



Agenda

Bel Air-Beverly Crest Neighborhood Council Virtual Planning & Land Use Committee Meeting

Tuesday September 9, 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@babcnc.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
Jamie Hall, Co-Chair			Michael Kemp Co-Chair		
Leslie Weisberg Vice-Chair			Stephanie Savage		
Robin Greenberg			Robert Schlesinger		
Nickie Miner			Patricia Templeton		
Maureen Levinson			Stella Grey		
Jason Spradlin			Steven Weinberg		
			Travis Longcore <i>ex officio</i>		

Call to Order, Flag Salute & Roll Call

1. Approval of the September 9, 2025 Agenda

2. Approval of Minutes:

Motion: Approve the **August 12, 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:

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

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

5. **315 N BEVERLY GLEN BLVD ZA-2025-3016-ADJ ENV-2025-3017-EAF** *(Returning)*
Permanent Link includes Project Application, Findings, Plans, and Vicinity Map:
<https://planning.lacity.gov/pdiscaseinfo/search/casenumbr/ZA-2025-3016-ADJ>
Additional Attachment provided at the 08-27-2025 Board Meeting:
<https://www.babnc.org/assets/documents/16/meeting68bbb760e9d33.pdf>
Case Filed: 05/28/2025 **Assigned:** 06/13/2025 **Staff Assigned:** Esteban Martorell
Owner: Sam Keywanfar Trustee Of the Griffin Terrier Trust
Representatives: Sandra Santoyo sandra@vkengse.com & Jonathan Sagherian jonathan@vkengse.com [VK Engineers, Inc.]
Project Description: Request for a 10 ft Property Fence
Action Requested: Build a 10' property fence
07-08-2025 PLU Committee Meeting Motion: To recommend approving the request for an over in height fence of 10 feet, but only if it stays in its current location.
08-27-2025 Board Meeting Motion: To bring this back to the PLU Committee.

6. **3150 N BENEDICT CANYON DR DIR-2025-2287-SPPC-DRB-MSP-HCA ENV-2025-2288-CE** **Permanent Link with 9 Initial Submittal Documents:**
<https://planning.lacity.gov/pdiscaseinfo/search/casenumbr/DIR-2025-2287-SPPC-DRB-MSP-HCA>
Case Filed On: 04/17/2025; **Assigned Date:** 07/22/2025 **Staff Assigned:** Tiffany Corrales
Applicant: Peter Georges; **Representative:** Daphne Abergel [D Design, Inc.] (818) 344-4449
Project Description: New 2-story SFD with basement and 3-car garage. New pool. New detached 2story ALQ (Guest House), new 10ft high retaining wall.
Requests: Specific Plan Compliance; Mulholland Design Review Board

7. **8637 W HILLSIDE AVE ZA-2025-1640-CU1-HCA**
<https://planning.lacity.gov/pdiscaseinfo/search/casenumbr/ZA-2025-1640-CU1-HCA>
8643-8645 W HILLSIDE AVE ZA-2025-1646-CU1-HCA
<https://planning.lacity.gov/pdiscaseinfo/search/casenumbr/ZA-2025-1646-CU1-HCA>
Project Description:
 Construction, use, and maintenance of a (n) SFD and ADU on a lot that does not have a continuous paved roadway greater than 20' in the R1 hillside zone.
8649 W HILLSIDE AVE ZA-2025-1653-CU1-HCA
<https://planning.lacity.gov/pdiscaseinfo/search/casenumbr/ZA-2025-1653-CU1-HCA>
Project Description:
 New SFD w/ attached ADU on a substandard hillside street:
Assigned Date: 04/23/2025; **Staff Assigned:** Andres Gutierrez
Applicant: Ka Leung Chan [Peripheral Properties LLC]
Representative: Jimmy Toetz [Crest Real Estate]

8. **10327 Tupelo Lane Case #: ZA-2023-1289-ZAA-ZAD-HCA** *(Returning from 05/13 PLUC mtg.)*
<https://planning.lacity.gov/pdiscaseinfo/search/casenumbr/ZA-2023-1289-ZAA-ZAD-HCA>
Plan Set provided at the 05-13-2025 PLU Meeting:
<https://www.dropbox.com/scl/fi/vcb09jahgyh2idnkzeuqq/241010-TUPELO-DELTA-4-Planning-Resubmission-Set.pdf?rlkey=f7a5y329oj3ylevuq7cb59wsf&dl=0>

Updated Project Description

Project Scope:

Project proposes the construction use and maintenance of a new, 1,997 sq. ft. (per RFA), two story, single-family dwelling with an occupy-able rooftop deck with pool and spa, all over a basement garage, and 3 new retaining walls 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:

- 1) Approval for the construction of a SFD on a lot that does not have at least a minimum adjacent roadway width of 20 ft.
- 2) Approval for construction of a SFD on a lot that does not have a continuous paved roadway width of 20' from the driveway apron to the boundary of the hillside.
- 3) Approval for the construction of 1 additional, max 10' high retaining wall, for a total of (3) retaining walls, in lieu of the (2) retaining walls otherwise allowed.
- 4) 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

May 13, 2025 PLU Motion BABCNC-PLU Committee requests continuation for more information including:

1. Provide any planned conditions for MRCA / wildlife access for the proposed development on Tupelo.
2. Provide heights of retaining walls for every floor level of the tall (4) story house including toe of slope wall. Please include roadway elevations, and every floor level elevation.
3. Provide any planned road improvement and fire truck access and LAFD requirements for access, including required driveway slope less than 20% grade (and show transitions, if possible).
4. Provide any information on bird safe glazing for the proposed project.
5. Provide protected tree distances (including canopy) verification.
6. Provide Title 24 report that would show the proposed glazing would be allowed under current regulations. If you have not completed any title 24 report; please advise on how this amount of glazing would be allowed.
7. Provide any planned required B permit information (even preliminary BOE drawings) for the 56' of driveway, including slopes percentages (and show transitions, if possible).
8. Provide a construction parking and staging plan for the phases of the project (foundation & framing; and trades for finish work).
9. Provide information on the minimums for State of California Fire Safe regulations and include the required discretionary entitlement findings for "impractical or infeasible" for improvement of continuous paved roadway (CPR) on this Street (Tupelo).

Good of the Order & Adjournment to October 14, 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.

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 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. For a copy of any record related to an item on the agenda, please contact (310) 479-6247x7 or 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.