



Agenda

Bel Air-Beverly Crest Neighborhood Council Planning & Land Use Committee “Virtual” Meeting Tuesday July 8, 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			Michael Kemp		
			Travis Longcore <i>ex officio</i>		

Call to Order, Flag Salute & Roll Call

1. Approval of the July 8, 2025 Agenda

2. Approval of Minutes:

Motion: Approve the June 10, 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. **315 N BEVERLY GLEN BLVD ZA-2025-3016-ADJ ENV-2025-3017-EAF**
Case Filed On: 05/28/2025 **Staff Assigned:** Esteban Martorell
Owner: Sam Keywanfar Trustee Of The Griffin Terrier Trust
Applicant/Representative: Sandra Santoyo [VK Engineers, Inc]
Project Description: Request for a 10 ft Property Fence.
Action Requested: Build a 10' property fence
Permanent Link: <https://planning.lacity.gov/pdiscaseinfo/search/casenumbe/ZA-2025-3016-ADJ>
This link includes Project Application, Findings, Plans, and Vicinity Map.

6. **14410 W MULHOLLAND DR AA-2024-7366-DPS**
Case Filed On: 11/13/2024 **Staff Assigned:** KATIE KNUDSON
Applicant: Haig Bagerdjian
Representative: Jimmy Toetz [Crest Real Estate] jimmy@crestrealestate.com
Project Description: Deemed to Be Approved Private Street
Present Use: SFD / **Proposed Use:** SFD+ADU
Action Requested: Applicant is requesting Deemed to be Approved Private Street Status in conjunction with a remodel to an existing SFD which existed prior to September 6, 1961 on a private street.
Building & Safety / City Planning Joint Referral Form: Project is requesting a Deemed to be Approved Private Street for the subject property. Project also includes the addition of ADU that will result in the request of a Haul Route for the export of more than 1,000 CY (*signed 06/29/2022*).
Planning Department Permanent Link:
<https://planning.lacity.gov/pdiscaseinfo/search/casenumbe/AA-2024-7366-DPS>
This link includes Project Application, Private Street Map, and Vicinity Map.

7. **1450 N SEABRIGHT PL ZA-2024-7305-ADJ-CU1-HCA**
Applicant: Monica Bousa
Representatives: Benjamin Eshaghian [Company: Crest Real Estate]
Assigned Staff: Esther Serrato (ADI) + Katie Knudson (DPS/COC)
Project Description: This request is part of a proposed project that includes the remodel & addition to existing single-family residence including converting the existing 292 square foot attached garage into guest bedroom and 25 square foot bathroom addition as well as (N) pergola and (N) wood deck. Additionally, Two-Unit Development for (N) 498 square foot Single-Family Dwelling including attached garage and a retaining wall. The proposed project will result in a total of 2,705 square feet of residential floor area (RFA) and continue to receive access via a driveway off of Seabright Pl.
Entitlements Requested:
- Zoning Administrator's Adjustment seeking relief from L.A.M.C Section 12.07.01-C.4: The project is requesting to permit a reduced lot area of 12,434 square feet in lieu of the otherwise required 20,000 square feet in the RE20-1-H-HCR Zone.

Non-Discretionary Planning Cases:

- Certificate of Compliance - California Government Code Section 66499.35 authorizes applications for a Certificate of Compliance to identify whether parcels comply with the Subdivision Map Act.
 - Deemed to be Approved Private Street: review for compliance of an access driveway located within a private road easement when the dwelling and access driveway existed and recorded prior to September 6, 1961, pursuant to Los Angeles Municipal Code (LAMC) Section 18.00 C.
- Project Materials:** <https://www.dropbox.com/scl/fo/ozj4ip5h5lz1u3bsgwydg/ACSV-6wqUeoypMSU04SwJvw?rlkey=d9794c2njkaggz028ttowatxk&dl=0>

8. 10428 W HEBRON LANE ZA-2024-6828-CU1

Case Filed On: 10/22/2024 Staff Assigned: Esteban Martorell

Applicant: Jonathan P. Chodos [10428 Hebron Lane, LLC] 310-595-4656
Jpchodos@Gmail.Com

Representative: Richard Diaz Primelles [RDP Architecture] info@rdparchitecture.com

Project Description: New 642 Sf 2nd Floor Addition to an Existing 1 Story SFD

Actions Requested

- Relief from requirement that adjacent access to property be improved with a roadway width of 20 feet.
- Relief from requirement of Continuous Paved Roadway of minimum 20 feet to boundary of hillside area.

Planning Department Permanent Link:

<https://planning.lacity.gov/pdiscaseinfo/search/casenumber/ZA-2024-6828-CU1> This link includes Environmental Assessment Form, Findings and Project Plans.

Please See Updated Findings in Attachment “B” and the Dropbox provided by the Applicant:

<https://www.dropbox.com/scl/fo/jbobnukey7khyxv9er51u/AP-NSoTzplXQeWqdOixuEXU?rlkey=jktnvo18o0btmepfbx3f3ymyp&dl=0>

Good of the Order & Adjournment to August 12, 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) 479-6247 or e-mail info@babenc.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.babenc.org under “Council” “Committees” “Planning and Land Use”
<https://www.babenc.org/committees/viewCommittee/374>
- Sign up to receive our agendas via email by subscribing at <https://www.babenc.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.babenc.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.