



*Building A Better Community*



### **AGENDA**

#### **Bel Air-Beverly Crest Neighborhood Council Monthly Board Meeting**

**Wednesday March 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](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 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](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)

### **Call to Order, Flag Salute & Roll Call**

1. **Approval of Minutes**  
**Motion** to approve the January 28, 2026 Minutes (**Attachment A**) and February 25, 2026 Minutes (**Attachment B**)
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**  
Sean Regan, Office of Congressman Brad Sherman  
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 February 2026 Monthly Expenditure Report (**Attachment C**)
6. **The Web Corner**  
**Motion** that the BABCNC will continue on the existing contract for The Web Corner's website maintenance and support services at \$199.00/month for FY 2025/2026. [We verified that no change of rate is planned by The Web Corner for the rest of the FY.]

### **Old Business**

7. **Updated Funding Expenditure (for Outreach Events) (Attachment D)**  
**Discussion & Possible Motion** to approve the addition of \$81.90 in zip-code-specific sales taxes to the original board-approved quote \$780 (without taxes) raising the total to \$861.90. [*Background: A motion to purchase two (2) fitted tablecloths at \$390.00 each at \$780.00 (inclusive of tax) from Extreme Canopy Inc. per a written estimate quote #SQ310637 was approved 18-0-0, with 11 absent and 6 ineligible, at the February meeting. Now that a shipment address has been added, there are taxes.*]
8. **Budget Advocates Guest Speaker, Jay Handal – (Leslie Weisberg, Budget Rep)**  
**Discussion & Possible Motion** to contribute up to \$500 to “Neighborhood Council Budget Day.” (**Attachment E = most recent B.A. agenda**)  
- These funds are *not* limited to 2026 Budget Day. - Next Budget Day: Saturday, June 27, 2026, at City Hall 7:30 AM - 12:30 PM breakfast & parking provided.
9. **Virtual Outreach Event - Town Hall on Candidates for California Insurance Commissioner – (Weisberg, Miner & Lawrence)**  
**Discussion & Update** on the progress to confirm insurance commissioner candidates to speak at our planned virtual town hall May 3rd 2026 from 3:30 PM to 5:30 PM – (**Attachment F**)

### **New Business**

#### **Items 10 and 11 will be taken together:**

10. **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>

**11. 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>

**PLU Committee Motion for items #9 and #10 taken together:**

**Gilcrest Drive ZA-2023-6125-ZAD ENV 2023-6127-CE and 1660 & 1670 North Gilcrest Drive ZA-2023-6126-ZAD ENV-2023-6127-CE**

To recommend that we would *not* approve this project as presented as it does not “meet the standard of the findings, particularly #2 that the project location, height, size... would not adversely affect or degrade other properties.”

**12. 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 5 Initial Submittal Documents**

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

**08/12/2025 PLU Committee Motion:** Continue this so applicant can address 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

[\*At the 03/10/2025 PLU Meeting, Ben Eshaghian reported that this request has been revised to request to 8 feet max vehicular gate and all fencing including the Ficus hedge. He answered the above questions.] **03/10/2025 PLU Committee Motion:** Recommend approval pending the inclusion of stipulations made by the BAA.

13. **Megafire Prevention Package**  
**Discussion & Possible Motion** to submit the enclosed letter to the city to support all the items in the “megafire prevention package” (attached) as part of its legislative package. (Attachment G)
  
14. **Los Angeles Open Space Element of the General Plan / 2026 Preliminary Draft\***  
**Motion:** From the 03/10/2026 PLU Committee Meeting, motion is to approve the attached letter (Attachment H) and submit it by the March 31<sup>st</sup> deadline.  
\*See link below for the Open Space Element – Preliminary Draft:  
[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)
  
15. **Charter Reform, Part I**  
**Discussion & Possible Motion** on a CIS on the voting elements that City Council will be reviewing. These include ranked choice voting, dropping the voting age to 16 for municipal elections and potentially non-citizen voting. (VP Leg. Affairs Evans)  
**Link to Charter Reform Tracker:**  
<https://reformlcharter.lacity.gov/resources-materials/charter-reform-item-tracker>
  
16. **Charter Reform, Part II**  
**Discussion & Possible Motion** on a change to the Charter that would allow Parks & Rec to sell unused land. This would *not* include land used as open space. (VP Evans)  
**Link to Charter Reform Tracker:**  
<https://reformlcharter.lacity.gov/resources-materials/charter-reform-item-tracker>
  
17. **Request for Council Action on LAWA’s VNY Development Plans (Attachment I)**  
**Discussion & Possible Action:** Motion to send the enclosed draft letter which ends: “...For these reasons, and because development at VNY Airport directly affects our district, increased noise, pollution, blight and operational impacts, BABCNC respectfully urges you to take the lead in filing this proposed action.  
The motion directs the Department of City Planning, in consultation with the City Attorney, to prepare an amendment clarifying that any land use or zoning changes within the Van Nuys Airport Plan area may occur only through the ongoing Specific Plan process.  
In developing the new Specific Plan, we strongly urge the City Council to preserve the existing land-use designations established in Ordinance No. 177327 to ensure continuity, protect the community, and maintain the integrity of the airport’s planning framework, particularly given the dense population of the San Fernando Valley...”
  
18. **WRAC Motion - Support CF 25-1484 (Park): Regulation of Sober Living Density in Los Angeles Refers to City Council File 25-1484**  
**Discussion & Possible Motion** - BABCNC, a member of the Westside Regional Alliance of Councils (WRAC), supports CF 25-1484 which seeks to regulate sober living density in Los Angeles.

Currently homeowners and residents in the Del Rey neighborhood of CD 11 and beyond are experiencing the effects of a documented pattern of owners/developers over-developing properties intended as “senior living” and then filing a change of use and converting them to un-regulated sober living homes with between 22 and 48 residents. Repeated requests by the community to abide by “good neighbor norms” have gone unaddressed.

Prior communities in CD 11, CD 5 and other areas citywide have also experienced issues with sober living over-concentration in residential neighborhoods and have supported previous efforts to regulate sober living density in Los Angeles.

Research and findings from prior communities who have experienced these conditions demonstrate that the best way to resolve many of the problems now stemming from these largely unregulated sober living facilities is by establishing minimum spacing requirements between facilities and to create thresholds based on facility size, modeled on the Costa Mesa ordinance upheld by the courts. The motion in CF 25-1484 seeks to allow the City to preserve the benefits of recovery housing while avoiding the drawbacks of excessive clustering. [Background Information](#) for the motion.

### **Good of the Order & Adjournment**

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

**The next meeting will be held on Wednesday April 22<sup>nd</sup> 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](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) 479-6247 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 <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=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>