



*Building a Better Community*



### Agenda

**Bel Air-Beverly Crest Neighborhood Council - Planning & Land Use Committee  
Virtual Meeting – Tuesday March 10, 2026, 4:30 P.M.**

**Join on Zoom or by Telephone:**

**Dial (669) 900-6833 or (888) 475 4499, then enter Webinar ID 819 6041 6466 and Press # or  
click on Zoom Link: <https://us02web.zoom.us/j/81960416466>**

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](mailto: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 819 6041 6466 & 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/81960416466>

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](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 March 10, 2026 Agenda**

**2. Approval of Minutes:**

- i. Approve the January 13, 2026 Meeting Minutes (**Attachment A**)
- ii. Approve the February 10, 2026 Meeting Minutes (**Attachment B**)

**3. General Public Comment:**

BABCNC welcomes comments 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. 778 & 772 N SARBONNE ROAD ZA-2025-1668-F ENV-2025-1669-CE

**Applicant:** David Dollinger [778 Sarbonne LLC]

**Representative:** Benjamin Eshaghian [Crest Real Estate]

Case Filed 03/20/2025, Assigned 03/25/2025; Staff Assigned: ESTEBAN MARTORELL

**Project Description:** SFD

**Action Requested:** New 6' max high over-in-height fence and 6' max hedge in the front yard setback of the lots and public ROW.

**See Permanent Link on the Planning Website for five (5) Initial Submittal Documents**

**<https://planning.lacity.gov/pdiscaseinfo/search/casenumbr/ZA-2025-1668-F>**

**08/12/2025 PLU Committee Motion:** To continue this so the applicant can address these issues:

1. Reach to out BAA
2. Obtain Approvals from neighbors
3. Review plans to determine compliance with LA Fire Code.
4. Question: Is it possible to set fence further back from PROW?
5. Provide details regarding parking plan
6. Show dimension of fence from curb line

#### 6. 10770 W CHALON ROAD ZA-2025-810-F ENV-2025-811-CE

**Applicant:** Craig Tessler

**Representative:** Benjamin Eshaghian [Crest Real Estate]

Case Filed 02/07/2025 & Assigned 02/27/2025

Staff Assigned: ESTEBAN MARTORELL

**Project Description:** SFD

**Action Requested:** An 8' max high over-in-height fence/pilasters and 8' max vehicular entry sliding and pedestrian gates in the front yard setback of the lot.

**Permanent Link without Initial Submittal Documents:**

**<https://planning.lacity.gov/pdiscaseinfo/search/casenumbr/ZA-2025-810-F>**

**08/12/2025 PLU Committee Motion** to continue this and have the applicant come back with a survey that clearly shows whether or not the wall is in the PROW and a photo of the property and a couple of other concerns:

1. Need for convex mirrors
2. Support from neighbors
3. Concern about wall being in PROW. Update
4. Photos of wall as constructed

**7. 1665 North Gilcrest Drive ZA-2023-6125-ZAD ENV 2023-6127-CE**

Applicant: GT Dave [Company: Gilcrest LLC];

Representative: Abhi Kalra [Company: Crest Real Estate]

Case Filed 09/08/2023, Accepted for Review 10/03/2025; Assigned 11/18/2025;

Staff Assigned: Esther Serrato;

VIRTUAL Hearing Date: 03/11/2026 at 09:30 AM

**Project Description**:

Major Remodel/Addition of Existing SFD to a (N) 3 story 11,676.82 sq.ft. SFD with pool and spa, Sports court and 2 Retaining walls Max 10' H.

**Proposed Project on Hearing Notice**:

Major remodel and addition to an existing one-story, 2,760 square foot single family dwelling resulting in a two-story, 7,729 square foot sfd, measuring 28'6" in height. The project includes new hardscape, outdoor pool/spa, decks, and five (5) automobile parking spaces. The project proposes 2,246 cy of grading and a haul route for the export of 3,433 cy of earth.

**For Initial Submittal Documents click on this Planning Dept. link:**

<https://planning.lacity.gov/pdiscaseinfo/search/casenumbr/ZA-2023-6125-ZAD>

**8. 1660 & 1670 North Gilcrest Drive ZA-2023-6126-ZAD ENV-2023-6127-CE**

Applicant: GT Dave [Company: Gilcrest LLC];

Representative: Abhi Kalra [Company: Crest Real Estate]

Case Filed 09/08/2023, Accepted for Review 10/03/2025; Assigned 11/18/2025;

Staff Assigned: Esther Serrato;

VIRTUAL Hearing Date: 03/11/2026 at 10:00 AM

**Project Description**:

Major remodel of (E) SFD and partial demolition of (E) SFD to construct a (N) 11,880.40 two-story, SFD with basement and two retaining walls (max 10' in height).

**Proposed Project on Hearing Notice**:

Demolition of an existing single-family dwelling at 1670 North Gilcrest Drive and Major remodel and addition to an existing one-story, 11,068 square foot single family dwelling at 1660 North Gilcrest Drive. The proposed structure will be partially located on the footprint of the demolished single-family dwelling at 1670 North Gilcrest Drive. The project will result in a two-story, 13,230 square foot single family dwelling measuring 32', 8" in height. The project includes a new attached ADU, basement, outdoor and indoor pool/spa, decks, attached garage with six (6) automobile parking spaces and two retaining walls with maximum heights of ten feet. The project includes shoring, 5,974 cy of grading and a haul route for the export of 6,951 cy of earth.

**For Initial Submittal Documents click on this Planning Dept. link:**

<https://planning.lacity.gov/pdiscaseinfo/search/casenumbr/ZA-2023-6126-ZAD>

**9. Discussion and Possible Motion Regarding Comments on Draft Open Space Element**

**Comment letters are due by March 31<sup>st</sup>. See Link:**

[https://planning.lacity.gov/odocument/3fcc90ae-c557-47e0-a1b9-e33b44044772/OpenSpace\\_Element\\_PreliminaryDraft.pdf](https://planning.lacity.gov/odocument/3fcc90ae-c557-47e0-a1b9-e33b44044772/OpenSpace_Element_PreliminaryDraft.pdf)

**Good of the Order & Adjournment to April 14, 2026, 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](mailto: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](http://www.babcnc.org). In addition, if you would like any record related to an item on the agenda, please contact (310) 4796247 or [info@babcnc.org](mailto: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](http://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](http://www.babcnc.org) under Council / Committees / Planning and Land Use or go to <https://www.babcnc.org/committees/viewCommittee/374>
- Sign up for the Bel Air-Beverly Crest Neighborhood Council's notifications, and receive our agendas via email at the following link:  
<https://babcnc.us5.list-manage.com/subscribe?u=59b896eb68c1a1e9f3f1fa3c7&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>