



Building A Better Community



Bel Air-Beverly Crest Neighborhood Council
Regular Monthly Board Meeting (Virtual)
Wednesday March 22, 2023 7:00 P.M.
Dial (669) 900-6833 or (888) 475 4499 / Webinar ID 969 7057 6271
<https://us02web.zoom.us/j/96970576271>

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 969 7057 6271 and press # to join meeting or join by Zoom by following this link: <https://us02web.zoom.us/j/96970576271>.

To address the Board on any agenda item before the Board takes an action on an item the public will be requested to dial *9 or use the Raise Hand function when prompted by the presiding officer. 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 is brought 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.

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.

Revised Agenda

Call to Order, Flag Salute & Roll Call

1. Approval of the Agenda
2. Approval of the Minutes
Motion: Approve February 22, 2023 Board Meeting 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.
4. **Comments of Elected Officials & City Agencies**
Katy Yaroslavsky, Council District 5

Old Business

5. Meeting Location

Motion: Given that the BABCNC territory is primarily residential and has a limited number of publicly accessible facilities with sufficient size, parking, and accessible characteristics to accommodate a meeting of more than 30 Board members, staff, guests, and members of the public, and given that an exhaustive search for such locations was undertaken to identify appropriate venues to meet within the BABCNC territory for the month of April 2023, and given that Benedict Canyon Park is owned by the City of Los Angeles and located adjacent to the BABCNC boundary at a location with high accessibility from within the BABCNC territory, has adequate parking, lighting, and accessibility for those with mobility challenges, BABCNC determines that no suitable meeting location for its Board or Planning and Land Use Committee meetings is available within its boundaries for the month of April 2023, finds it necessary to its April 2023 Board and PLU Committee meetings outside its boundaries in Benedict Canyon Park, requests that the City of Los Angeles enter all necessary agreements to use this location with TreePeople, a nonprofit organization that operates the meeting facility in Coldwater Canyon Park for meetings on April 11, 2023 and April 26, 2023 and approves the City-required application to use this meeting space. (**Attachment B**)

New Business

6. Monthly Expenditure Report

Motion: To approve the February 2023 Monthly Expenditure Report (MER) (**Attachment C**)

7. Zoom Videoconferencing Software License

Motion: To approve an expenditure to purchase a license to use the Zoom videoconferencing software, not to exceed \$300, for use to undertake public outreach and meetings not required to be held in person.

8. Benedict Canyon Hotel

Motion: To submit a CIS in support of the motion in CF 23-0249 which was submitted by Councilmembers Yaroslavsky and Raman to ask that the Council request the Director of Planning to consider rescinding the initiation of a General Plan Amendment for the Retreat at Benedict Canyon Project, Case No. CPC-2018-1506-GPA-VZC-SP-SPP-SPR, located at 9704-9712 West Oak Pass Road, 9800, 9801-9815 West Wanda Park Drive, and 2534 North Hutton Drive, in the Bel Air-Beverly Crest Community Plan Area, inasmuch as the proposed amendment does not reflect the land use patterns, trends, uses, and environmental and safety concerns, and does not further the intent, purposes, and objectives of the General Plan, including the Community Plan, the Framework Element, and the Safety Element.

9. 2727 N BENEDICT CANYON DR 90210 DIR-2022-8707-DRB-SPP-SPR ENV-2022-8708-EAF

Project Description: 4,079.8 sq ft addition to be permitted for SFD to result in greater 17,500 sq ft in RFA in HCR zone Removal of existing pool, new pool, paved motor/entry court, landscaping, grading and 650 CY of export, soil nails for hillside stabilization and debris diversion system.

Applicant: Casa DF LLC 310-273-0043 cindy@raulwalters.com

Representatives: Chris Peck 626-683-0708 chrisp@cmpeck.com, Andrew Odom andrew@crestrealestate.com & Isaac Lemus isaac@crestrealestate.com

Permanent Link: <https://planning.lacity.org/pdiscaseinfo/caseid/MjYzMDM50>

Permits <https://www.ladbsservices2.lacity.org/OnlineServices/PermitReport/PermitResults/987170>

Documents Folder:

<https://www.dropbox.com/scl/fo/vmkgbwk5712xrelq2bwgp/h?dl=0&rlkey=yxk2cw8sz5zaygn9h345bv7h>

Motion: That BABCNC support the project because of the grading it is in safer condition; the square footage seems to be added in appropriate places, not making the house and footprint too much larger; that the applicant will reflect in the drawings, the measures to protect existing remaining trees during construction; and BABCNC finds that the SPR findings can be made because of the size of land, the RFA that is allowed, the pre-existing size of the home, which is an indicator of minimal increase of footprint and minimal impact, the fact that there are no native trees being removed and no fencing, and the support of adjoining land owners.

10. Ad Hoc Committee on Home Sharing and Party House Ordinances

Motion: To renew the Ad Hoc Committee on Home Sharing and Party House Ordinances for a year to continue development of community resources to address the impacts of home sharing and party houses, coordinate with City officials on enforcement of home sharing and party house ordinances, and make recommendations to the Board on actions regarding these topics.

11. No Building Permits for Bribers

Motion: To submit a CIS in support of the motion in CF 23-0249 (Government Code Section 1090 / Violations / Property Owners / Developers / Illegal Demolitions / Criminal Conduct / Civil Remedy / Entitlements / Contracts / Rescission) which was submitted by Councilmembers Harris-Dawson and Krekorian to prohibit property owners or developers from obtaining permits if they have previously induced or conspired to cause a violation of the law prohibiting public officials from acting on matters in which they have a financial interest, having engaged in illegal demolition, or otherwise engaged in criminal conduct to defraud the City or any other government entity.

12. City Attorney as an Enforcement Officer of Administrative Code Enforcement Program

Motion: To submit a CIS in support of the resolution in CF 23-0244 (Citation Enforcement (ACE) Program / City Attorney / Enforcement Officer / Los Angeles Municipal Code (LAMC) submitted by Councilmembers McOsker and Harris-Dawson to ask City Council to add the City Attorney as an Enforcement Officer empowered to enforce any and all violations of any provision of the LAMC under either or both of 11.00 or 11.2.; and that the City Attorney be authorized to modify the processes set forth in ACE to implement the ACE program, as appropriate, for the addition of the City Attorney, including implementing citation forms, administrative procedures, protocols, appeals to a hearing officer and designation of a citation processing company as the City Attorney determines is necessary or appropriate for Administrative Citations issued by the City Attorney. The issuance of an Administrative Citation by the City Attorney shall constitute the initial review otherwise required under LAMC Section 11.2.08(a)(1) and the Responsible Person may pay the Administrative Citation or contest an Administrative Citation issued by the City Attorney directly as set forth in Section 11.2.08(a)(2) and 11.2.09.

13. Request for Audit of Sidewalk and Transit Amenities Program (STAP)

Motion: The BABCNC, a member of the Westside Regional Alliance of Councils, is concerned about the current status and management of the Sidewalk and Transit Amenities Program under the new contractor Tranzito-Vector and requests an audit of the program by the City Controller and Chief Administration Officer's (CAO) office of the revenues and expenditures for this new program. (Relevant Council File: Council File No. 20-1536-S4)

14. Request Regarding RSO Housing Replacements

Motion: BABCNC requests that the Los Angeles Housing Department presume that 100% of RSO units slated for demolition per the Ellis Act are inhabited by low-income households, and 100% of the replacement units shall be rented at the corresponding low-income rent. If the Housing Department or the developer wish to lower that standard and require that fewer replacement units are affordable, then they must do the outreach and secure estoppels from the tenant households that demonstrate their income exceeds the low-income requirements (instead of putting the burden on low-income households to prove that they are low-income tenants). We further request that the Housing Department formulate and implement alternative income verification methods for current tenants who are elderly, disabled or undocumented to be able to qualify for their right of return.

Reports and Updates

15. Reports of Officers

16. Reports of Committee Chairs

Good of the Order

Brief comments of Board Members on items not on the agenda.

Adjourn to April 26, 2022

The American with Disabilities Act / Accommodations for Disabilities -

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability, and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services, and activities. Sign language interpreters, listening devices, or other auxiliary aids/services will be provided upon request. To ensure availability of services, please make your request at least three business days (72 hours) prior to the meeting you wish to attend by contacting us at (310) 479-6247x7 or e-mail info@babnc.org.

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 para avisar al Concejo Vecinal.

Public Posting of Agendas -

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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. For assistance, please contact the Ethics Commission at (213) 978-1960 or ethics.commission@lacity.org

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

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