



### **Agenda**

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

**Wednesday November 12, 2025 7:00 P.M.**

**Telephone: Dial (669) 900-6833 or (888) 475 4499, 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](mailto: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](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 |
|----------------------------|---|---|-----------------------------------|---|---|
| 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 November 12, 2025 Agenda

### 2. Approval of Minutes:

- i. Approve the September 9, 2025 Meeting Minutes (**Attachment A**)
- ii. Approve the October 14, 2025 Meeting Minutes (**Attachment 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 and Leslie Weisberg, Vice-Chair

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

### 5. 9566 W HIDDEN VALLEY RD ZA-2025-2164-CU1-DRB-SPPC-MSP ENV-2025-2165-CE

<https://planning.lacity.gov/pdiscaseinfo/search/casenumber/ZA-2025-2164-CU1-DRB-SPPC-MSP>  
Case Filed: 04/10/2025 & Assigned: 05/15/2025; Staff Assigned: Jude Hernandez

Applicant/Owner: Gholamali Lak Khosravi [hilla.gottlieb@gmail.com](mailto:hilla.gottlieb@gmail.com) 213-595-5001  
Representative: Chabeli Hernandez [Dosala Inc] [info@dosaladesign.com](mailto:info@dosaladesign.com) 424-341-8301

**Project Description:**

Major remodel and addition to (e) 1-story, 3,251 sf SFD resulting in (N) 2-story, 6720 sf SFD; (N) detached pool cabana; (N) pool with spa; (N) 8' FY fence; and four (N) retaining walls.

**Requests:**

- Class 1 CUP to allow for the construction of an over-in-height fence in the front yard.
- Class 1 CUP to allow for the construction of retaining walls on properties located in hillside areas which will result in more than (2) retaining walls total on the lot.
- Design Review Board, Specific Plan Project Compliance, Specific Plan Project Permit Compliance, Mulholland Specific Plan

6. **2785 N CASIANO ROAD; 2791 N CASIANO ROAD; 2845 N CASIANO ROAD  
Milken Community School E Campus (Also commonly known as 15600 Mulholland)  
CPC-2025-3449-CU3-SPPC-DRB-MSP ENV-2025-3450-CE**  
<https://planning.lacity.gov/pdiscaseinfo/search/casenumbr/CPC-2025-3449-CU3-SPPC-DRB-MSP>  
Case Filed: 06/18/2025 & Assigned: 07/22/2025; Staff Assigned: Tiffany Corrales  
Applicant: Tarryn Breskal [Milken Community School] [tbreskal@milken.school.org](mailto:tbreskal@milken.school.org)  
Rep: Mark Armbruster [Armbruster Goldsmith & Delvac Llp] [mark@agd-landuse.com](mailto:mark@agd-landuse.com)

**Project Description:**

Class 3 CUP for Proposed High School. Interior Renovations with Minor Exterior Alterations

**Action Requested:**

- Class 3 CUP to permit change of use for the operation of a religious high school;
- No construction proposed
- MDRB & Specific Plan compliance

7. **2166 N STANLEY HILLS DR (Parcel 2) ZA 2025-1386-CUI-HCA (Returning)  
<https://planning.lacity.gov/pdiscaseinfo/search/casenumbr/ZA-2025-1386-CU1-HCA>  
2172 N STANLEY HILLS DR (Parcel 1) ZA-2024-6711-CU1-HCA  
<https://planning.lacity.gov/pdiscaseinfo/search/casenumbr/ZA-2024-6711-CU1-HCA>  
(2166 - 2172 N STANLEY HILLS DR ENV-2024-6712-EAF [Environmental])**  
Applicant: Rouzbeh Zarrinbakhsh [Stanley Family Residence LLC] [rouzbeh@ggclawco.com](mailto:rouzbeh@ggclawco.com)  
Representative: Sami Kohanim [Entitle and Permits] [entitleandpermits@gmail.com](mailto:entitleandpermits@gmail.com)  
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.

**Requests:**

Allow construction of a new SFD in R1 Zone on a substandard hillside street without improving otherwise required Continuous Paved Roadway of < 20 feet.

**Additional link provided by the applicant:**

[https://drive.google.com/drive/folders/1mbh1Fb\\_3J8JqBoQW2E-\\_eWq9qx\\_mguZ6?usp=sharing](https://drive.google.com/drive/folders/1mbh1Fb_3J8JqBoQW2E-_eWq9qx_mguZ6?usp=sharing)

**PLU Committee Motion from August 12<sup>th</sup> meeting** to continue this project in a request to answer questions that will be provided in email to the applicant after the meeting.

**Questions for continued project 2166 & 2172 Stanley Hills Drive**

1. Did you have an AQMD permit associated with the demolition permit?
2. Grading exceeds 1000 CY (or 750 CY for streets less than 20' wide). When properties are under common ownership they are considered (1) site under LAMC Section 91.70003, haul route is required. See attached grading correction sheet, code 70006.7. And if a ZAA or other entitlement (in order to exceed allowed grading) is needed it must

be filed with the current ZA case. R-1 allows 750 CY on streets less than 20'. And do you have grading calculations for each project?

3. Side yard setbacks... based on height, vary, seem to vary, seems would be 6' on either side. Please verify building height & each side yard setback. And R-1 encroachment plane applies to side yards as well, verify compliance.
4. Rear yard retaining walls in the backyard show no freeboard on drawing A5.01. Will the (2) walls be taller than 10' including required freeboard. Provide spot elevations.
5. The tree removals at front of property would allow road widening has historically been a benefit to the neighborhood. Will trees be removed and will there be 1:1 replacements?
6. If he were to improve the road, as the previous owner had been prepared to do, you could eliminate 6' of the 8' of dedication and this would help reduce your grading. Note relief from road improvement along property frontage has been required of (4) recent projects on Stanley Hills Drive & (5) on Groveland Drive, as well as other project in the area.
7. For each house (2166 & 2172): Please verify the square footage per floor, note only 200 SF of garage is exempt square footage .Include square footage for ceilings over 14' high.
8. Confirm onsite parking spaces - standard & compact. Square footage relates to parking requirement for each house SF over 2400 requires a third parking spot.
9. Provide a parking and staging plan for the various phases of construction.
10. Include any updated information on the plans for the next hearing.
11. Minimum State Fire Regulations – for new construction on and/or accessed by roads less than 20' wide have minimum requirement of 20' in width (Cal. Code Rags. Title 14, 1273.01)

Comments from (5) neighbors included: narrow street frontage, wildlife concerns & impact, tree removals, failing infrastructure, concerns for abutting properties and mediation of hillside walls due to large backyard cut in hill, project not reasonable size on small lots, house demolished without AQMD permit, among other concerns.

**Good of the Order & Adjournment to December 9, 2025, 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).