



Building A Better Community



Agenda

Bel Air-Beverly Crest Neighborhood Council Monthly Board Meeting

Wednesday February 25, 2026 7:00 PM

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

By Zoom: <https://us02web.zoom.us/j/83270165200>

**By Telephone: Dial (669) 900-6833 or (888) 475 4499 & Webinar ID 832 7016 5200
then press #**

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 310-4799-6247 o por correo electrónico info@babnc.org para avisar al Concejo Vecinal.

IN CONFORMITY WITH THE JANUARY 1, 2026 ENACTMENT OF CALIFORNIA SENATE BILL 707 (DURAZO) AND LA CITY COUNCIL FILE 23-1114, THE 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, then enter 832 7016 5200 & press # to join the meeting.** When prompted by the presiding officer to provide public input at the Board 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. To join the meeting by Zoom, click on the link: <https://us02web.zoom.us/j/83270165200>

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 Committee 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 (1) minute per speaker, unless adjusted by the presiding officer of the Board.

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. California Government Code Section 54953.8(b)(3).

The 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. California Government Code Section 54953.8(b)(4).

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. California Government Code Section 54953.8(b)(5),

A 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 paragraph (5), to provide public comment until that timed public comment period has elapsed. California Government Code Section 54953.8(b)(6(A),

A 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 paragraph (5), or otherwise be recognized for the purpose of providing public comment. California Government Code Section 54953.8(b)(6)(B).

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

Call to Order, Flag Salute & Roll Call

1. Approval of Minutes

Motion to approve the January 28, 2026 Minutes (**Attachment A**)

2. General Public Comment

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

3. Updates from Elected Officials and Agencies

Sidney Liss, Office of Councilmember Nithya Raman
Kenneth Miller, Office of Councilmember Katy Yaroslavsky
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

4. President's Report

5. **Monthly Expenditure Report**
Motion to approve the January 2026 Monthly Expenditure Report (**Attachment B**)

Old Business

6. **Funding Expenditure (for Outreach Events)**
Discussion and Possible Motion to purchase two (2) fitted tablecloths at \$390.00 each at \$780.00 (inclusive of tax) from Extreme Canopy Inc. Quote #SQ310637 (**Attachment C**)
7. **Budget Advocates Update – Leslie Weisberg, Budget Representative**
Discussion and Possible Motion to contribute up to \$500 for the Budget Advocates for Budget Day There is also an online BA event for January 29th. (**Attachment D**)
8. **Public Forum for Insurance Commissioner Candidates**
Discussion and possible motion to organize public event for candidates for Insurance Commissioner to focus on issues of risk, affordability, and insurability in the Very High Fire Hazard Severity Zone.
9. **Van Nuys Airport Citizens Advisory Council**
Discussion and possible motion to support CF 25-1514 (Raman and Padilla) requesting City Council be able to review changes to the makeup of the Van Nuys Airport Citizens Advisory Council and that the current content of the bylaws of the advisory council be consolidated and posted on the LAWA website.

New Business

10. **2555 N Crest View Drive ZA-2024-1881-ZV ENV-2024-1882-CE**
Case Filed: 03/21/2024; **Assigned:** 06/04/2024; **Staff Assigned:** Andres Gutierrez
Hearing Date: 02/10/2026
Applicant: [Mulholland Tennis Club]
Representative: Peter Huie [Mulholland Tennis Club]
Project Description: proposed outdoor bar under existing patio cover.
See Initial Submittal Documents in this link for *Application, Findings, Photographs, and Project Plans*
<https://planning.lacity.gov/pdiscaseinfo/search/casenumbr/ZA-2024-1881-ZV>

PLU Committee Motion to recommend approval of this project because there is no change of use, the service station is already present at the location, and there will be no associated increase of members.
11. **9830 & 9832 W. Wanda Park Dr. ZA-2023-4255-ZAD-HCA ENV-2023-4256-CE**
Associated Case Nos.: ZA-2022-3147-CU1-HCA | ENV-2022-3148-CE | ZA-2023-4254-ZAA.
Case Filed: 06/22/2023; **Accepted for Review:** 01/14/2025; **Assigned** 06/18/2025
Staff Assigned: Alan Como alan.como@lacity.org **Hearing Date:** 01/06/2026
Applicant: Dennis Banks [Banks Consulting]
Project Description: ZAD for new SFD and ADU (one each per property)

See Initial Submittal Documents in this link for *Application, Environmental Determination, Findings, Floor Plan, Project Plans, and Tree Report* - <https://planning.lacity.gov/pdiscaseinfo/search/casenumbr/ZA-2023-4255-ZAD-HCA>

See 17 Additional Documents from Applicant to Planning Department and posted to “Project Information” in our “Supporting Documents” folder at this link: <https://www.babcnc.org/committees/viewCommittee/board>

PLU Committee Motion: The BABCNC recommends that the project be denied to allow 4-foot side yard setbacks and for development on a road without 20-ft continuous paved roadway to the edge of the high fire hazard zone. Side yard setbacks are a necessary fire mitigation to reduce probability of structure-to-structure conflagration, and the site already does not have adequate emergency access, including location on a dead-end street, lack of fire truck turnaround, lack of front yard dedication, and lack of 20-ft roadway width. Further concerns raised by the PLU Committee are attached. (Attachment E)

12. **14410 W Mulholland Dr. AA-2024-7366-DPS**
See Initial Submittal Documents in this link for *Project Application, Private Street Map, and Vicinity Map:*

<https://planning.lacity.gov/pdiscaseinfo/search/casenumbr/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.

PLU Committee Motion to recommend approval of this private street application on the condition that additional signage be installed on the roadway to denote that no parking is allowed on either side of the street, and that appropriate conditions to ensure longevity and contents of the Knox boxes, to the satisfaction of LAFD. The project was reviewed with an eye for compliance with the state minimum fire safe regulations.

13. **10327 Tupelo Lane ZA-2023-1289-ZAA-ZAD-HCA**

<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) ZAD 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) ZAD 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) ZAD 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 **Assigned Staff:** Ariel Jones
Representatives: Jimmy Toetz jimmy@crestrealestate.com & Tony Russo [Crest Real Estate]

PLU Committee Motion to recommend that the city deny the requested entitlements due to the failure to comply with the State Minimal Fire Safe Regulations as it pertains to roadway width and grade, as well as on the basis that the project cannot satisfy the required findings embedded in the municipal code due to the noncompliance with the state regulations and the feasibility of improving portions of Tupelo Lane.

Good of the Order & Adjournment

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

The next meeting will be held virtually on Wednesday March 25th at 7:00 P.M.

THE AMERICAN WITH DISABILITIES ACT – 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, assisted listening devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability of services, please make your request at least 3 business days (72 hours) prior to the meeting by contacting the Department of Neighborhood Empowerment by calling (213) 978-1551 or email NCsupport@lacity.org

PUBLIC ACCESS OF RECORDS – 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. In addition, if you would like 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 website www.babcnc.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 <https://www.babcnc.org/committees/viewCommittee/374>
- Sign up to for neighborhood council notifications, and receive our agendas via email at <https://babcnc.us5.list-manage.com/subscribe?u=59b896eb68c1a1e9f3flfa3c7&id=5fe40e2a41>
- You can also receive our agendas via email by subscribing with L.A. City's Early Notification System at <https://www.lacity.org/subscriptions>