



Agenda

Bel Air-Beverly Crest Neighborhood Council Regular Monthly Board Meeting

Wednesday November 19, 2025 7:00 P.M.

Members of the public can join the meeting on Zoom or by Telephone.

By Zoom: <https://us02web.zoom.us/j/82006449672>

Or Telephone: Dial (669) 900-6833 or (888) 475 4499 & Webinar ID 820 0644 9672

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 310-479-6247 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, THE BEL AIR-BEVERLY CREST NEIGHBORHOOD COUNCIL MEETING WILL BE CONDUCTED IN A VIRTUAL FORMAT.

Every person wishing to address the Board by telephone must dial **(669) 900-6833 or (888) 475 4499** and enter **820 0644 9672** and then **press #** or join by Zoom by following this link:
<https://us02web.zoom.us/j/82006449672>

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.

Call to Order, Flag Salute & Roll Call

1. Adoption of the Agenda

2. Approval of Minutes

Motion to approve the October 22, 2025 Meeting Minutes (**Attachment A**)

3. General Public Comment

BABCNC welcomes comment from the public on any topic within the Board's jurisdiction but not on the adopted agenda.

4. Updates from Elected Officials and Agencies

Kenneth Miller, Office of Councilmember Katy Yaroslavsky

Sidney Liss, Office of Councilmember Nithya Raman

Amanda Laflen, Office of Supervisor Lindsay Horvath

Robbie Staenberg, Office of Assemblymember Rick Zbur

Anthony Avila, Office of Assemblymember Jacqui Irwin

Sophia Liebman, Office of Senator Ben Allen

Erica Gatica Doughty, Department of Neighborhood Empowerment

5. President's Report

Upcoming in-person meeting on December 17, 2025 at TreePeople meet and greet pot luck dinner and ends with a moonlight walk to the memorial honoring the late great BABCNC Board member, Donald Loze.

6. Monthly Expenditure Report

Motion to approve the October 2025 Monthly Expenditure Report (**Attachment B**)

7. **9566 W HIDDEN VALLEY RD ZA-2025-2164-CU1-DRB-SPPC-MSP ENV-2025-2165-CE**

<https://planning.lacity.gov/pdiscaseinfo/search/casenumbr/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 213-595-5001
Representative: Chabeli Hernandez [Dosala Inc] 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

PLU Committee Motion: To recommend approval of the project.

8. **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

Representative: Sami Kohanim [Entitle and Permits] 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

Motion: BABCNC opposes relief from code requiring a 20-foot wide continuous paved roadway on the grounds that the required findings cannot be made because:

- BABCNC has received testimony indicating that the project would pose a hazard to the surrounding neighborhood as a result of demolition of the previous structures without proper asbestos handling and disposal and asbestos remains unabated at the properties.
- Without 20-foot roadway access, additional development at the site, which currently has no legal structures, would adversely affect and degrade the safety of the surrounding neighborhood, while presence of unabated asbestos endangers public health,
- Proposed grading has the potential to destabilize retaining walls that span from the subject properties to an adjacent property, making the development materially detrimental or injurious to adjacent improvements: and

- Approval of the project would violate California Minimum Fire Safe Regulations that preclude development of a site without a current structure unless the 20-foot continuous paved roadway is provided.

9. Zone Zero Fuel Modification

Motion: BAB CNC supports the position of the City of Los Angeles regarding the Statewide imposition of a vegetation-free zone within five feet of all structures in the State-designated Very High Fire Hazard Severity Zone and will file a Community Impact Statement in Council File 10-2468-S2.

Council File:

<https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=10-2468-S2>

Historic Highland Park NC CIS: https://cityclerk.lacity.org/online/docs/2010/10-2468-S2_cis_10-13-2025.pdf

Good of the Order & Adjournment

Brief announcements from Board Members on items not on the agenda.

The next meeting has been scheduled *one week earlier than usual* due to Christmas Eve, to December 17, 2025. This will be an in-person meeting, held at TreePeople Conference Center on Mulholland Drive, and begins with a meet and greet pot luck dinner and ends with a moonlight walk to the memorial honoring the late great BAB CNC Board member, Donald Loze.

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.

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.
- www.babnc.org.
- Subscribing at our BAB CNC Website at:
<https://babnc.us5.list-manage.com/subscribe?u=59b896eb68c1a1e9f3f1fa3c7&id=5fe40e2a41>
- Subscribing with L.A. City's Early Notification System at:
<https://lacity.gov/government/subscribe-agendas/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) 479-6247 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.