



Building a Better Community

Agenda

Bel Air-Beverly Crest Neighborhood Council - Planning & Land Use Committee Virtual Meeting – Tuesday April 14, 2026, 7:00 PM

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@babenc.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. 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 April 14, 2026 Agenda

2. Approval of Minutes:

Approve the January 13, 2026 Meeting Minutes (**Attachment A**), the February 10, 2026 Meeting Minutes (**Attachment B**), and the March 10, 2026 Meeting Minutes (**Attachment C**)

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. **1450 N Seabright Place ZA-2024-7305-ADJ-CU1-HCA [Returning from July PLU mtg.]**

Case Filed: 11/12/2024, Case Assigned: 11/15/2024.

Assigned Staff: Esther Serrato (ADI) + Katie Knudson (DPS/COC);

Applicant: Monica Bousa

Representative: Benjamin Eshaghian [Crest Real Estate]

Original Project Description: A 317SF addition to an existing SFD fronting on a substandard hillside street with less than 20ft wide continuous paved roadway with a lot size of 12,384.5SF in lieu of the required 20,000SF per lot.

Original Requested Entitlement: Pursuant to LAMC 12.24 X 28 relief from roadway width and frontage requirements as well as Pursuant to 12.28 relief from lot area requirements.

Original Initial Submittal Documents from 11/12/2024:

<https://plncts.lacity.org/pdiscaseinfo/Search/casnumber/ZA-2024-7305-ADJ-CU1-HCA>

Revised Project Description (for July 8, 2025 PLUC Meeting):

This request is part of a proposed project that includes the remodel & addition to existing single-family residence including converting the existing 292 square foot attached garage into guest bedroom and 25 square foot bathroom addition as well as (N) pergola and (N) wood deck. Additionally, Two-Unit Development for (N) 498 square foot Single-Family Dwelling including attached garage and a retaining wall. The proposed project will result in a total of 2,705 square feet of residential floor area (RFA) and continue to receive access via driveway off Seabright Pl.

Revised Entitlements Requested:

- Zoning Administrator's Adjustment seeking relief from L.A.M.C Section 12.07.01-C.4: The project is requesting to permit a reduced lot area of 12,434 square feet in lieu of the otherwise required 20,000 square feet in the RE20-1-H-HCR Zone.

Non-Discretionary Planning Cases:

- Certificate of Compliance - California Government Code Section 66499.35 authorizes applications for a Certificate of Compliance to identify whether parcels comply with the Subdivision Map Act.

- Deemed to be Approved Private Street: review for compliance of an access driveway located within a private road easement when the dwelling and access driveway existed and recorded prior to September 6, 1961, pursuant to Los Angeles Municipal Code (LAMC) Section 18.00 C.

- Updated Project Materials (for July 8, 2025 PLUC Meeting):

<https://www.dropbox.com/scl/fo/ozj4ip5h5lz1u3bsgwvdg/ACSV-6wqUeovpMSU04SwJvw?rlkey=d9794c2njkaggz028ttowatxk&e=1&dl=0>

PLU Committee: A presentation was given at the July 8, 2025 PLU meeting and continued.

6. **3132 N Deep Canyon Drive DIR-2025-4352-SPPC-DRB-MSP ENV-2025-4353-CE**

Case Filed: 08/08/2025, Assigned: 03/04/2026, and Staff Assigned: Jude Hernandez

Applicant: Arsen Tekeian arsensorientalrugs@gmail.com

Representative: George Avetisian [Avetect LLC] info@avetect.com

Project Description: 499 square-foot addition, removal of existing pool and construction of a new pool, 296 square-foot gazebo in the rear, extend existing retaining wall and associated grading.

Proposed Project: (N) addition to existing SFD of 499 SF (below 500 Square feet, exempt from BHO), (N) gazebo (N) pool w/spa and Baja, (N) 273'5" long continuation of an existing retaining wall, not to exceed 10'0" high.

See Initial Submittal Documents in the Planning Department link: [Application, Elevations, Floor Plan, Grading Plan, Landscape Plan, Photographs, Project Plans, Site Plan and Viewshed](#) <https://plncts.lacity.org/pdiscaseinfo/Search/casenumbe/DIR-2025-4352-SPPC-DRB-MSP>

The projects noted in items 7 through 9 will be reviewed together as they are contiguous and submitted by the same Applicant and Representative.

7. **8637 West Hillside Avenue ZA-2025-1640-CU1-HCA ENV- 2025-1641-EAF**
Case Filed: 03/19/2025, Assigned: 04/23/2025, Staff Assigned: Andres Gutierrez

Project Description:

Construction, use, and maintenance of a (N) SFD and ADU on a lot that does not have a continuous paved roadway greater than 20' in the R1 zone.

Requested Entitlement:

Pursuant to LAMC Section 12.24.x.28, a Class 1 Conditional Use request for the construction of a new 1,273 sq. ft. SFD and 380 sq. ft. ADU on a lot that does not have a continuous paved roadway greater than 20 ft. in width from the driveway to the hillside boundary.

Applicant: Ka Leung Chan [Veridian Development, LLC]

Representative: Jimmy Toetz [Crest Real Estate]

See Initial Submittal Documents in the Planning Department link: [Application, Environmental Assessment Forms, Findings, Project Plans, and Tree Report.](#)

<https://plncts.lacity.org/pdiscaseinfo/Search/casenumbe/ZA-2025-1640-CU1-HCA>

8. **8643-8645 West Hillside Avenue ZA-2025-1646-CU1-HCA**
Case Filed: 03/19/2025, Assigned: 04/23/2025, Staff Assigned: Andres Gutierrez

Project Description:

Construction, use, and maintenance of a (N) SFD and ADU on a lot that does not have a continuous roadway greater than 20' in width from the driveway in the R1 hillside zone.

Requested Entitlement:

Pursuant to LAMC Section 12.24.X.28, request for the construction of a new 1,148 sq. ft., 3-story SFD and attached 500 sq. ft. ADU with 2 new retaining walls on a lot that does not have a continuous paved roadway greater than 20' in width from the driveway to the hillside boundary.

Applicant: Ka Leung Chan [Dudleya Development LLC]

Representative: Jimmy Toetz [Crest Real Estate]

See Initial Submittal Documents in the Planning Dept. link: [Application, Findings, Project Plans, Tree Report, and Vicinity Map.](#)

<https://plncts.lacity.org/pdiscaseinfo/Search/casenumbe/ZA-2025-1646-CU1-HCA>

9. **8649 West Hillside Avenue ZA-2025-1653-CU1-HCA**
Case Filed: 03/12/2025, Assigned: 04/23/2025, Staff Assigned: Andres Gutierrez

Applicant: Ka Leung Chan [Peripheral Properties LLC]

Representative: Jimmy Toetz [Crest Real Estate]

Project Description:

New SFD w/ attached ADU on a substandard hillside street.

Requested Entitlement:

New 1,146 SF SFD w/ attached ADU on a substandard hillside street.

See Initial Submittal Documents in the Planning Department link: Application, Environmental Assessment Forms, Findings, Project Plans, and Tree Report.

<https://plncts.lacity.org/pdiscaseinfo/Search/casenumbr/ZA-2025-1653-CU1-HCA>

Good of the Order & Adjournment to May 12, 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

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) 4796247 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 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>
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