



Corrected Agenda

Bel Air-Beverly Crest Neighborhood Council Planning & Land Use Committee “Virtual” Meeting Tuesday May 13, 2025 7:00 P.M.

**Telephone: Dial (669) 900-6833 or (888) 475 4499, enter Webinar ID: 868 5848 6319 and Press #
Zoom Link: <https://us02web.zoom.us/j/86858486319>**

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.

IN CONFORMITY WITH THE OCTOBER 6, 2023 ENACTMENT OF CALIFORNIA SENATE BILL 411 (PORTANTINO) AND LA CITY COUNCIL APPROVAL ON NOVEMBER 1, 2023, THIS BEL AIR-BEVERLY CREST NEIGHBORHOOD COUNCIL MEETING WILL BE CONDUCTED VIRTUALLY.

Every person wishing to address the Board by telephone must dial **(669) 900-6833 or (888) 475 4499**, enter **868 5848 6319 & press #** or join by Zoom at the following: <https://us02web.zoom.us/j/86858486319>

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.

Comments from the public on other matters not appearing on the agenda that are within the Board’s jurisdiction will be heard during the General Public Comment period. Please note that under the Brown Act, the Board 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 Board meeting. Public comment is limited to one minute per speaker, unless adjusted by the presiding officer of the Board.

SB 411 Updates: In the event of a disruption that prevents the eligible legislative body from broadcasting the meeting to members of the public using the call-in option or internet-based service option, or in the event of a disruption within the eligible legislative body’s control that prevents members of the public from offering public comments using the call-in option or internet-based service option, the eligible legislative body shall take no further action on items appearing on the meeting agenda until public access to the meeting via the call-in option or internet-based service option is restored. Actions taken on agenda items during a disruption that prevents the eligible legislative body from broadcasting the meeting may be challenged pursuant to Section 54960.1.

(C) The eligible legislative body shall not require public comments to be submitted in advance of the meeting and shall provide an opportunity for the public to address the legislative body and offer comments in real time.

(D) Notwithstanding Section 54953.3, an individual desiring to provide public comment through the use of an internet website, or other online platform, not under the control of the eligible legislative body, that requires registration to log in to a teleconference may be required to register as required by the third-party internet website or online platform to participate.

(E) (i) An eligible legislative body that provides a timed public comment period for each agenda item shall not close the public comment period for the agenda item, or the opportunity to register, pursuant to subparagraph (D), to provide public comment until that timed public comment period has elapsed.

(ii) An eligible legislative body that does not provide a timed public comment period, but takes public comment separately on each agenda item, shall allow a reasonable amount of time per agenda item to allow public

members the opportunity to provide public comment, including time for members of the public to register pursuant to subparagraph (D), or otherwise be recognized for the purpose of providing public comment.
 (iii) An eligible legislative body that provides a timed general public comment period that does not correspond to a specific agenda item shall not close the public comment period or the opportunity to register, pursuant to subparagraph (D), until the timed general public comment period has elapsed.

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.

Name	P	A	Name	P	A
Robert Schlesinger, Chair			Jamie Hall, Vice Chair		
Robin Greenberg			Stephanie Savage		
Nickie Miner			Leslie Weisberg		
Patricia Templeton			Ellen Evans		
Maureen Levinson			Stella Grey		
Jason Spradlin			Travis Longcore <i>ex officio</i>		

Call to Order, Flag Salute & Roll Call

1. Approval of the May 13, 2025 Agenda

2. Approval of Minutes:

Motion: Approve the March 11, 2025 Meeting 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 Reports: Robert Schlesinger, Chair / Jamie Hall, Vice Chair

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

5. 10327 Tupelo Lane Case #: ZA-2023-1289-ZAA-ZAD-HCA

Updated Project Description:

Project proposes the construction use and maintenance of a new, 1,997 sq. ft. (per RFA), two story, single-family dwelling with occupiable rooftop deck, with pool and spa, all over a basement garage on a Substandard Hillside Limited Street. Project also includes an approximately 56’ extension of the paved roadway of Tupelo Lane to the west edge of the lot with a new 14’ driveway with 2’ gutter in public right of way.

Entitlements Requested:

- A Zoning Administrator’s Determination to allow relief from a street width of 20’ along the frontage of the property for the construction of a single-family dwelling.
- A Zoning Administrator’s Determination to allow relief from a Continuous Paved Roadway of 20’ in width from the driveway apron of the property to the boundary of the hillside for the construction of a single-family dwelling.
- Haul Route for export of 1,551 CY of soil.

Applicant: Katherine Kelly kmkell09@gmail.com

Representatives: Jimmy Toetz jimmy@crestrealestate.com and Tony Russo [Crest Real Estate]

Assigned Staff: Ariel Jones

Updated Plan Set:

<https://www.dropbox.com/scl/fi/vcb09jahgyh2idnkzeuqq/241010-TUPELO-DELTA-4-Planning-Resubmission-Set.pdf?rlkey=f7a5y329oj3ylevuq7cb59wsf&dl=0>

6. **8414 W Edwin Dr. Dir-2024-6335-DRB-SPPC-MSP (PLU Committee heard this Nov. 12, 2024 & Feb. 11, 2025.)**
Project Description: 2 new retaining walls / RESIDENTIAL
Applicant: Raphael Berry, The Edwin Drive Trust Co. raphael@therhbgroup.com
Representative: Arvin Shirinyans [ARCHNTECH arvin@archntech.com]
 Lot Area: 11,284. APN: 5565040033
 Previous or Pending Cases: DIR-2018-5371-DRB-SPP-MSP.
 No intent to develop a larger project or Subdivision.
Planning Department's Permanent Link - Click on "Initial Submittal Documents" upper right side of page
<https://planning.lacity.gov/pdiscaseinfo/search/casenumber/DIR-2024-6335-DRB-SPPC-MSP>
Applicant's set of documents from the 02/11/2025 PLU meeting:
<https://www.dropbox.com/scl/fi/624zmpvsvpsewrgeqrs5g/8414-Edwin-Dr-FULL-SET-2-10-2025.pdf?rlkey=xe9e3cb1zccb7tpdefq4sbzel&st=afhpsbz9&dl=0>
7. **8665-8675 W. Appian Way ZA-2023-7650-ZAD-ZAA-WDI ENV-2023-7651-EAF [Hearing: 05/20/25 09:30 AM]**
Proposed Project: Construction of SFD on a lot fronting a Subst. Street with a roadway width that is less than the 20 feet required, waiver of improvements, permit/maintain 26 retaining walls, w/ max. height of 7'-10"
Applicant: Kendall Cornell cornellkendall@gmail.com Representatives: Larry Mondragon dragon@cfa-la.com [Craig Fry & Associates, LLC]; Daniel Vergara, Architect daniverg1@gmail.com
Assigned Staff: Dylan Lawrence
Planning Department's Permanent Link - Click on "Initial Submittal Documents" upper right side of page
<https://planning.lacity.gov/pdiscaseinfo/search/casenumber/ZA-2023-7650-ZAD-ZAA-WDI>
"Updated Findings Report" for project details including entitlement requests:
<https://www.babcnc.org/assets/documents/16/meeting681c1004b55d2.pdf>
8. **2254 Stradella ZA-2024-6267-ZV-HCA**
Project Description: Demolition of (E) SFD and construction of 2-story 7,494 sf. SFD with basement and attached garage, detached ALQ, retaining walls, and grading.
Applicant: Ebrahim Arshadnia [2254 Stradella Partnership LLC]
Representative: Shapour Shajirat [DCC, Inc.] shapour@ladcc.com
Assigned Staff: Esteban Martorell
Planning Department's Permanent Link - Click on "Initial Submittal Documents" upper right side of page
<https://planning.lacity.gov/pdiscaseinfo/search/casenumber/ZA-2024-6267-ZV-HCA>
Additional Attachment from the Applicant:
https://drive.google.com/drive/folders/1OE_UMtjLkzLPTff1XbBH7AoOJYdB6Kz?usp=gmail
9. **Council File 25-0173: Residential and Commercial Construction Projects / Building and Safety Permits / Extension / Natural Disasters / Los Angeles Municipal Code / Amendment - (Continued from 03/11/2025)**
Motion to support the motion in Council File 25-0173, which establishes extended permit validity following natural disasters, as presented by Councilwoman Traci Park, CD11, and Councilwoman Katy Yaroslavsky, CD5. It has been referred to the LA City PLUM Committee.
Full Council File <https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=25-0173>
Full Council File Motion https://clkrep.lacity.org/onlinedocs/2025/25-0173_misc_2-14-25.pdf

Good of the Order & Adjournment to June 10, 2025 at 7:00 P.M.

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@babcnc.org.

Public Posting of Agendas – Neighborhood Council Agendas are posted for public review as follows:

- Laurel Canyon Country Store 2108 Laurel Canyon Blvd, 90046.
- BABCNC website www.babcnc.org under "Council" "Committees" "Planning and Land Use"
<https://www.babcnc.org/committees/viewCommittee/374>

- Sign up to receive our agendas via email by subscribing at <https://www.babcnc.org/joinemail.php>
- Also receive our agendas via email by subscribing with L.A. City's Early Notification System at <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.babcnc.org. For a copy of any record related to an item on the agenda, please contact (310) 479-6247x7 or info@babcnc.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.babcnc.org.

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