



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

Tuesday May 10, 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.

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 <i>ex officio</i>		

AGENDA

Call to Order, Flag Salute & Roll Call

1. Approval of Agenda

Motion: Approve May 10, 2022 Agenda

2. **Approval of Minutes**
Motion: Approve April 12, 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. **ZA-2022-1226-ZAD, ENV-2022-1227-CE 1001 N BEL-AIR ROAD 90077**
Project Description: Demolition of (E) SFD and Construction of a new 14,317 SF SFD with 1980 sf basement fronting a substandard hillside limited street that is improved to a roadway width of less than 20' width, and haul route for export of 2800 CY (per LAMC Section 12.21C10(i)(2) and LAMC Section 12.24X28).
Applicant: 1001 Bel Air Holdings LLC jdorso@yahoo.com
Representative: Benjamin Eshaghian [Crest Real Estate] ben@crestrealestate.com
<https://planning.lacity.org/pdiscaseinfo/search/encoded/MjU1Mjk50> (**See 3 Attachments**)
6. **ZA-2021-10493-ZAD 1812-1824 RIAL DRIVE 90077**
Project Description: Applicant is requesting a Zoning Administrator's Determination for relief from continuous pathway requirement in conjunction with the active construction of a new single family dwelling (per LAMC Section 12.21C10(i)(3) and LAMC Section 12.24X28).
Applicant: OKZA LLC, Viktor Nikravesch vnikravesch@yahoo.com
Representative: Benjamin Eshaghian [Company: Crest Real Estate] ben@crestrealestate.com
<https://planning.lacity.org/pdiscaseinfo/search/encoded/MjUzNjA50>
See Link: [1816 Rial Ln](#)
7. **ZA-2021-10494-ZAD 1800-1810 RIAL DRIVE 90077**
Project Description: Applicant is requesting a Zoning Administrator's Determination for relief from continuous pathway requirement in conjunction with the active construction of a new single family dwelling (per LAMC Section 12.21C10(i)(3) and LAMC Section 12.24X28)
Applicant: OKZA LLC, Viktor Nikravesch vnikravesch@yahoo.com
Representative: Benjamin Eshaghian [Crest Real Estate] ben@crestrealestate.com
<https://planning.lacity.org/pdiscaseinfo/search/encoded/MjUzNjEw0>
See Link: [1804 Rial Ln](#)

Discussion and Possible Motion:

8. **Wildlife Corridor Ordinance Discussion - Review of 2022 Revised Draft Wildlife Ordinance**
https://planning.lacity.org/odocument/657f9e1a-2651-462a-9729-32d1c67b29fe/2022_Revised_Draft_Wildlife_Ordinance_Fact_Sheet.pdf
https://planning.lacity.org/odocument/706b2aa2-4b3b-43c4-8aeb-b5cc378e36cd/2022_City_of_LA_Revised_Draft_Wildlife_Ordinance_Public_Release.pdf
https://clkrep.lacity.org/onlinedocs/2022/22-0483_mot_4-18-22.pdf
9. **Revised PLU General Information and Checklist 2022 (Attachment B)** – Stephanie Savage
10. **Update from Task Force** – Chairs, Greenberg & Spradlin + Members Schlesinger & Miner
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.
Motion: That PLU recommend that the Board approve a letter describing the work of the Task Force and taking a position on the proposal. (**Attachment C**).

Adjournment to June 14, 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

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Notice to Paid Representatives -

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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.babenc.org. For a copy of any record related to an item on the agenda, please contact (310) 479-6247x7 or info@babenc.org

Reconsideration and Grievance Process -

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