



**Bel Air-Beverly Crest Neighborhood Council**  
**Planning & Land Use Committee Agenda**  
**TreePeople Conference Room at Coldwater Canyon Park**  
**12601 Mulholland Drive Los Angeles, CA 90210**  
**Tuesday July 11, 2023 7:00 P.M.**

Members of the public can join the meeting online or by telephone  
<https://us02web.zoom.us/j/86723720105>

**OR Dial (669) 900-6833 or (888) 475 4499 Then enter Webinar ID: 867 2372 0105 and Press #**

Every person wishing to address the Board *virtually* may join by clicking on the link: <https://us02web.zoom.us/j/86723720105> or by dialing (669) 900-6833 or (888) 475 4499 and entering 867 2372 0105 and then **pressing #**. 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 Committee 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.

**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](https://ethics.lacity.org/lobbying). For assistance, please contact the Ethics Commission at (213) 978-1960 or [ethics.commission@lacity.org](mailto:ethics.commission@lacity.org).

Name	P	A	Name	P	A
Robert Schlesinger, Chair			Stephanie Savage		
Robin Greenberg			Nickie Miner		
Don Loze			Jamie Hall		
Shawn Bayliss			Jason Spradlin		
André Stojka			Ellen Evans		
Steven Weinberg			Cathy Wayne		
Maureen Levinson			Leslie Weisberg		
Stella Grey			Travis Longcore <i>ex officio</i>		

## Call to Order, Flag Salute & Roll Call

1. **Approval** of the July 11, 2023 Agenda
2. **Approval of Minutes:**  
**Motion:** Approve the June 13, 2023 Minutes (**Attachment A**)
3. **General Public Comment:**  
BABCNC welcomes comment from the public on any topic within the Committee’s jurisdiction but not on the adopted agenda. General Public Comment is limited to one (1) minute per speaker, unless waived by the presiding officer.
4. **Chair Report** – Robert Schlesinger

## **Projects & Items Scheduled for Presentation, Discussion & Possible Action:**

5. **2261 N Bowmont Dr. 90210 DIR-2021-9948-DRB-SPP-MSP. ENV-2021-9949-CE** (Coldwater Canyon)  
**Project Description:** CONSTRUCTION OF APPROXIMATELY 1449 SQ FT NEW 2-STORY ADDITION OVER 669 SQ FT BASEMENT/STORAGE & 437 SQ FT BASEMENT 2-CAR GARAGE TO EXISTING 1990 SQ FT 1-STORY SFD.  
Applicant: Dr. Matthew Nejad [matt@mattnejad.com](mailto:matt@mattnejad.com)  
Representative: Dr. Ifa Kashefi [ikashefi@gmail.com](mailto:ikashefi@gmail.com)  
Architects: Ghazal Shokoufandeh [ghazal@group-s-inc.com](mailto:ghazal@group-s-inc.com)  
Shahram Shokoufandeh [shahramgroups@gmail.com](mailto:shahramgroups@gmail.com)  
*Filed: 12/07/2021 Assign / Staff: 04/11/22 Courtney Yellen – 06/14/23 Staff: Katie Knudson*  
Permits: <https://www.ladbsservices2.lacity.org/OnlineServices/PermitReport/PermitResults/984911>  
Address. Zimas: <http://zimas.lacity.org/map.aspx>  
Permanent Link: <https://planning.lacity.org/pdiscaseinfo/caseid/MjUzMjMDM50> Case Information under “Initial Submittal Documents” and on the Google Drive link below:  
[https://drive.google.com/file/d/1P9eRqP5ktdHgv1Cz4J271AKno3GSPxM\\_/view?usp=drive\\_web](https://drive.google.com/file/d/1P9eRqP5ktdHgv1Cz4J271AKno3GSPxM_/view?usp=drive_web)

## **Good of the Order & Adjournment to August 9, 2022 at 7:00 PM.**

### ACRONYMS:

A – APPEAL	PM – PARCEL MAP
APC – AREA PLANNING COMMISSION	PMEX – PARCEL MAP EXEMPTION
CE – CATEGORICAL EXEMPTION	TTM – TENTATIVE TRACT MAP
DPS – DEEMED TO BE APPROVED PRIVATE STREET	ZA – ZONING ADMINISTRATOR
DRB – DESIGN REVIEW BOARD	ZAA – ZONING ADMINISTRATOR’S ADJUSTMENT
EAF – ENVIRONMENTAL ASSESSEMENT FORM	ZAD – ZONING ADMINISTRATOR’S DETERMINATION
ENV – ENVIRONMENTAL CLEARANCE	ZV – ZONING VARIANCE
MND – MITIGATED NEGATIVE DECLARATION	

### **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](mailto:info@babnc.org) para avisar al Concejo Vecinal.

### **The American with Disabilities Act / Accommodations for Disabilities -**

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days (72 hours) prior to the meeting you wish to attend by contacting us at (310) 479-6247x7 or e-mail [info@babnc.org](mailto:info@babnc.org).

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**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](http://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](mailto: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](http://www.babnc.org).