



**Bel Air-Beverly Crest Neighborhood Council  
Ad Hoc Committee on Environmental Issues Meeting (Virtual)**

**Thursday, June 16, 2022 3:30 PM**

**MINUTES**

Chairperson Mann called the meeting to order and welcomed the group at 3:38 PM

Roll call: Mindy Rothstein Mann, Chair; Jamie Hall, Travis Longcore, Robert Schlesinger, Asher Barondes

Guests present: Robin, Patricia Templeton, Pat & Jay, Andrew Paden, and Steven Borden

The agenda for June 16th, 2022, was unanimously approved.  
The minutes from June 9<sup>th</sup>, 2022, were unanimously approved.

**New Business**

Member Schlesinger provided a presentation/summary of the existing grading regulations per the Baseline Hillside Ordinance (BHO), as well as the grading regulations that are being proposed in the latest draft of the Wildlife Ordinance.

Here are the major differences, issues, and questions that arose in our discussions

1. The Wildlife Ordinance is more restrictive than the BHO when it comes to properties that have slopes equal to or greater than 60%. Under the new regulations, a property would no longer be eligible for the 15% additional square footage added to the cumulative RFA.

There was much discussion about this change. Stakeholders have expressed a desire to be able to remodel and/or add on to their homes under the existing BHO regulations. They believe that many properties in Bel-Air Crest have slopes equal to or greater than 60%. They believe that the removal of the 15% for properties with 60% slopes will unfairly limit their ability to expand. They also argue that in many cases they could expand on the existing flat lot and never touch the 60% slope area that is in question (as in the case of a second story).

While our committee had some concerns, and pointed out that allowing larger homes even on existing pads still has an environmental impact (for example, it potentially pushes the envelope of hillside clearance further into the slopes) our committee expressed the belief that the main objective in thinking about these grading and development is the preservation of undeveloped lots. In addition, the committee agreed that grading on existing developed lots is not as great of a concern as long as homeowners don't encroach onto sections of their lots that are currently undeveloped.

In consideration of the above paragraph, **Jamie made a motion** to recommend an exception to the RFA in Section D2i referring to the allocation for slopes in excess of 60%. This exception would allow the allocation to be included in the cumulative floor area as it would be allowed under the BHO, but only if the RFA is located in the area of the lot that has been previously "disturbed" (this does not include an area that has been disturbed by brush clearance). **The motion passed with 1 abstention.**

2. There was some confusion in this section as far as how the RFA will be calculated.

It states in section c2ia that "No grading or structure shall be developed on natural slopes in excess of 100% and greater as identified on the Slope Analysis Map per 12.21.C.10(b)(1), except that a Project may utilize a Guaranteed Minimum per Table 12.21 C.10-3 of the Baseline Hillside Ordinance (BHO)"

(In looking at table 12.21 C.10-3 we found that the guaranteed minimum that could be developed ranged from 18%-25% so the minimum is either 1,000 square feet or the greater of the two).

In section D2ii, however, under Allocation of RFA in Slopes in excess of 60%, it says "Notwithstanding Section 12.21.C.10(b) Table 12.21 C.10-2a, Residential Floor Area (RFA) contained in all Buildings and Accessory Buildings shall not be allocated for slope bands greater than 60%"

**The committee recommends that Planning take a closer look at how these two provisions will work together and clarify what is meant by "notwithstanding".** Jamie recommended giving them an example of an acre lot with slopes in excess of 60% and asking what the total RFA would be.

Meeting adjourned at 5:00 pm. Next Meeting: Tuesday, June 21<sup>st</sup>, at 3:30 PM