



### **Agenda**

#### **Bel Air-Beverly Crest Neighborhood Council Virtual Planning & Land Use Committee Meeting Tuesday August 12, 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](mailto: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](http://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			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 **July 8, 2025** and **July 21, 2025** Meeting Minutes (**Attachments A & B**)

### 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:

- Jamie Hall, Co-Chair & Michael Kemp, Co-Chair
- Leslie Weisberg, Vice-Chair

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

**5. 138 N MAPLETON DR ZA-2024-7217-ADJ ENV-2024-7218-CE (Returning from June 10)**

**Applicant:** Nadia Adida [138 N Mapleton Investment, LLC] [arsine@backenarch.com](mailto:arsine@backenarch.com)

**Representative:** Isaac Lemus [Crest Real Estate] [isaac@crestrealestate.com](mailto:isaac@crestrealestate.com)

**Staff Assigned:** Alexander Truong

**Project Description:** Construction of new fence/wall with varying height from 8 to 12 ft with 14 ft pillars in front and side yard setback area.

**Action Requested:** ZA approval for the construction of new property wall, vehicular, max height of 12' for each element along with gate pillars with a max height of 14' within the front yard.

<https://planning.lacity.gov/pdiscaseinfo/search/casenummer/ZA-2024-7217-ADJ>

**6. 778 & 772 N SARBONNE ROAD ZA-2025-1668-F ENV-2025-1669-CE**

**Applicant:** David Dollinger [778 Sarbonne LLC]

**Representative:** Benjamin Eshaghian [Crest Real Estate]

**Case Filed** 03/20/2025 & **Assigned** 03/25/2025 **Staff Assigned:** ESTEBAN MARTORELL

**Project Description:** SFD

**Action Requested:** New 6' max high over-in-height fence and 6' max hedge in the front yard setback of the lots and public ROW.

**See Permanent Link on the Planning Website for five (5) Initial Submittal Documents**

<https://planning.lacity.gov/pdiscaseinfo/search/casenummer/ZA-2025-1668-F>

**7. 10770 W CHALON ROAD ZA-2025-810-F ENV-2025-811-CE**

**Applicant:** Craig Tessler

**Representative:** Benjamin Eshaghian [Crest Real Estate]

**Case Filed** 02/07/2025 & **Assigned** 02/27/2025

**Staff Assigned:** ESTEBAN MARTORELL

**Project Description:** SFD

**Action Requested:** An 8' max high over-in-height fence/pilasters and 8' max vehicular entry sliding and pedestrian gates in the front yard setback of the lot.

**Permanent Link without Initial Submittal Documents:**

<https://planning.lacity.gov/pdiscaseinfo/search/casenummer/ZA-2025-810-F>

**8. 2166 N STANLEY HILLS DR (Parcel 2) ZA 2025-1386-CUI-HCA ENV-2024-6712-EAF**

**2172 N STANLEY HILLS DR (Parcel 1) ZA-2024-6711-CU1-HCA ENV-2024-6712-EAF**

**Applicant:** Rouzbeh Zarrinbakhsh [Stanley Family Residence LLC]

**Representative:** Sami Kohanim [Entitle and Permits]

**Case Filed** 03/07/2025 & **Assigned** 03/26/2025 **Staff Assigned:** ALEXANDER TRUONG

**Project Description:**

Construction of a new SFD with a two-car garage.

Please see attached link provided by the applicant in lieu of documents on the Planning Case

[https://drive.google.com/open?id=1AAajYo8RAXOHdym5dR5DOZz4dvBYQSDC&usp=drive\\_fs](https://drive.google.com/open?id=1AAajYo8RAXOHdym5dR5DOZz4dvBYQSDC&usp=drive_fs)

**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@babnc.org](mailto:info@babnc.org).

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

- Laurel Canyon Country Store 2108 Laurel Canyon Blvd, 90046.
- BABNC website [www.babnc.org](http://www.babnc.org) under “Council” “Committees” “Planning and Land Use”  
<https://www.babnc.org/committees/viewCommittee/374>
- Sign up to receive our agendas via email by subscribing at <https://www.babnc.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.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).