



Building A Better Community



Agenda

Bel Air-Beverly Crest Neighborhood Council Regular Monthly Board Meeting Wednesday November 15, 2023, 7:00 P.M.

**TreePeople Conference Center at Coldwater Canyon Park
12601 Mulholland Drive Los Angeles, CA 90210**

Members of the public can join the meeting in person, online, or by telephone

<https://us02web.zoom.us/j/84589496771>

OR

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

Then enter Webinar ID: 845 8949 6771 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 by telephone must dial **(669) 900-6833 or (888) 475 4499** and enter **845 8949 6771** and then **press #** or join by Zoom by following this link: <https://us02web.zoom.us/j/84589496771>. 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 the Minutes

Motion: To approve October 25, 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 & Agencies

Speakers may include:

Marian Ensley, Office of Mayor Bass

Walker King or Emma Taylor, Office of Councilmember Nithya Raman

Haley Martinez, Office of Councilmember Katy Yaroslavsky

Josh Marin-Mora, Office of Assemblymember Rick Chavez Zbur

Amanda Laflen, Office of Supervisor Lindsey Horvath

Octaviano Rios, Department of Neighborhood Empowerment

5. Committee Chair Reports

6. SB411 Authorizing Virtual Meetings

Discussion and Possible Action to file a board resolution to authorize the use of teleconferencing for Neighborhood Council meetings, including board meetings and committee meetings, in accordance with the rules established by Senate Bill 411 and the subsequent motion passed by the City Council on November 1, 2023. The special teleconferencing rules available to Los Angeles Neighborhood Councils are necessary to increase accessibility of a broader range of stakeholders within a geographically large territory, to increase community engagement, and to protect the health and welfare of participants from driving on narrow mountain roads.

Note: Authorization requires a 2/3 vote of the Board per SB 411.

7. December 2023 Meeting Date and Location

Discussion and Possible Motion: The Board will consider the meeting location, agenda, and date for the December meeting. An informational meeting with an associated social hour (pot luck) will be considered for the December meeting. The Board will also consider committee and Board meeting location in January in case we cannot get approved by the City on time for Marymount High School. Possible locations include TreePeople in Coldwater Canyon Park, or other sites within BABCNC territory.

8. Monthly Expenditure Report

Motion Approve October 2023 Monthly Expenditure Report (**Attachment B**)

9. 1261 N Tower Grove Dr. ZA-2022-9453-ZAD-ZAA ENV-2022-9454-EAF

Project Description: Remodel of existing 2-story single-family dwelling into a 1-story, 6,755 sq ft single-family dwelling incl additions to the existing footprint; new 2,330 sq ft accessory living quarters; and haul route request in the RE20-1-H-HCR Zone.

Applicant: 1261 Tower Grove, LLC

Representative: Benjamin Eshaghian [Crest Real Estate]

See Initial Submittal Docs at: <https://planning.lacity.org/pdiscaseinfo/caseid/MjYzODEy0>

Note: This item comes without a recommendation from PLU because of an error in not rescheduling it after an initial appearance. The September PLU motion was to continue this item, and have the presenters come back to the PLU Committee with information on the exact location of the pinch points, along with pictures of that location,

with some sort of narrative that provides an explanation of why pulling a B-permit to improve the roadway would be impractical and infeasible.

10. 9369 W FLICKER WAY ZA-2023-1071-ZAD ENV-2023-1072-CE

Project Description: Remodel/additions to existing single family dwelling. Lot Area 10,717sqft. Existing development contains 5,781 sf of RFA with exception that prior for an additional 500 sf of RFA permitted if building complies with setback requirements, height limits and grading limits of the Hillside Area Ordinance. Existing building has envelope height, max envelope height 39ft 6in. Basement, 1st & 2nd floor.

Applicant: 1st Avenue Flicker LLC

Rep: Chris Parker chris@pccla.com; JParker@PCCLA.com 818.591.9309; Chloe Parker Chloe@PCCLA.com

PLU Motion to recommend to the Board to support with just a request that the applicant confirm that there is no additional relief needed for items including the location and front yard height of the vehicular gate or walls, street improvements and/or dedication.

11. 74 S BEVERLY PARK LANE

DIR-2023-4690-DRB-SPP-MSP ENV-2023-4691-EAF90210

Revised Project Description* Construction, use, and maintenance of a new 2-story, 21,862 sq ft SFD w/basement and attached garage, on a currently vacant lot, with swimming pool and/or hot tub, exterior deck, associated grading and landscaping, located in the Mulholland Scenic Parkway zoned RE40-1-H-HCR; near the intersection of Beverly Park and Beverly Park Lane. The proposed project includes a Haul Route for approximately 5,524 cubic yards of export. Vacant Lot Total Area 96,394.4 2 Acres sf SFD. RFA 21,862 sf.

Applicant/Owner: Tod Demann [Vista 74 LLC]310.880.2100]

todd@paradigmdevelopers.com

Agent/Rep: Crest R/E isaac@crestrealestate.com 213.999.7120

Arch: Faruke Hormann fhormann@harrisonsdesign.com 310.888.8747

PLU Motion: To support the project with the recommendation that the applicant review the tree species and the location of the tree planting, make revisions to the glass following LEED pilot credit 55, and to include a condition that the haul route will not include San Ysidro.

12. Public Safety Risks from Construction

Discussion and Possible Motion: To send a letter to councilmembers Raman and Yaroslavsky requesting actions to protect public safety by addressing loopholes and oversights in the Hillside Construction Regulations (HCRs) (**Attachment C**).

This item was postponed by a vote of the Board from the October meeting.

13. Request for Meeting with CD5 Regarding Land Use Issues

Motion from PLU Committee: That a group of Board members be authorized to meet with Councilmember Yaroslavsky to discuss land use issues.

14. Short Term Rental Enforcement

For background, see Home Sharing Enforcement Report

(https://clkrep.lacity.org/onlinedocs/2014/14-1635-S10_misc_10-05-23.pdf) delivered to Council and attached to Council File 16-1435-S10.

Motion: To write a CIS making the following points:

* Support all the recommendations in the report

* The short-term rental program must be self-supporting

* A new department to administer and provide enforcement for short-term rentals should be created. Neighborhood Councils should be involved in the creation and operation of the department. A citizen governance body should oversee the department, with members to be

appointed by Neighborhood Councils

- * Complaints must have consequences. A mechanism for handling complaints must be established, particularly for those instances in which the complaints are related to permits held by individuals who have apparently claimed primary residency at a property without actually living there. The City needs to do a better job of listening to residents.
- * Submission of false information for the purpose of obtaining a home sharing permit must have consequences.
- * Fines for violations need to be commensurate with property value
- * Platforms must be required to register
- * Vacation rental brokers who have own website should be required to register and follow a set of regulations in order to ensure compliance
- * Whole house rentals represent the large part of the problem and should be regulated more strictly.
- * All applicants should provide proof of homeowners or renters insurance specifically permitting and covering home sharing activity.
- * In Very High Fire Hazard Severity Zones, proof of liability insurance with coverage levels sufficient to compensate neighbors in the event of a catastrophic fire must be provided. The City must reserve the right to enter properties with short-term rentals in order to inspect for safety and compliance, and no permit should be issued without an inspection.
- * Permits should be displayed on site. **(Attachment D).**

15. Unpermitted Tree Removal at 2451 Nalin

Discussion and Motion: To write a letter to Urban Forestry to reiterate that the protected tree ordinance was recently violated at 2451 Nalin, and that the police receive further training on handling a call to go to a property, and the police respond to unpermitted tree removal calls and not immediately transfer the call to their non-emergency number.

16. Request to Revise the LAMC/Zoning [WRAC]

Possible Motion: BABCNC requests that the City revises the LAMC/Zoning to be implemented in Community Plan updates, Westside Transit Neighborhood Plans and TOC/Density Bonus ordinances to standardize setbacks, landscaping, open and recreational space, setbacks, massing and zoning, in accordance with the specific preferences communicated to the City by the relevant NC/CC for each area.

Background: <https://westsidecouncils.com/wp-content/uploads/2023/07/Background-Revise-LAMC-Zoning-1.pdf>

17. Driverless Autonomous Vehicle Operations / Paid-Passenger Services / California Public Utilities Commission (CPUC) / Resolution TL-19145 and TL19144 / Waymo LLC / Cruise LLC

Council File 23-1196

Discussion and Possible Motion: BABCNC recognizes the public safety risks arising from driverless vehicles and supports the motion in Council File 22-1196 to request that the City Attorney work with the San Francisco City Attorney in support of the application for re-hearing on the California Public Utilities Commission's decisions on Resolution [TL-19145](#) and [TL-19144](#) regarding permitting of autonomous vehicles.

Good of the Order:

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

Adjourn to December 13, 2023

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Public Access of Documents -

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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.