



Building A Better Community



REVISED AGENDA

**Bel Air-Beverly Crest Neighborhood Council
Regular Monthly Board Meeting
Wednesday June 28, 2023, 7:00 P.M.**

**In-Person Meeting Location: “TreePeople” at Coldwater Canyon Park
12601 Mulholland Drive Los Angeles, CA 90210**

Members of the public can join the meeting online or by telephone

<https://us02web.zoom.us/j/87998245087> OR

Dial (669) 900-6833 or (888) 475 4499

Then enter Webinar ID: 879 9824 5087 and Press #

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.

Every person wishing to address the Board must dial **(669) 900-6833 or (888) 475 4499** and enter **879 9824 5087** and then **press #** to join the meeting. When prompted by the presiding officer, to provide public input at the Neighborhood Council meeting the public will be requested to dial *9 or use the Raise Hand option, 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. Public comment on any agenda item will be limited to 1 minute per person and a total of 30 minutes, unless adjusted by the presiding officer.

Comments from the public on matters *not* appearing on the agenda that are within the Committee’s jurisdiction will be heard during the General Public Comment period. Please note that under the Brown Act, the Committee 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 Committee meeting.

Call to Order, Flag Salute & Roll Call

1. Approval of the Agenda

2. Approval of Alternate for Patricia Murphy, North of Sunset District

Motion: To approve the appointment of Aaron Kamin as the Alternate for Patricia Murphy, North of Sunset District.

3. Approval of the Minutes

Motion: To approve May 24, 2023 Board Meeting Minutes (**Attachment A**)

4. General Public Comment

BABCNC welcomes comment from the public on any topic within the Board’s jurisdiction but not on the adopted agenda.

5. Comments of Elected Officials & Agencies

Walker King, Deputy District Director / Emma Taylor, District Director, Council District 4

Jarrett Thompson, Council District 5

Octaviano Rios, Department of Neighborhood Empowerment

Old Business

6. Support for Director’s Determination re Murphy Drill Site

Discussion and Possible Motion:

Whereas, the City of Los Angeles has a history of discriminatory and disparate treatment in its oil drilling environmental compliance requirements whereby some communities are afforded greater protections from pollution and noise from oil drilling operations while other communities are not;

Whereas, the Murphy Drill site location in West Adams is an example of a community that has been exposed to toxic fumes and noise pollution that could be partially abated through facility enclosure and electrification of workover rigs and power supply, as has been done in wealthier communities, but have not been;

Whereas, on February 28, 2023, the City’s Planning Department issued a Letter of Determination on Case No. ZA-1959-15227-O-PA6 requiring additional and modified conditions for the continued operation of the Murphy Oil Drill Site “to increase the protection of and to preserve the health, safety and general welfare of the residents and stakeholders of the neighborhood”;

Whereas, on March 13, 2023, E & B Natural Resources the operator of the Murphy Drill site filed an appeal to the City’s Letter of Determination;

Therefore, the Bel Air-Beverly Crest Neighborhood Council calls on the City of Los Angeles to uphold its February 28 Letter of Determination.

New Business

7. Monthly Expenditure Report

Motion: Approve the May 2023 Monthly Expenditure Report (MER) (**Attachment B**)

8. Funding Request

Motion: Approve funding expenditure of \$295 for Nastec International, Inc., to provide safety and security services at the June Board meeting (**Attachment C**)

9. Consideration of Budget Package for FY 2023-2024

Discussion & Action: See attached FY 2023-2024 Administrative Packet. (**Attachment D**)

10. 1436 N BELLA DR 90210 ZA-2022-3836-ZAD ENV-2022-3837-EAF

Lot Area: 167,720.7 sq. ft.

Present & Proposed Use. SFD Demo SFD, excavation & construction of new 3-story SFD w/basement, pool & spa structures and site improvements. Project includes haul route to export 9,000 cy.

Project Description: ZONING ADMINISTRATOR DETERMINATION TO ALLOW RELIEF FROM A CONTINUOUS PAVED ROAD OF A SFD. To Demo a SFD 4.800 sf, built in 1953 Applicant: FALCON LAIR HOLDINGS LLC 484-660-1460

Representatives: CREST REAL ESTATE tony@crestrealestate.com 408.655.0998. ISAAC LEMUS. isaac@crestrealestate.com

Permanent Link: <https://planning.lacity.org/pdiscaseinfo/caseid/MjU3OTk40>

Dropbox: https://www.dropbox.com/sh/g353rsqck5k3y2m/AAA-Iy7_Wsy-UmhpO-H7mAMja?dl=0

[The PLU Committee heard this project on 01/10, 02/21 & 05/09/2023.]

Motion: to recommend denial of the project because the required findings could not be made because State regulations require Fire-Safe roadways of 20 foot width and based on the extreme amount of energy usage required to run a 17,000 square foot home, approximately 8 times the average home in Los Angeles.

11. 2424 N BRIARCREST ROAD 90210 DIR-2022-9281-DRB-SPP-HCA ENV-2022-9282-CE Mulholland Scenic Parkway Specific Plan (MSPSP) Lot

Area. 40,498.00sf.

Present Use VACANT UNDEVELOPED

Project Description: CONSTRUCT (N) STORY SFD (7029 SF), 5,760.43 SF OF HARDSCAPE, A 460SF LID PLANTER, OUTDOOR POOL, (N) ACC. STRUCTURE WITH DRIVEWAY (GARAGE 646.79SF), AND GRADING (545 CY OF EXPORT). MAX HEIGHT 25FT.

Applicant: Paul & Lisa Fitzpatrick Alto Cedro LLC Torrance 424.421.9429 paul@pfihotels.com

Representative: Permits Unlimited Janaye

Callaghan 805.367.6914. permitsunlimited@gmail.com

Architects: Gerhard Heusch, Heusch LLC 310.748.7000 gheusch@me.com &

Pablo Guerri pguerri@heusch.com

Permanent Link: <https://planning.lacity.org/pdiscaseinfo/caseid/MjYzNjMy0>

Please also see the following links:

<https://drive.google.com/drive/folders/10IQ1KEYTO-oO5Gj4qQBuhyhjnIgcCEfg?usp=sharing>

https://drive.google.com/drive/folders/1dVb5_nZiVjoe2uitatjtmoSiNdhlw3E7?usp=sharing

Please also see additional attachments on the BABCNC Project Information Page link:

<https://www.babcnc.org/committees/viewCommittee/374>

[The PLU Committee heard this project on 02/21, 04/11 & 05/09/2023.]

Motion: To support the project.

12. 9979-9989 Beverly Grove Dr (Current)

9955 Beverly Grove Dr (Previous)

1297 Beverly Grove Pl (Proposed)

[Northern Parcel]

Applicant: Randolph Gustafson [Upper Deck Property Holdings, LLC]

Representatives: Tony Russo and Benjamin Eshaghian [Crest Real Estate]

Requests:

Pursuant to L.A.M.C. Section 12.24.X.28, a Zoning Administrator's Determination allowing relief from LAMC Section 12.21.C.10(i)(2) & 12.21.C.10(i)(3). The project is requesting relief from the requirement that any new construction of, or addition to, a One-Family Dwelling on a Lot must have a vehicular access route from a Street improved with a minimum 20-foot-wide continuous paved roadway from the driveway apron that provides access to the main residence to the boundary of the Hillside Area.

Pursuant to LAMC Section 12.28, a Zoning Administrator's Adjustment allowing relief from LAMC Section 12.21.C.10(a), 12.21.C.5(b); 12.21.C.1(g); 12.22.C.20(f). The project is requesting relief to permit a detached accessory structure (guardhouse) to encroach into the side yard setback as well as requesting relief from the requirements of detached accessory structures located within the front half of the property.

Pursuant to LAMC Section 12.28, a Zoning Administrator's Adjustment approval granting relief from LAMC Section 12.21.C.1(g) to permit the construction, use and maintenance of new 10'-4 3/4" maximum height & 9'-8 1/2" maximum height wood pedestrian gates, plaster pilasters & plaster site walls in the required side-yard setback, new 10'-0" maximum height black chain link fence in the required side-yard setback, new 12'-0" maximum height guard house with planter above located in the required side-yard setback, and new over in height planting (Indian Laurel, maximum height 20'-0") located in the required side-yard setback of a single-family dwelling in lieu of that which is otherwise permitted by the Municipal Code along.

Motion: To recommend the Board **deny** relief from the requirement of a minimum 20-foot-wide continuous paved roadway on the basis of fire safety, recognizing that if the ZAD is denied, it has already been permitted to be completed by the City.

Motion: As regards the wall and the guardhouse, to recommend the Board **deny** approval, based on piecemealing of the project as these project elements should have been included when building permits were pulled for the project in September 2023.

13. 9955-9961 Beverly Grove Dr (Current)

9961 Beverly Grove Dr (Previous)

1289 Beverly Grove Pl (Proposed)

[Southern Parcel]

Applicant: Randolph Gustafson [Upper Deck Property Holdings, LLC]

Representatives: Tony Russo and Benjamin Eshaghian [Crest Real Estate]

Requests:

Pursuant to L.A.M.C. Section 12.24.X.28, a Zoning Administrator's Determination allowing relief from LAMC Section 12.21.C.10(i)(2) & 12.21.C.10(i)(3). The project is

requesting relief from the requirement that any new construction of, or addition to, a Single-Family Dwelling on a Lot must have a vehicular access route from a Street improved with a minimum 20-foot-wide continuous paved roadway from the driveway apron that provides access to the main residence to the boundary of the Hillside Area.

Pursuant to L.A.M.C. Section 12.28, a Zoning Administrator's Adjustment approval granting relief from L.A.M.C Section 12.21.C.1(g) to permit the construction use and maintenance of a new 11'-6 1/2" maximum height vehicular gate (auto gate a), 9'-7" maximum height vehicular gate (auto gate b) & 9'-11" maximum height vehicular gate (auto gate c) wood auto vehicular gates in the required side-yard setback, new varied in height (maximum height 11'-6 1/2" h) plaster pilasters in the required side-yard setback, new 10'-0" maximum height black chain link fence in the required side-yard setback, and new over in height (Indian Laurel, maximum height 20'-0") planting located in the required side-yard setback, in lieu of that which is otherwise permitted by the Municipal Code.

Motion: To recommend the Board **deny** relief from the requirement of a minimum 20-foot-wide continuous paved roadway due to fire safety and piecemealing, and to **deny** the over-in-height vehicular gate & fence on the basis of piecemealing of the project as these project elements should have been included when building permits were pulled in September 2023.

14. Meeting Location

Discussion and Possible Motion. The Board will consider the meeting location for committee and Board meetings in August and September and direct the Officers on this topic. Possible locations include TreePeople in Coldwater Canyon Park and other sites within and outside BABCNC territory.

15. Minimize Light Pollution

Motion as recommended by WRAC:

The BABCNC requests that the City implement the Five Principles of Responsible Outdoor Lighting that minimize light pollution by following these guidelines (adopted by the Illuminating Engineering Society and the International Dark-Sky Association):

- All light should have a clear purpose.
- Light should be directed only where needed.
- Light should be no brighter than necessary.
- Light should be used only when it is useful.
- Use warmer color lights where possible.

The City shall enact/codify these principles through its departments and agencies for City facilities and properties such as buildings, parking lots and parks, the streetlight system, the airport and port, and for private development.

Community Plans and Specific Plans shall also enact similar dark sky practices, and include limitations on bright lights, light trespass and illumination of building facades.”

16. SB 4 (Wiener) / Affordable Housing on Faith Lands Act/Expedited Development

Motion: BABCNC supports a letter to Nithya Raman & Katy Yaroslavsky and copied to the entire Council, urging them to bring a resolution in City Council **to amend CF#**

23-0002-S30 regarding their support of SB4. The amendment should incorporate the following:

- Zoning for any lot would be the same as the least restrictive zoning of an adjacent lot.
- Compliance with the Coastal Act.
- Religious Institutions or Non-Profits who own property located in the Very High Fire Hazard Severity Zone (VHFHSZ) shall *not* be permitted to develop their property under SB4's provisions.

See Council File: *(This passed & final on 05/04/2023, as signed by Mayor Bass.)*

<https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=23-0002-S30>

WRAC's Background Info: <https://westsidecouncils.com/motion/affordable-housing-solutions-support-for-sb-15-portantino-and-aca-2-allen-wiener/> (includes WRAC letter dated August 2021 on Affordable Housing Legislation / Support for SB 15 (Portantino) & SCA 2 (Allen & Wiener)

<https://westsidecouncils.com/wp-content/uploads/2021/08/WRAC-Letter-CF21-0002-S142.pdf>

17. Democracy Vouchers Program / City Elections / Representative Decision-Making Council File #23-0359

Motion: To support the motion in CF #23-0359 asking the City to report back on feasibility of establishing a Democracy Vouchers program. *(This was approved in the Rules, Elections, and Intergovernmental Relations Committee on 05/26/2023.)*

Council File:

<https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=23-0359> **Council File Motion:** https://clkrep.lacity.org/onlinedocs/2023/23-0359_misc_3-24-23.pdf

18. City Council's Commendatory Resolution in Solidarity with LGBTQIA+ Community

Motion: To support the resolution that passed at the City Council level on June 16th (*first resolution in the link below), that the Bel Air-Beverly Crest Neighborhood stands in solidarity with the LGBTQIA+ community in condemning the recent hate incidents in and around our City and affirms its support, during this Pride Month and every month, for ensuring that our neighborhood is a welcoming, safe, and inclusive home for all LGBTQIA+ and gender non-conforming people to learn, live, and thrive.

https://clkrep.lacity.org/onlinedocs/2023/23-0004_misc_06-16-23.pdf

19. Home-Sharing Ordinance / Private Right of Action Clause / Law Enforcement / Registry and Reporting System / Data Sharing Requirement Council File #14-1635-S-12

<https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=14-1635-S12>

Motion: To support and submit a CIS supporting Council Motion in CF 14-1635-S-12 (Referred to PLUM Committee on 05/30/2023)

https://clkrep.lacity.org/onlinedocs/2014/14-1635-s12_misc_05-30-23.pdf

**20. Short-Term Rentals / Unpermitted / Non-Compliant Properties / Enforcement
Council File #14-1635-S10**

<https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=14-1635-S10>

Motion to approve submission of a follow-up CIS for 14-1635 S-10 (*since our 02-22-2023 Board Action CIS*) pointing out that the report-back is long overdue, and that the extremely high level of violations persists.

Reports and Updates

21. Reports of Officers

22. Reports of Committee Chairs

Good of the Order

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

Adjourn to July 26th 2023

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.

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.

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<https://www.lacity.org/government/subscribe-agendasnotifications/neighborhood-councils>

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.