



Building A Better Community

Minutes

Bel Air-Beverly Crest Neighborhood Council Regular Monthly Board Meeting
Wednesday November 19, 2025 7:00 P.M.

NAME	BOARD SEAT		Present	Absent
Barcohana, Elizabeth	Private Schools Grades K-6	(Re-Selected 08/27/2025)	X	
Brand, Jonathan	Bel-Air Association	(Appointed 05/22/2024)		X
Christensen, David	Residents of Beverly Glen	(Appointed 09/24/2025)	X	
Evans, Ellen	Community Interest At-Large (2027) / VP, Leg. Affairs	(Re-elected 2025)	X	
Goodman Mark MD	Bel-Air Association		X	
Greenberg, Robin	Faith-Based Institutions / VP – Operations	(Re-Selected 08/27/2025)	X	
Hall, Jamie	Laurel Canyon Association		X	
Halsey Holmes, Kristie Ph.D.	Public Educational Institutions	(Appointed 08/27/2025)	X	
Kadin, David Scott	Benedict Canyon Association		X	
Kamin, Aaron	North of Sunset District (2027)	(Re-elected 2025)	X	
Kaye, Alan	At-Large Traditional Stakeholder (2027)	(Elected 07/23/2025)	X	
Kemp, Michael	Bel Air Hills Association	(Appointed 01/19/2025)	X	
Kwan, Robert (Bobby)	Laurel Canyon Association			X
Lawrence, Aaron	At-Large Traditional Stakeholder (2027)	(Elected 07/23/2025)	X	
Levotman, Vadim	North of Sunset District (2027)	(Re-elected 2025)	X	
Longcore, Travis Ph.D.	Custodians of Open Space / President	(Re-Selected 08/27/2025)	X	
Mann, Mindy Rothstein	Benedict Canyon Association	(Appointed 07/2025)		X
Marble, Stacy	Private Schools Grades 7-12	(Re-Selected 08/27/2025) Arrived at 7:18	X	
Angela Roessel for Tad Marburg	North of Sunset District (2025)	(Re-elected 2025)	X	
Miner, Nickie	Benedict Canyon Association		X	
Ringler, Robert	Residents of Beverly Glen			X
Roth, Lynn	Doheny-Sunset Plaza Neighborhood Association	(Appointed 07/23/2025)	X	
Ryan, Sandy	Casiano Estates Association	(Appointed 01/24/2024)		X
Sandler, Irene	Bel Air Crest Master Association			X
Savage, Stephanie	Laurel Canyon Association		X	
Schlesinger, Robert	Benedict Canyon Association		X	
Silver, Jonathan	Bel-Air Association	(Appointed 06/26/2024)		X
Smith, Maureen	Commercial or Office Enterprise Districts (2027)	(Re-elected 2025)	X	
Spradlin, Jason	Holmby Hills HOA	Arrived at 7:14		X
Steele, Timothy Ph.D.	Bel Air Glen District (2027) / Secretary	(Re-elected 2025)	X	
Stojka, André	Bel Air Ridge HOA		X	
Templeton, Patricia	Bel Air Hills Association		X	
Vacant Seat	Laurel Canyon Association			0
Weinberg, Steven	Franklin-Coldwater District (2027)	(Re-elected 2025)	X	
Weisberg, Leslie	Bel-Air Association		X	
Wickers, Alonso	At-Large Youth Rep (2027)	(Re-elected 2025)	X	
Total:			27	8

Dr. Longcore provided welcoming comments and information on conducting the meeting virtually, per SB 411. He called the meeting to order at 7:05 PM. Following the salute to the flag, roll was called with quorum met. There were 26 members present initially. Member Barcohana arrived at 7:20 PM, for a total of 27 present; Wickers left the meeting at 8:17 PM.

Prior to going to agenda item #1, Dr. Longcore noted that an issue arose today on item #8 (the Stanley Hills project), he needs advice from the City Attorney on it, and is recommending we *not* hear that item tonight until he gets advice. He noted that means while there were folks here to speak on that item, it is now *not* on the adopted agenda tonight. He welcomed people to give general public comment but we will not be hearing #8 tonight.

1. The Agenda without the item #8 was approved.
2. The October 22, 2025 Meeting Minutes (Attachment A) were adopted as moved by Stojka, with one abstention from Templeton.
3. **General Public Comment**
BABCNC welcomes comment from the public on any topic within the Board's jurisdiction but not on the adopted agenda.

Sandra Carradine asked for clarification on why we are not hearing Agenda item #8. Dr. Longcore reiterated that he is awaiting some guidance from the City Attorney. When it comes back, it will come back to the agenda. All comments go with the file.

Valentina Palermo spoke in opposition to the Mulholland Tennis Club project as regards changing their 1964 CUP restrictions. She read a prepared speech (hear on the recording), and noted that she has collected 56 signatures of opposing efforts to change the rules and conditions in place.

Eoin McCarron noted that he represents Valentina in connection with the Mulholland Tennis Club, and explained that the club has been causing a nuisance to Valentina and some of her neighbors, and detailed their concerns about the proposal.

Claire Willenson was called but was unable to unmute. Dr. Longcore noted that we can come back to her.

4. **Updates from Elected Officials and Agencies**

Amanda Laflen from the Office of Supervisor Lindsay Horvath - Amanda thanked Robin, Maureen and Bob for having a table at the Supervisor's Emergency Preparedness event last Sunday. She noted that ours was the only NC from CD4 11 or 5; however, they had 150 people come through, and gave away 115 weather radios and reaching a lot of people. She thought it was a very successful event and thanked us for our support. Robin thanked her. She provided a brief update on the Board of Supervisors, who approved a bill under SB782,

Walker King from Office of Councilmember Nithya Raman CD4 filling in for Sidney Liss provided an update for CD4 including but not limited to legislatively, expanding the Unarmed Model of Crisis Response (UMCR) in Los Angeles. He noted that right now,

those are operating in some parts of CD4 but not in all; he didn't know if there are any in the Bel Air-Beverly Crest area. He invited us to let them know what we need. He spoke on the Rent Stabilization Ordinance, happy to be expanding rent protections, and noted it remains to be implemented. He spoke on the City Charter Commission survey.

Member Hall thanked him and Mashael for connecting us with the Mayor's office. Member Kamin followed up on the UMCR, noting that there was an interesting June 25, report from the City CAO about significant barriers to that project. Walker responded that the issue is where to find the funds for that. Kamin noted recommendation of any money that can be found to get directed to the call centers.

Claire Willenson did not respond after being called again to give public comment.

5. President's Report

President Longcore spoke on the upcoming in-person meeting on December 17, 2025 at TreePeople which will include a meet and greet pot luck dinner and a moonlight walk to the memorial honoring the late great BABCNC Board member, Donald Loze. There will be an email coming asking for what you will bring to the potluck.

He noted the importance of us getting together and seeing the plaque. He thanked Robin and everyone who volunteered their time at the EP fair that was greatly appreciated. Vice President Greenberg thanked the following individuals for being there: Members Levinson, Smith, Mann, Marburg, Levotman and Weinberg.

6. Monthly Expenditure Report

Motion to approve the October 2025 Monthly Expenditure Report (**Attachment B**)
Moved by Levotman, seconded and passed 21-0-0; 9 absent; 5 ineligible.

7. 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 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 was moved by PLU Co-Chair Hall, and passed by 26-0-1.

[Attention was turned next to item #9.]

8. **2166 N STANLEY HILLS DR (Parcel 2) ZA 2025-1386-CUI-HCA (Returning)**
<https://planning.lacity.gov/pdiscaseinfo/search/casenumber/ZA-2025-1386-CU1-HCA>
2172 N STANLEY HILLS DR (Parcel 1) ZA-2024-6711-CU1-HCA
<https://planning.lacity.gov/pdiscaseinfo/search/casenumber/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-feet 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-feet continuous paved roadway is provided.

Sami Kohanim asked about the recusal and why we were not hearing this tonight. He was told that we will have to take it up another time. Rouzbeh Zarrinbakhsh asked further.

9. **Zone Zero Fuel Modification**

Motion: BABCNC 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/onlinedocs/2010/10-2468-S2_cis_10-13-2025.pdf

Dr. Longcore introduced this item, noting that the Board of Forestry asked for some flexibility... and there has been a desire to get this on the agenda. He put the Historic Highland Park NC CIS on the agenda item for reference, so we could see what another NC had done. He hopes some folks have paid attention to this item.

Motion: Move to support the city's position and include request that they also support prohibitions from insurance companies using zone zero in bad faith to deny claim as moved by Evans and seconded by Weinberg. Discussion was held.

Dr. Longcore had a presentation on this which the board wished to see.

At this point, Member Wickers left the meeting at 8:17 PM.]

Dr. Longcore shared his presentation, and following brief discussion, Greenberg called the question. Member Stojka would like to share this with his association. Dr. Longcore noted that it is being recorded but there is a YouTube video that he gave to LA Audubon.

The motion passed 24-0-2, with the abstentions from Templeton and Longcore.

Good of the Order & Adjournment -

The meeting adjourned at 8:47 PM.

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, with a meet and greet pot luck dinner and a moonlight walk to the memorial honoring the late great BABCNC Board member, Donald Loze.