



Bel Air-Beverly Crest Neighborhood Council
Planning & Land Use Committee Meeting (Virtual)
Tuesday May 10, 2022 5:00 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		Ellen Evans	X	
Cathy Wayne		X	Wendy Morris	X	
Maureen Levinson		X	Leslie Weisberg	X	
Stella Grey	X		Travis Longcore <i>ex officio</i>	X	

Call to Order, Flag Salute & Roll Call: Vice Chair Stephanie Savage called the meeting to order at 5:06 pm, the Pledge of Allegiance to the flag was recited and the roll was called with 11 present initially; Don Loze and Robert Schlesinger arrived at approximately 5:30 pm, for a total of 13 present and 3 absent.

1. The May 10, 2022 Agenda was unanimously approved, as moved by Longcore.
2. Approval of the April 12, 2022 Minutes (Attachment A) was postponed to next month.
3. **General Public Comment:** Don Loze reported that he provided public comment this morning before the DWP Board of Commissioners regarding pending water restrictions, that blanket proposals don't take into consideration the difference between the flats and the high fire area, and asked them to consider forming an information group to meet with LAFD, Planning and Insurance Industry as to how these things will be put together, as this affects us greatly in the hills. He raised the issue of city trees.
4. **Chair Reports** – Robert Schlesinger, Chair, & Stephanie Savage, Vice Chair. Vice Chair Savage noted that it is important to get the information prior to sending out the agenda. The Planning Department is no longer uploading initial submittal information for project cases. We need to communicate with Planning about this.

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)

Mr. Eshaghian and Mr. Russo presented the project, screen shared the presentation for the ZAD relief request as it applies to aka Private Street 1345 in relation to the construction of sfd, and replace in kind on a lot substandard hillside street. The presenter read aloud the relief request which he noted is only for the private portion of the Bel Air Court Street as follows:

Request: Zoning Administrator's Determination seeking relief from LAMC 12.21-c, 10(I) (2) as it applies to a private portion of Bel Air Court, aka Private Street #134, in association with a proposed project to demolish an existing single-family dwelling and replace in-kind on a lot fronting a Substandard Hillside Limited Street that is improved with a roadway width of less than 20 feet. This instant request is solely for relief from the private portion of Bel Air Court as the public portion is greater than 20 feet in paved roadway width. Questions were asked and answered.

Motion to continue this project and to provide a list to Mr. Russo and Mr. Eshaghian, was unanimously **approved as moved** by Vice Chair Savage. *[Members Loze and Schlesinger had arrived at around 5:30 pm.]*

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](#)

Items #6 and #7 were presented together by Mr. Eshaghian, who provided some history, noting this was started in 2010; and that the projects are under construction. Mr. Eshaghian's proposed development began in 2012 when permits were pulled; construction had occurred between then and 2017; project was stopped under previous development team. Current client bought property in 2019 with goal of resuming development. As they sought B-permit for roadway improvement, they discovered that there is a pinch point in the Continuous Paved Roadway (CPR) leading up to the two homes and that a ZAD would be required for these projects. The project as previously proposed had a B-permit and was previously bonded though that previous bond expired during the period in which the current client purchased the property... It was discovered that a 20-wide CPR was not provided at that pinch point.

Mr. Russo noted that in 2019 they went back to B&S for new permits; told go through Plan Check again, got reissued bond for B-permit work under their name. During review process, BOE found pinch point just before it turns onto Rial. He noted that the neighbor has a planter in the roadway and there is no way of improving that section. The proposed project will dedicate 4 additional feet; current ROW is 20; will dedicate 4' bringing it to 24' and along frontage improve to 20' once they get ZAD approved, get bond posted, go through Plan Check for B-permit at least along frontage and pull permits for construction of the house. Mr. Eshaghian presented both proposed developments. Questions were asked and answered.

Motion to approve the projects at 1804 and 1816 Rial Drive contingent upon the B-permit work to improve the streets' frontage along the entire property to an improved width of 20 feet with concrete curb and gutter and a 4' dedication onto the properties, and subsequent improvements that may be required such as lighting and electrical vaults, and that requirements for lighting be considered under MC 93.0117 **moved** by Bayliss and **seconded**. Longcore confirmed that there is one motion that applies to both agenda items and the motion for both items. The motion **passed** by **12 yeses, 0 noes** with **1 abstention** by Longcore.

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

Motion to form an ad-hoc subcommittee to hold public meetings, get input to get a statement to recommend to PLU to recommend to the Board on the combined wildlife and ridgeline ordinance; to have some dedicated meetings, motion would be amended with the membership of that ad-hoc subcommittee if that is the direction that the committee wishes to go **moved** by Miner; **seconded**. **Amendment:** BABCNC Board President and ex officio committee member Longcore nominated members for this subcommittee: Savage, Morris, Miner, Loze, Bayliss, Schlesinger and Evans.

Public Comment:

Patricia Templeton strongly suggested having some members of the community on the subcommittee.

Richard MacCracken agreed with Ms. Templeton and looks forward to the opportunity to provide input.

Allison MacCracken echoed Mr. MacCracken and expressed concern about misinformation on this, and also suggested the committee include a “specialist” such as Tony Russo, to be sure information is factual and not interpreted with bias.

Steve Borden asked why the NC is resistant against having people representing neighborhoods on the committee; he’d like to strip away any adversarial nature of what’s going on.

Pat & Jay noted that last year she wrote several emails asking Shawn and BAA to communicate more about this and was concerned that this had not happened.

Chuck Maginnis expressed concern on behalf of himself and neighbors who will all be affected by the ordinance; feels 50% of the individuals on the committee should be those whose properties will be affected.

Member Loze clarified that the motion we are discussing is whether or not to form an ad-hoc committee that can examine this matter, and that in doing so, all the people who are on the committee are people who are representatives on this board. The ad hoc committee could have people who would get the input from all the stakeholders that have input to this.

Further discussion was held following which Board President Longcore explained that there is already geographic coverage by members of this committee and that he will put in a recommendation that these meetings are open, Brown Act noticed and will allow for full vetting of concerns. Talk to the people who represent your area, and come to the meetings.

The motion was restated: To create an ad hoc subcommittee of the PLU Committee consisting of members Savage, Morris, Miner, Loze, Bayliss, Schlesinger and Evans to take public engagement on and develop a position statement to recommend to the PLUC and to solicit input from other committees as needed, e.g., Environmental Committee, but focusing on the PLUC over the next two months before getting a comment in **moved** by Longcore; **seconded, approved unanimously**. Longcore **nominated** Ellen Evans to chair the committee which she accepted, **moved, seconded**, and Evans was **confirmed unanimously**.

9. **Revised PLU General Information and Checklist 2022 (Attachment B)** – Stephanie Savage gave update on her most recent draft of the letter with checklist, which will begin to be used starting tomorrow.

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**).

Following update by Spradlin on the taskforce letter issued with recommendation to deny the vacation application, BABCNC Board President Longcore noted that we have received some correspondence from Bel Air Glen (BAG) today.

Public Comment:

Ken Linzer spoke and invited Attorney for BAG, Fernando Villa, to speak thereafter. Mr. Linzer related that on March 12th Jason Spradlin conducted a taskforce meeting with them, at which time he said if the BAG would pursue alternate measures and those measures did not prove successful then the PLU Committee would recommend and support the gated project. On April 8th he discussed with Greenberg that they were looking into alternate measures; was told to take as much time as needed. He has been in touch with the City and land use attorneys; Allen Matkins has been in touch with the City. He informed Greenberg yesterday that they were pursuing alternate measures which was followed up by the letter from Allen Matkins. He says it (*the taskforce letter*) is unbecoming without their input having been received and considered.

Mr. Fernando Villa, Land Use Council for Bel Air Glen emphasized they had anticipated that they would have more time; that some members have not seen their letter, and that they understood from the taskforce that they would have more time to complete this process. He asked for time to complete the process before the committee asks the full board to take a position on this. He agreed with the statement that they are requesting of the committee a three-month pause to wait for them to develop and present interventions that are not full gating that may be investigated and implemented prior to going for full gating.

Committee discussion began with Longcore noting that we now have new information from the applicant and can either vote on the letter, move it forward, postpone consideration of the letter until a date three months from now to grant the request from BAG for additional time to present some options, and during that time that letter might be revised, and continue the task force to consider it or let the task force expire and allow the full committee to consider. [*Member Stojka was made an attendee, given his recusal on this item*].

Committee discussion was held. Mr. Linzer noted his appreciation of the efforts of the taskforce and the objective to incorporate the info received from the task force, to try alternate measures, to see if they work. Longcore would recommend letting the taskforce expire and come back to the whole PLU Committee in three months. Spradlin would let the letter stand but not vote on it, noting that should we not hear back in three months, we would make a vote on this; otherwise, he'd love to hear alternatives. He noted that to degree that there is a discussion on the operational plan for this, he is surprised that the City doesn't require more thought and planning; he would say when you are asking the community's involvement and support, we like to treat it like a business plan... before going to the City.

Motion to postpone this item for three months, to a time certain, and take no action tonight, until August, was **moved** by Spradlin and **seconded**. Longcore noted that the taskforce would be done, with the thanks of the committee and participants, if this passes we'll hear this again in three months. The motion **passed**. Longcore thanked Mr. Linzer and Mr. Villa, who thanked the PLU Committee.

Adjournment: The committee adjourned at 7:27 PM to return on 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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