

Attachment "A"



Building A Better Community



**Bel Air-Beverly Crest Neighborhood Council  
Regular Monthly Board Meeting (Virtual)  
Wednesday March 22, 2023 7:00 P.M.**

**DRAFT MINUTES**

NAME	BOARD SEAT	Present	Absent
Barondes, Asher	At-Large Youth Rep (2023)		X
Bayliss, Shawn	Commercial or Office (2023)	X	
Cobb, Bradford	North of Sunset District (2023)	X	
Evans, Ellen	Community Interest At-Large (2023)	X	
Garfield, D.D.S. Robert	Casiano Estates Association	X	
Goodman, M.D. Mark	Bel-Air District (2023)	X	
Greenberg, Robin	Faith-Based Institutions (2023)	X	
Hall, Jamie	Laurel Canyon Association ( <i>left at 8:16 pm</i> )	X	
Holmes, Ph.D. Kristie	Public Educational Institutions (2023)	X	
Kadin, David Scott	Benedict Canyon Association	X	
Kwan, Bobby	Laurel Canyon Association ( <i>arr. 7:49 pm</i> )	X	
Levotman, Vadim	Doheny-Sunset Plaza Neighborhood Assn.	X	
Longcore, Ph.D. Travis	Custodian of Open Space (2023)	X	
Loze, Donald	Benedict Canyon Association	X	
Mann, Mindy Rothstein	At-Large Traditional (2023)	X	
Miner, Nickie	Benedict Canyon Association	X	
Grey for Murphy	North of Sunset District (2023)	X	
Andrew Paden	Bel Air Hills Association	X	
Palmer, Dan	Residents of Beverly Glen		X
J. Otto for S. Prothro	Private K-6 Schools (2023)	X	
Ringler, Robert	Residents of Beverly Glen		X
Sandler, Irene	Bel Air Crest Master Association	X	
Savage, Stephanie	Laurel Canyon Association	X	
Schlesinger, Robert	Benedict Canyon Association	X	
Spradlin, Jason	Holmby Hills HOA		X
Sroloff, Gail	At-Large Traditional Stakeholder (2023)	X	
Steele, Timothy	Bel Air Glen District (2023)	X	
Stojka, André	Bel Air Ridge HOA	X	
Templeton, Patricia	Bel Air Hills Association	X	
Wayne, Cathy	Laurel Canyon Association	X	
Weinberg, Steven	Franklin-Coldwater District (2023)	X	
Weisberg, Leslie	Bel Air Association ( <i>appointed Feb, 2023</i> )	X	
Wimbish, Jon	Private 7-12 Schools (2023) ( <i>excused</i> )		X
<b>Total:</b>		<b>28</b>	<b>5</b>

Pre-meeting, President Longcore welcomed Councilmember of the 5<sup>th</sup> Council District, Katy Yaroslavsky, to speak and take questions, following which he called the meeting to order at 7:33 PM and led the Salute to the Flag. Secretary Miner called the roll and quorum was met. Bobby Kwan had arrived in Attendees at 7:49 PM, and was promoted at 7:55 PM, for a total of 28 members present. Member Hall left the meeting at 8:16 PM, with 27 remaining.

President Longcore announced that this Sunday is BABCNC Election Day at Harvard-Westlake School and reminded those who have registered to vote by mail to check ballots for errors, which can be addressed prior to Election Day. He encouraged the public to go and participate in the election.

Mindy Mann noted that she will be recusing herself from Item #5 on the agenda.

1. The Agenda was approved, as moved by Members Wayne and Greenberg.
2. The February 22, 2023 Board Meeting Minutes (Attachment A) were approved by unanimous consent as moved by Members Stojka and Loze.
3. **General Public Comment**  
BABCNC welcomes comment from the public on any topic within the Board's jurisdiction but not on the adopted agenda.

**Adriana de la Cruz, Budget Advocate**, noted that she has been in touch with our Board members remotely, forwarded us a couple items of interest and will send us the March report. She noted that they look forward for us having two Budget Representatives, once our election cycle is complete, to attend their meetings. She wished us well for our in-person meetings in April. [www.budgetadvocates.org](http://www.budgetadvocates.org) *Budget Day is on June 17<sup>th</sup>, 2023.*

**Ellen Evans** related that she is forming a coalition to get home-sharing enforcement to happen. Reach out to [dspna@dspna.org](mailto:dspna@dspna.org) to find out about that.

**Jamie Hall** noted that there is a lot of talk about reform of CEQA, about a controversial issue around Berkeley and the People's Park, calling for major changes to the statute, however, not in the form of further protecting the environment. Hall noted that he wrote an article for CityWatch, and his opinion is to not let anyone convince you that further CEQA reform is needed because our City has already gutted the statute.

(Attention was turned back to Item #4, to hear from Jake Ettinger.)

#### 4. Comments of Elected Officials & City Agencies

[7:04 PM] Katy Yaroslavsky, Council District 5: President Longcore introduced our new Councilmember Katy Yaroslavsky, and gave her the floor. The Councilwoman noted that she knows many of us, and that it was just over 100 days since she took office. She spoke on three things in specific, land use, electrical infrastructure and public safety and short-term rentals. Questions were asked and answered, including from the public.

**Public Comment: Mona Shargani** spoke in opposition to the CUP that EF is applying for which she described as being in sharp contrast to the original CUP. Dylan Sittig Planning Deputy advised the Councilwoman and she will be available to discuss this. **Alina** related that the Casiano Bel Air Homeowners Community opposes the EF purchase, and hopes to meet with her. She doesn't think that there is anyone in her community that supports what EF is up to.

Board questions were asked and answered and comments made, including but not limited to those from Member Bayliss regarding up Metro's proposal for the Sepulveda Transit Project with five (5) stations opening in CD5 and two (2) in adjacent Beverly Hills, within a mile of the district. Councilwoman Yaroslavsky noted that she supports building affordable and workforce housing on top of those stations, and will make sure people feel safe taking Metro. She had made a pitch to the Mayor on why it is important to join the Metro Board, and noted that they are awaiting EIRs. She thinks we may be able to put the Metro under Senderos for funding to keep options open. She discussed the importance of the City having four seats on that board.

Member Mann thanked her for her commitment to fighting the hotel in Benedict and expressed various concerns related to the hillsides, to which Councilwoman acknowledged that things are different in the hillsides and noted that Jarrett Thompson and Member Mann will work on this together.

Member Loze also thanked the Councilwoman for speaking yesterday and that her first priority is connection with the Santa Monica Mountains. He asked that she put on her priority list the Wildlife Ordinance and Ridgeline Ordinance, as well as help funding for the Hillside Construction Regulations Ordinance. Member Kadin and others also thanked her for speaking yesterday.

Member Levotman asked about her commitment to public safety, if she would support giving funds to LAPD and the party-car unit, which patrol parties, to which she noted her support for a well-funded police department, and note that she is on the Budget Committee and will consult with LAPD about their needs. She noted LAPD's need for staffing, recruiting and retaining people to build the force back up in numbers and that the closest station to the hillsides is so far it takes 30 minutes to get there. She has a long-term goal to have a hillside substation but noted that we need more officers on the street, need a herculean effort to hire. Asked about using discretionary funds for this, she noted that they have created a "Clean Team" which is out every day with their discretionary funds, but doesn't want to use such funds unless the level of service is inadequate and wants to make sure if we are paying extra that we are getting service.

Dr. Goodman asked if she is able to be involved in the problem of rerouting airplanes, to which she noted that she has zero jurisdiction, but can brainstorm on how to best help push that along. Dr. Longcore mentioned Van Nuys Airport which affects CD5 and others. She noted that Jarrett will follow-up on this.

At this point, President Longcore called the meeting to order at 7:33 PM (and attention was turned back to the start of the meeting above.)

**Jake Ettinger, Representative for State Senator Ben Allen, 24<sup>th</sup> District** noted that their boundaries changed a bit with redistricting, but fortunately *not* the BABCNC area. He will be overseeing portions of LA and is happy to join this meeting when he can to provide updates. Some of Mr. Ettinger's comments included that the Senator prioritizes his environmental work, introduced 22 bills this year, | including but not limited to:  
1) SB-571, preserving natural spaces, trying to get State support for Senderos and want to make sure if developing in the Very High Fire Hazard Severity Zones that people have a safe evacuation plan... 2) SB-615, building on the work of SB-54, the plastics bill from last year; they are creating another producer responsibility program, this time for electric vehicle batteries, to make sure if the state is moving towards electric vehicles that the batteries don't become a massive hazardous waste. This creates a program where the producers, the car companies will be responsible for reusing or repurposing the batteries or

at the end of the line, recycled and disposed of properly. 3) SB-473, now 16-year olds go through a graduated drivers licensing program to get their driver's licenses... This bill expands the program to 18-, 19- and 20-year-olds, expected to save 500 lives a year. Jake asked that we reach out to him about the work the Senator is doing, grab coffee, he is always available.

Member Jamie Hall, VP of Legislative Affairs and Laurel Canyon Representative on the BABCNC, expressed concerns about Senator Ben Allen's bill, SB-270, and his hopes that this is on Senator Allen's watch list. He'd like to work with the Senator's office on this, to make sure it is not passed in its current form, to which Jake Ettinger offered his email. [Jake.Ettinger@sen.ca.gov](mailto:Jake.Ettinger@sen.ca.gov)

**Jarrett Thompson, CD5** noted that he hopes we are having a great March. [Jarrett.thompson@lacity.org](mailto:Jarrett.thompson@lacity.org)

**Walker King, CD4:** Walker King appeared instead of Mehmet Berker, from CD4, noting that he has been with CM Raman for two years, and is now in a new role, Deputy District Director for CM Nithya Raman. Reach out to him at [walker.king@lacity.org](mailto:walker.king@lacity.org).

Mr. King provided updates: Regarding storm updates, CM Raman is calling on DWP to come up with a new plan on communication with constituents as to power outages, and introduced another motion for the Emergency Management Department (EMD) to promote communication with constituents. Their office hosted a town hall to answer constituent questions about what happened with the recent storms and what they'll do going forward. They're looking for a permanent field deputy for area including Studio City and Bel Air-Beverly Crest. They recently had a Neighborhood Support Day, will have another in April in Silverlake, and in May at the Durant Library. They're moving into a new field office at 13103 Ventura and still have an office at the Hollywood City Hall 6501 Fountain.

*[At 7:55 pm, Bobby Kwan was noted to be present, having been in the Attendees room since 7:49 pm, and was promoted to panelist.]*

**Octaviano Rios, Department of Neighborhood Empowerment** Octaviano noted that the Department sent out an invitation to CIS filers to attend a session Thursday for info on the new CIS portal, which they are doing in partnership with the IT Agency with the City of LA. As regards transitioning to in-person meeting, he thanked Travis for the hours of help on this. Go to [www.empowerla.org/elections](http://www.empowerla.org/elections) for a link to City Clerk's election page

## 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** Coldwater Canyon Park is owned by the City of Los Angeles and located adjacent to the BABCNC **territory** 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 hold 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 ~~future meetings on April 11, 2023 and April 26, 2023~~ and approves the City-required application to use this meeting space. (**Attachment B**) The motion was **moved** by Members Wayne and Greenberg.

*[Member Mindy Mann recused herself, turned off camera and mic.]*

President Longcore provided an explanation of the situation, that to comply with the Brown Act, to meet outside our boundary we have to make a finding that there is no place that is appropriate for that meeting within our boundaries. He noted that a number of us have been involved in that search, and considerations include but are not limited to that in July there will be 36 people on the Board. **He read the motion with corrections (in red)** including where it says “Benedict Canyon Park,” it should say “Coldwater Canyon Park,” and that the recommendation is *not* to specify a specific month for the meetings or types of committees but make it a general finding. We may decide that there are appropriate locations to meet within our territory for committee meetings, and will come back to that.

Board discussion was held, and **public comment** provided by Adriana de la Cruz who asked about parking. The motion **passed** by 24 yeses, 0 noes, 0 abstentions, 6 absent, 2 ineligible by Members Weisberg & Grey and 1 recusal from Member Mann. President Longcore noted need to have ADA assessments for locations for other meetings.

## **New Business**

### **6. Monthly Expenditure Report)**

**Motion** to approve the February 2023 Monthly Expenditure Report (MER) (Attachment C) was **moved** by Levotman/Wayne and **passed** by 23 yeses, 0 noes, 0 abstentions, 7 absent, 3 ineligible, Hall, Grey & Weisberg & 0 recusals.

### **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 was **moved** by Levotman/Wayne and **passed** by 23 yeses, 0 noes, 0 abstentions, 7 absent, 3 ineligible, Hall, Grey & Weisberg & 0 recusals.

### **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. The motion was **moved** by Members Evans and Kadin; *Member Bayliss recused himself from this item.*

President Longcore related that he submitted a “CIS” on this from a PLU meeting, a restatement from our letter from last October, applicable and important to this file, but we hadn’t voted on this particular council file yet. Member Kadin noted, on behalf of BCA, that they support this and would approve the official approval of the position. **Passed** by 21 yeses, 0 noes, 1 abstention from Dr. Goodman, 2 ineligible: Weisberg & Grey, 1 recusal: Member Bayliss (*Hall left the meeting*).

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](mailto:cindy@raulwalters.com)  
**Representatives:** Chris Peck 626-683-0708 [chrisp@cmpeck.com](mailto:chrisp@cmpeck.com), Andrew Odom [andrew@crestrealestate.com](mailto:andrew@crestrealestate.com) & Isaac Lemus [isaac@crestrealestate.com](mailto: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/vmkbgwk5712xrelq2bwgpf/h?dl=0&rlkey=yxk2cw8sz5zxaygn9h345bv7h>

**Motion:** That BABCNC recommend approval of the project because: a) the grading would result in a safer condition; b) the square footage seemed to be added in appropriate places, not making the house and footprint too much larger; and c) the Site Plan Review 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; and with the direction that the applicant will reflect the measures to protect existing remaining trees during construction in the plans. **Moved** by Miner and Mann and the motion **carried** by 20 yeases, 0 noes, and 5 abstentions from Evans, Schlesinger, Weisberg, Grey and Longcore.

#### 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.

**Moved** by Greenberg and **seconded** by Evans. Committee Chair Evans **nominated** Samantha Cannon, Maureen Levinson, James Murray and Darby Manning, Robin Greenberg, Nickie Miner, Gail Sroloff, Vadim Levotman, Robert Schlesinger, Bobby Kwan, Stephanie Savage, Leslie Weisberg, and herself, Ellen Evans. The motion **passed** by 23 yeases, 0 noes and 2 abstentions from Weisberg and Grey. Board President Longcore **nominated** Ellen Evans to continue as Chair for this committee, which **passed** by acclamation as **moved** by Longcore and Schlesinger.

#### 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.

**Moved** by Evans who provided insights on this, **seconded** by Schlesinger. Discussion was held as to possible changes to the language, to which Member Evans noted that she did not think adding language was necessary. The motion **passed** by 19 yeases, 0 noes, 4 abstentions from Members Goodman, Templeton, Kadin, & Holmes, and 2 ineligible: Members Weisberg & Grey.

#### 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.

**Moved** by Evans and Greenberg, discussion was held, and the motion **passed** by 19 yeases, 0 noes, 3 abstentions from Members Wayne, Goodman & Stojka, 2 ineligible: Members Weisberg & Grey, and 1 recusal from Member Holmes.

### **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 Administrative Officer's (CAO) office of the revenues and expenditures for this new program. [Relevant Council File: Council File No. 20-1536-S4]

**Moved** by Members Wayne and Schlesinger. Discussion was held and the motion **passed** by 22 yeases, 0 noes, 1 abstention from Dr. Garfield and 2 ineligible: Members Weisberg & Grey.

### **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 be 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.

**Moved** by Members Wayne and Miner, and **passed** by 19 yeases, 0 noes, 4 abstentions: Members Templeton, Levotman, Cobb & Goodman; 2 ineligible: Members Weisberg & Grey.

*[Andrew Paden and Leslie Weisberg had left by 9:10 PM.]*

## **Reports and Updates**

### **15. Reports of Officers &**

### **16. Reports of Committee Chairs:**

Vice President of Operations Greenberg gave report on meetings for next week. Bylaws, Rules and Elections Chair Wayne encouraged everyone to go vote and thanked the committee for their work on this. Treasurer Levotman noted need to spend the remaining funds before the end of this Fiscal Year's spending deadlines. Budget & Finance Committee Chair Miner was asked to schedule a meeting to look into NPGs.

Outreach Committee Chair Stojka noted that they have prepared an outline for the next Outreach Committee meeting, and that the date for the outreach open house all depends on the availability of people from the City to attend. The date was up in the air and needed to be postponed to make it a better open house.

Member Wayne suggested looking into the charities and start to have some meetings. One consideration would be audio-visual equipment for hybrid meetings.

Brief discussion was held on the need to stick around after the in-person meetings at TreePeople, and help clean up.

President Longcore reminded us that we can continue to have online meetings that are strictly for the purpose of implementing things we have decided to do as a board. There is not an obligation for planning but the decisions have to be made at noticed meetings. He noted that we will plan on an in-person PLU meeting at TreePeople.

The meeting adjourned as moved & seconded at 9:20 PM to in-person meeting on April 26, 2023.

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