



Agenda

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

Tuesday December 2, 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 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 December 2, 2025 Agenda

2. Approval of Minutes:

- Approve the October 14, 2025 Meeting Minutes (Attachment A)
- Approve the November 11, 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

5. **14410 W MULHOLLAND DR AA-2024-7366-DPS (Returned from 10/14/2025 PLU)**

Initial Submittal Documents: Project Application, Private Street Map, and Vicinity Map:

<https://planning.lacity.gov/pdiseaseinfo/search/casenumbers/AA-2024-7366-DPS>

Case Filed: 11/13/2024; Staff Assigned: Katie Knudson

Applicant: Haig Bagerdjian Rep: Jimmy Toetz [Crest Real Estate]

Project Description: Deemed to Be Approved Private Street

Present Use: SFD / **Proposed Use:** SFD+ADU

Action Requested: 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.

10/14/2025 PLU Committee Motion to continue this project, based on concern related to compliance with the state minimum fire safety regulations, specifically whether or not alternative measures that have the same practical effect have been provided and note that the co-chairs and vice-chair of the committee would like to conduct a site walk prior to the next meeting.

6. **11300 W CHALON ROAD DIR-2025-1457-ADJ-HCA ENV-2025-1458-CE ZA-2025-1457 (Revision of Approved Plans for ZA-2016-4114-ZAA)**

Initial Submittal Documents: Application, Findings, Notice of Exemption, Plans and Vicinity Map: <https://planning.lacity.gov/pdiscaseinfo/search/casenumbr/ZA-2025-1457>
Case Filed 03/11/2025, Assigned 03/19/2025, and Staff Assigned: Esteban Martorell
Applicant: Matthew Tambor [Better Space Inc.]

Representative: John Parker [Pacific Crest Consultants]

Project Description: **Present Use:** SFD; **Proposed Use:** SFD +ADU

Action Requested: ZAA for a front yard setback of 3'9" in lieu of 5' for a second floor addition above an existing garage with the identical front yard setback and an ADU conversion.

7. **1709 N FERRARI DRIVE ZA-2025-4707-ADJ**

Initial Submittal Documents: Application, Findings, Parcel & Vicinity Maps:

<https://planning.lacity.gov/pdiscaseinfo/search/casenumbr/ZA-2025-4707-ADJ>

Case Filed 08/20/2025; Assigned 08/27/2025; Staff Assigned: Esther Serrato

Applicant: Annette Kleinbard [Annette Kleinbard Revocable Living Trust]

Representative: John Parker [Pacific Crest Consultants]

Project Description: **Present Use:** SFD; **Proposed Use:** SFD (no change)

Action Requested: Adjustment to permit reduction in lot area for the subject property requirement to 14,000 sf in lieu of 20,000 sf in the RE20 Zone in conjunction with a LLA with 1642 San Ysidro Drive

Good of the Order & Adjournment to January 13, 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.

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.babcnc.org under “Council” “Committees” “Planning and Land Use” <https://www.babcnc.org/committees/viewCommittee/374>
- Sign up to receive our agendas via email by subscribing at <https://www.babcnc.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.babcnc.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.