asked and answered. Mr. Russo noted that this is for a ZAD for just the continuous paved roadway (CPR), the rest is by right, and they cannot improve in front of other people’s homes. They got a support letter from neighbor to the south; the neighbor to the north supports but will not sign a letter. He discussed homes around this project including 1690 Summitridge.

- Ex Officio Member and BABCNC Board President Travis Longcore was given the gavel as Acting Chair to guide the committee from this point forward. He clarified that the request is for a ZAD because the road is not 20 feet wide going all the way down and that all the ideas of being by right are to be considered in light of the findings. After discussion, Acting Chair Longcore noted what is before the committee is can the ZA make these eight determinations to provide a variance to allow construction of this project on a street that does not have a 20 foot width.

**Motion:** That this project’s location, size, height, operations and other significant features are not compatible with and will adversely affect the neighborhood in which the property is being built and therefore the findings determination could not be made, as **moved** by Member Weisberg and **seconded**. Acting Chair Longcore reset where we are noting that, based on the application language that the city has for findings, a **motion** has been made that this project’s location, size, height, operations and other significant features would *not* be compatible with the surrounding neighborhood and therefore the required findings cannot be made for a determination for construction. This is the motion that has been seconded.

**Move to amend the motion** by adding that the required finding at 12.24.E.1 cannot be made because of the large size of the house as viewed from the homes along San Ysidro, as **moved** by Hall and **seconded**. **Motion was amended by unanimous consent** with Acting Chair Longcore abstaining.

**Vote on the motion as amended** that says that the finding that the project’s size, location, height, operations and features are incompatible with the surrounding neighborhood and with particular reference to the disparity in size between the homes on San Ysidro and the subject property **passed by 10 yeases, 0 noes, and 1 abstention** by Acting Chair Longcore.

10. **ZA-2021-6028-F 677 N NIMES ROAD 90077**

**Project Description:** Pursuant to LAMC 12.21 c.1(g), (n) 8' high fence in front yard setback, including 6' wall, vehicular gate, and 8' pedestrian gate within the public R.O.W.

**Applicant:** Edward Ehsan [677 Nimes Road, LLC]

**Representative:** Sean Nguyen [EZ Permits, LLC] [sean@ezpermitsllc.com](mailto:sean@ezpermitsllc.com)

<https://planning.lacity.org/pdiscaseinfo/search/encoded/MjQ5MTI00>

- This project came to our September meeting, which we continued with two conditions, to meet with BAA to discuss the project and to ask that this project be modified so that no structures were in the public right of way; the fence could be built on the property line; no structures to be built on public property.

*[Longcore & Hall left at this time leaving 10 committee members and quorum maintained.]*

- Sean Nguyen returned, accompanied by the applicant, Mr. Edward Ehsan. Mr. Nguyen noted that he has spoken with Shawn Bayliss. Vice Chair Savage noted that she, Chair Schlesinger & Member Bayliss are familiar with the project. They are proposing an 8 foot gate and fence in the city’s public right of way (PROW). There is an existing SFD being constructed for the site.

*[At 7:06 P.M. it was noted that Member Loze was no longer present, leaving 9 present and quorum maintained. Member Spradlin left the meeting at 7:10 P.M. leaving 8 present.]*

**Motion:** To postpone this for one month; moved by Member Weisberg and seconded; however, Vice Chair Savage noted that they have a hearing on January 6<sup>th</sup> and the motion was not voted on; rather, the applicants were invited to come back for the vote before the full board on December 22<sup>nd</sup>.

11. **ZA-2020-2307-ZAD, ENV-2021-5100-EAF 8560 Ridpath Drive, 90046 (Cancelled)**

12. Savage moved to adjourn to January 11<sup>th</sup>, the motion was seconded and the meeting adjourned at 7:18 P.M.

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