



March 12, 2025

Deputy Advisory Agency
 Department of City Planning
 200 N. Spring Street, Room 721
 Los Angeles, CA 90012

Jackson Olson, Planning Assistant
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Re: 1400 North Vista Moraga (AA-2023-8121-PMLA; ENV-2023-8122-CE)

The Planning and Land Use Committee of the Bel Air Beverly Crest Neighborhood Council recently became aware of the above reference project and scheduled it for discussion on March 11, 2025. After hearing from the applicant and the public regarding the proposed subdivision and discussing the matter, the committee passed the following motion:

“The PLU Committee opposes the proposed subdivision because it concludes that the required findings for the proposed subdivision cannot be made for the following reasons: (1) the subdivision will increase residential density in a fire prone area and thereby exacerbate community fire danger, (2) the new parcel would be accessed by Linda Flora which has inadequate fire evacuation routes, and (3) evidence was presented that the Project Site provides significant wildlife habitat which would be impacted by future development.”

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 Private Schools K-6 and 7-12

The vote of the Committee was unanimous (with two abstentions). In instances where a project will have a City Planning hearing after a PLU meeting but before the full BABCNC Board has met, the adopted practice is to send a letter stating the Committee's position for consideration. The Committee requests that the record for the decision in this matter be extended 30 days after the hearing so that the Board can consider the item and its position be registered.

Sincerely,



Jamie Hall, Vice Chair
Planning and Land Use Committee