



**Bel Air-Beverly Crest Neighborhood Council  
Planning & Land Use Committee Meeting (Virtual)**

**Tuesday March 8, 2022 5:00 P.M.**  
**To Join Zoom Meeting Dial (669) 900-6833 OR (888) 475 4499**  
**Webinar ID: 972 2189 3155**  
<http://tiny.cc/BABCNCPLUMeeting>

In conformity with the September 16, 2021 enactment of California Assembly Bill 361 and due to concerns over COVID-19, the Bel Air-Beverly Crest Neighborhood Council meeting will be conducted entirely with a call-in option or Internet-based service option. Every person wishing to address the Board must dial (669) 900-6833 or (888) 475 4499, enter Webinar ID **972 2189 3155** and press # to join meeting or join by Zoom by following this link:  
<http://tiny.cc/BABCNCPLUMeeting>

When prompted by the presiding officer, the public will be requested to dial \*9 or use the Raise Hand function, to address the Board on any agenda item before the Board takes an action on an item. 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 Board’s jurisdiction will be heard during the General Public Comment period. Please note that 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, the issue raised by a member of the public may become the subject of a future Board meeting. Public comment is limited to 1 minute per speaker, unless adjusted by the presiding officer of the Board.

AB 361 Updates: Public comment cannot be required to be submitted in advance of the meeting, only real-time public comment is required. If there are any broadcasting interruptions that prevent the public from observing or hearing the meeting, the meeting must be recessed or adjourned. If members of the public are unable to provide public comment or be heard due to issues within the Neighborhood Council’s control, the meeting must be recessed or adjourned. Any messaging or virtual background behind a board member is in the control of that member in their personal capacity and does not reflect any formal position of the Bel Air-Beverly Crest Neighborhood Council or the City of Los Angeles.

**AGENDA**

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

**Call to Order, Flag Salute & Roll Call**

**1. Approval of Agenda**

**Motion:** Approve March 8, 2022 Agenda

2. **Approval of Minutes**  
**Motion:** Approve February 8, 2022 Minutes (Attachment A)
3. **General Public Comment**  
BABCNC welcomes comment from the public on any topic within the Board’s jurisdiction but not on the adopted agenda. General Public Comment is limited to one (1) minute per speaker, unless waived by the presiding officer.
4. **Chair Reports** – Robert Schlesinger, Chair, & Stephanie Savage, Vice Chair.

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

5. **DIR-2021-9298-DRB-SPP-MSP, 5 Beverly Ridge Terrace**  
Project Description: 10330 square foot addition to (E) SFD, including landscaping, planting, new retaining wall & driveway; grading of 3040 CY cut, 2732 CY fill; 308 CY export.  
Applicant: Carmen Unanue  
Representatives: Permits Unlimited [permitsunlimited@gmail.com](mailto:permitsunlimited@gmail.com)  
Marc Welch [Welch Design Studio] [marc@welchdesignstudio.com](mailto:marc@welchdesignstudio.com)  
Attachment – See Link: <https://planning.lacity.org/pdiscaseinfo/search/encoded/MjUyMzQzO>
6. **ZA-2020-6626 ZAD, ENV-2020-6627-CE 9839 Easton Drive 90210**  
Project Description: Demolish (e) SFD and construct a 7,257 SF SFD with attached garage and remodel existing garage. Request relief from public improvements for sub-standard hillside street and CPR (per LAMC Section 12.21C10(i)(3) and LAMC Section 12.24X28)  
Applicant: William Driscoll, Jr. [wnd2@aol.com](mailto:wnd2@aol.com)  
Representatives: Vladimir Elmanovich [VEA-Architects] [vladimir@vea-architects.com](mailto:vladimir@vea-architects.com)  
Ken Sampson [bdsconstruction] [info@bdsconstruct.com](mailto:info@bdsconstruct.com)  
Attachment – See Link: [planning.lacity.org/pdiscaseinfo/search/encoded/MjQxNzcyO](https://planning.lacity.org/pdiscaseinfo/search/encoded/MjQxNzcyO)
7. **Update regarding ZA-2020-2307-ZAD- 8560 Ridpath:** Continued to March, now terminated by DCP
8. **Update from Task Force - Members - Schlesinger, Spradlin, Miner, Greenberg and Stojka Regarding 2830 Woodwardia Drive PS-1435-MSP ENV-2020-2854-CE (January 2022 Agenda)**  
Project Description: Proposed vacation of public portions of Nicada, Woodwardia and Angelo Drive into private-only access along with improvements, entry/exit improvements.
9. **Discussion & Possible Motion:** To propose a task force to include our Environmental Ad Hoc Committee (Mindy Mann) to provide targets to achieve zero-carbon building and include a review of recent construction projects and their Title-24 requirements. - See Attachments below for Council File #22-0151 & Council File #21-1463  
- Vice Chair Savage will provide a brief synopsis of green building in LA over the last 25 years, time permitting.  
**Council File# 22-0151 “Residential and Commercial Building Construction / Zero-Carbon Emissions / Climate Equity LA Series / Building Decarbonization”** asks that the City Council instruct the DBS, City Attorney, CEMO, and relevant departments to report back with a plan for implementation of an ordinance and/or regulatory framework, effective or before January 1, 2023, requiring all new residential and commercial buildings in Los Angeles to be built to achieve zero-carbon emissions. The plan should integrate and be informed by the findings of the CEMO’s Climate Equity LA Series on building decarbonization, by DBS’s engagement with technical experts and key stakeholders per C.F. 21-1463 and engagement with building owner/operators... see full council file motion:  
[https://clkrep.lacity.org/onlinedocs/2022/22-0151\\_misc\\_2-9-22.pdf](https://clkrep.lacity.org/onlinedocs/2022/22-0151_misc_2-9-22.pdf)  
<https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=22-0151>  
**Council File # 21-1463 “Community Assemblies / Climate Emergency Mobilization Office / Building Decarbonization / L.A.s Green New Deal”** council’s motion requires the Climate Emergency Mobilization Office and other city entities to conduct public engagement with affected communities when developing building de-carbonization programs. Motion: [https://clkrep.lacity.org/onlinedocs/2021/21-1463\\_misc\\_12-8-21.pdf](https://clkrep.lacity.org/onlinedocs/2021/21-1463_misc_12-8-21.pdf)  
Council File: <https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=21-1463>
10. **Adjournment to April 12, 2022**

**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

**The American with Disabilities Act / Accommodations for Disabilities -**

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**Spanish Translation Services -**

Si requiere servicios de traducción, favor de avisar al Concejo Vecinal 3 días de trabajo (72 horas) antes del evento. Por favor contacte la secretaria, al 310-4799-6247x7 o por correo electrónico [info@babnc.org](mailto:info@babnc.org) para avisar al Concejo Vecinal.

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**Notice to Paid Representatives -**

If you are compensated to monitor, attend, or speak at this meeting, City law may require you to register as a lobbyist and report your activity. See Los Angeles Municipal Code Section 48.01 et seq. More information is available at [ethics.lacity.org/lobbying](http://ethics.lacity.org/lobbying). For assistance, please contact the Ethics Commission at (213) 978-1960 or [ethics.commission@lacity.org](mailto:ethics.commission@lacity.org)

**Public Access of Documents -**

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**Reconsideration and Grievance Process -**

For information on the NC’s process for board action reconsideration, stakeholder grievance policy, or any other procedural matters related to this Council, please consult the NC Bylaws. The Bylaws are available at our Board meetings and our website [www.babnc.org](http://www.babnc.org)