



BEL AIR-BEVERLY CREST NEIGHBORHOOD COUNCIL
PLANNING AND LAND USE COMMITTEE
DRAFT MINUTES OF VIRTUAL MEETING
Tuesday, January 13, 2026, 7:00 p.m.
Conducted via Zoom Webinar

CALL TO ORDER, FLAG SALUTE & ROLL CALL

Co-Chair Jamie Hall called the meeting to order at 7:00 P.M. on Tuesday, January 13, 2026. The meeting was conducted virtually via Zoom in conformity with California Senate Bill 707 (Durazo) and LA City Council File 23-1114.

A flag salute was conducted, with Co-Chair Hall noting that the flag keeper (Mr. Schlesinger) was momentarily absent, and participants were asked to picture their flag and join in.

Roll call was conducted as follows:

Member	Role	Attendance
Jamie Hall	Co-Chair	Present
Michael Kemp	Co-Chair	Present
Leslie Weisberg	Vice-Chair	Present
Robin Greenberg	Member	Present
Nickie Miner	Member	Present
Maureen Levinson	Member	Absent (arrived late)
Jason Spradlin	Member	Excused Absence
Stephanie Savage	Member	Present
Robert Schlesinger	Member	Present
Patricia Templeton	Member	Present
Stella Grey	Member	Present
Steven Weinberg	Member	Present
Travis Longcore, Ph.D.	Ex Officio	Present

Staff present: Cathy Palmer, Administrative Assistant.
 A quorum was established.

1. APPROVAL OF THE JANUARY 13, 2026 AGENDA

Co-Chair Hall called for a motion to approve the agenda for the January 13, 2026 meeting.

Motion: Ms. Nickie Miner moved to approve the agenda. Ms. Robin Greenberg seconded.

Vote: The motion carried unanimously, with no objections and no abstentions.

2. APPROVAL OF MINUTES

Co-Chair Hall called for consideration of the two sets of minutes listed on the agenda (November 11, 2025 and December 2, 2025).

Administrative Assistant Cathy Palmer informed the Committee that no minutes were available for approval this evening.

Action: Items 2(i) and 2(ii) were not acted upon. The approval of the November 11, 2025 and December 2, 2025 meeting minutes is deferred to a future meeting.

3. GENERAL PUBLIC COMMENT

Co-Chair Hall opened the general public comment period, explaining that this period is reserved for matters within the Committee's jurisdiction that are not on the adopted agenda, and that under the Brown Act, the Committee may not act on matters raised during general public comment.

No members of the public raised their hands to speak. The public comment period was closed.

4. CHAIR REPORTS

Jamie Hall, Co-Chair

Co-Chair Hall stated that he had no report this evening.

Michael Kemp, Co-Chair

Co-Chair Kemp wished all attendees a Happy New Year and thanked participants for joining. He noted that 2026 is an election year and encouraged everyone to research the issues and participate in local and state elections.

Leslie Weisberg, Vice-Chair

Vice-Chair Weisberg had no formal report but expressed anticipation for a full evening agenda.

5. 861 N. BEVERLY GLEN ("UNKNOWN ST HH") — NEW SINGLE-FAMILY DWELLING & PRIVATE STREET CONVERSION

Project Information

Case Numbers	ZA-2025-5846-CU1 / PS-1477861 / ENV-2025-5847-EAF
Address	861 N. Beverly Glen Boulevard (also filed as 861 Unknown St HH)
Case Filed / Assigned	Filed: October 21, 2025 Assigned: December 9, 2025
City Planner	Ariel Jones
Applicant	Bogelajiang Aierken [Arkin Holdings LLC]

Representative	Claudio Cosi [Cosi Designs Inc.]
Project Description	New single-family dwelling on four combined lots, and conversion of an existing access easement into a private street. House is proposed as two stories over basement (approx. 4,300 sq. ft. total including basement, garage, and roof deck; approx. 2,800 sq. ft. of livable space per zoning code). One protected tree (sycamore) proposed for removal with 4:1 replacement.
Entitlements Requested	(1) Private Street designation (PS-1477861); (2) Conditional Use Permit (CUP) for access via a road less than 20 feet wide.

Applicant Presentation

Representative Claudio Cosi (Cosi Designs Inc.) appeared and presented the project with the aid of a shared-screen map. He described the project as the combination of four hillside lots (total approximately 13,063 sq. ft.) to build a single-family dwelling with a detached garage. The site is accessed from North Beverly Glen Boulevard via a narrow existing easement that currently serves multiple uphill properties. The easement was described as approximately 9 to 10 feet wide in varying sections, with a steep incline and curves.

Mr. Cosi explained that City code, which previously allowed building permit issuance upon mere proof of easement access, now requires formal private street designation. He stated that the house itself fully complies with all applicable zoning requirements — height, setbacks, floor area ratio — and that the only requested entitlement is the private street conversion and the CUP to allow access via a road narrower than 20 feet.

Mr. Cosi acknowledged that a 20-foot-wide road is physically impossible to achieve on the subject easement due to topography and surrounding development. He presented an alternative fire access concept involving a separate public utility easement that extends to the subject lots and possibly connecting a fire hydrant near the property. He was unable to confirm the specific species of the protected tree being removed but confirmed that one protected tree (identified by committee members as a sycamore) would be removed with a 4:1 replacement obligation through Urban Forestry.

When asked about construction staging, Mr. Cosi stated that construction vehicles would need to park on Beverly Glen Boulevard and access the site via the narrow easement. He noted that concrete trucks would need to use a pump from the street. He stated that once the first graded pad is established for the garage area, that space could provide some limited staging capacity.

Committee Questions and Discussion

The Committee raised numerous substantive questions and concerns, including:

- **State Fire Safety Regulations (SB 707 / "Safe Routes"):** Ex Officio member Dr. Travis Longcore raised the application of state fire-safe regulations requiring either a 20-foot-wide access road or an equivalent "same practical effect" (i.e., simultaneous egress for evacuees and ingress for fire apparatus). Mr. Cosi acknowledged that the current easement is physically incapable of meeting the 20-foot standard. Dr. Longcore concluded on the record that, by state law, this parcel is not legally buildable under the current road configuration.
- **Easement Rights:** Ms. Patricia Templeton, Ms. Leslie Weisberg, and others raised the critical question of whether the applicant actually holds any legal right to use the subject private drive for access. Ms. Weisberg stated she did not believe the applicant's claim that neighboring easement holders had consented to the conversion.
- **Road Width and CUP:** The easement was confirmed to be 9 feet wide in at least some sections per the underlying easement documents, with some paved sections at or slightly above 10 feet

— far below the required 20-foot standard for a private street. The CUP request is for deviation from the 20-foot requirement.

- **Future Development Potential:** Ms. Stella Grey asked whether additional lots along the easement could be developed in the future. Mr. Cosi stated he was uncertain but noted that steep slopes in the area would make additional development very difficult without major grading.
- **Retaining Walls and Slopes:** Committee member Stephanie Savage noted apparent issues with proposed retaining walls and slope ratios shown in the design that may not comply with municipal code. She offered to compile a written list of specific technical concerns for the applicant to address.
- **Construction Staging and Traffic:** Members Templeton, Weisberg, and Weinberg expressed serious concerns about how large construction vehicles — including dirt haulers, bulldozers, and concrete trucks — could physically access the site, turn around, and stage on the narrow, curved, steep easement. Mr. Cosi confirmed that construction vehicles would not be able to turn around on the easement and would need to back down Beverly Glen, and that concrete pours would require a pump truck.

Public Comment

The following members of the public provided comments:

Sheri Bonstelle (Jeffer Mangles, representing Wofford Denius): Ms. Bonstelle, an attorney, stated that she represents Wofford Denius, the property owner at the top of the private drive. She stated that the easements underlying the private drive are between 9 and 10 feet wide, that there is no fire department turnaround at any point on the drive, and that the slope is well in excess of the 15-degree maximum for new street construction. She stated that the applicant's own private street map — specifically the red dotted lines showing his easement — demonstrates that his easement corridor actually runs along the eastern side of his property and exits to the north, and that he has no easement rights over the portion of the private drive running to Beverly Glen. She stated flatly that no resident served by the private drive supports the project.

Pablo Saide Peralta (neighbor): Mr. Saide Peralta stated that he and a group of neighbors had documented the conditions of the private drive with detailed photographs and submitted them to the Committee. He noted the dangerous and narrow conditions of the drive and asked that the materials be posted for public review.

Wofford Denius (863 N. Beverly Glen, property owner above proposed project): Mr. Denius read a prepared statement opposing the project. He confirmed that the underlying easement documents reflect a 9-foot (not 10-foot) easement. He stated that he and his wife own the property at the top of the drive — the only location with any turning space — and that they would not consent to construction vehicles using their property to turn around. He stated that construction vehicles would thus be required to back down the steep, curved drive, creating risks for public safety and emergency access. He asserted that the applicant has no legal right of access over his property's section of the easement, that the easements were granted solely for residential egress/ingress purposes, and that a majority of easement holders will not consent to converting the private drive to a public street. He requested that the Committee keep all easement holders informed of any future hearing and response from the applicant.

Stephanie Savage (Committee member, treating as additional committee deliberation): Ms. Savage, due to audio difficulties, participated by commenting rather than as a formal member of the public. She identified multiple unresolved design issues in the submitted plans, including slope compliance, retaining wall height, construction and staging plans, and fire department turnaround

requirements. She offered to provide a written list of specific items for the applicant to address upon return.

Applicant Response

Mr. Cosi stated he preferred to respond in writing once a formal list of concerns was compiled. He acknowledged the complexity of the comments raised, and stated he was willing to provide written documentation demonstrating code compliance for issues such as retaining walls and slopes. He maintained that a portion of the easement crosses his own property, suggesting some access rights. He agreed to return to the Committee once the written concerns were provided and addressed.

Committee Deliberation

Co-Chair Hall proposed that the most appropriate action was to compile a written summary of the Committee's concerns and the public comments, provide that list to the applicant, and continue the item to a date uncertain, with the applicant to contact staff when ready to reschedule.

Ms. Miner moved to recommend denial of all support for the project to the full Neighborhood Council. Ms. Greenberg seconded that motion. However, Ms. Grey, Ms. Weisberg, and Ms. Savage spoke in favor of continuing the matter rather than outright denying it, noting the public interest in tracking the project and the value of establishing a record. Ms. Weisberg stated the committee should act in the best interest of the neighborhood rather than arbitrarily deny the project.

Upon polling the committee, unanimous consent was granted to permit Ms. Miner to withdraw her motion.

Ms. Weisberg then moved a substitute motion to continue the item to a date uncertain, with the committee providing a written list of concerns to the applicant for response. Ms. Savage seconded.

The committee compiled the following list of items to be addressed upon return:

- Documentation establishing the applicant's legal right of access over the full length of the easement to Beverly Glen.
- Written consent or opposition statements from all property owners holding easement rights over the private drive.
- A letter or written sign-off from LAFD regarding fire access and turnaround compliance (or the "same practical effect" finding under state fire-safe regulations).
- A detailed construction and staging plan, addressing how construction vehicles — including haulers, bulldozers, and concrete pump trucks — will access, stage, and exit the site without blocking the drive for residents and emergency services.
- Documentation establishing compliance with all retaining wall height and slope ratio requirements of the Municipal Code.
- A written response addressing all additional technical concerns to be compiled by Ms. Savage and transmitted by staff.

Motion (as adopted): To continue Item 5 to a date uncertain; direct staff to transmit to the applicant a written list of Committee and public concerns; and request that the applicant schedule a return hearing date with staff upon completion of a written response.

Moved by: Leslie Weisberg.

Seconded by: Stephanie Savage.

Vote: The motion carried unanimously, with no objections and no abstentions.

Co-Chair Hall thanked the applicant's representative and informed him that staff would provide the letter. Wofford Denius requested that all easement holders be notified of future hearings, and Ms. Templeton advised the public on how to subscribe to BABCNC agendas.

6. MILKEN COMMUNITY SCHOOL EAST CAMPUS — CLASS 3 CUP FOR HIGH SCHOOL USE

(Continued from November 11, 2025 PLUC Meeting)

Project Information

Case Numbers	CPC-2025-3449-CU3-SPPC-DRB-MSP / ENV-2025-3450-CE
Addresses	2785, 2791 & 2845 N. Casiano Road (also known as 15600 Mulholland Drive)
Case Filed / Assigned	Filed: June 18, 2025 Assigned: July 22, 2025
City Planner	Tiffany Corrales
Applicant	Tarryn Breskal [Milken Community School]
Representative	Mark Armbruster [Armbruster Goldsmith & Delvac LLP]
Project Description	Class 3 Conditional Use Permit (CUP) to permit a change of use for operation of a religious high school (grades 9–12) on the former AJU (American Jewish University) East Campus. No construction proposed. Interior renovations with minor exterior alterations only. Also seeks MDRB and Mountain Specific Plan compliance.
Prior PLUC Action	November 11, 2025: Motion to table; applicant directed to return after further discussions with neighbors, submission of a transportation/traffic study, an evacuation plan or shelter-in-place plan, and responses to issues raised by the community.

Applicant Presentation

The applicant returned to the Committee with a multi-part presentation directly responsive to the November 2025 tabling motion. Mark Armbruster (Armbruster Goldsmith & Delvac LLP) introduced the presentation team: Sarah Shulkind, Head of School; Carlos Sanchez, Director of Facilities, Campus Safety & Operations; and Sarah Drobis, Gibson Transportation Consulting.

Sarah Shulkind (Head of School) opened by expressing appreciation for the process and the Committee's feedback. She described Milken Community School's 25-year history on its West Campus and the school's vision for the East Campus as an expansion of its academic program for high school students (grades 9–12). She highlighted Milken's stewardship of the existing East Campus site, which was formerly used by the American Jewish University. She emphasized the school's commitment to being a responsible community partner: maintaining campus grounds, responding promptly to neighbor concerns, addressing traffic accidents and car fires on Mulholland Drive with its on-site security team, and working with the Casiano HOA. She noted that the campus currently accommodates approximately 400 parking spaces and that students and staff will not be permitted to park in the surrounding neighborhood.

Carlos Sanchez (Director of Facilities, Campus Safety & Operations) presented the school's emergency preparedness and evacuation plans. Mr. Sanchez is a retired LAPD detective supervisor, certified emergency manager, and OSHA-certified trainer with approximately 20 years of school safety experience. He described the school's comprehensive emergency infrastructure, including:

- 24/7 security personnel on campus throughout the year;
- Private cellular network capable of functioning if commercial networks go down (as occurred in the Palisades fire);
- On-campus weather station monitoring wind, temperature, rain, and lightning;

- Mass notification system for parents, students, staff, and the surrounding community;
- Monthly emergency drills covering fire, lockdown, and earthquake scenarios;
- Brush clearance conducted four times per year (twice per year on each campus); ten dead trees removed; fire-retardant applied along Casiano Road;
- Fire hoses on standby; satellite phone for communications backup.

Mr. Sanchez presented two evacuation scenarios. In a morning weekday scenario, the school's alarm system alerts both campuses simultaneously; an average accountability check is approximately 12 minutes; the school's fleet of vehicles and approximately 350 cars on campus can move 1,200 people off site; three of four lanes on the road can be used for egress in an emergency; and the school's goal is full campus evacuation within 30–45 minutes. He noted that parents are NOT directed to drive up Casiano during an emergency — students evacuate in staff or student vehicles or buses. In response to the community's concern about simultaneous evacuation, he confirmed that the WISE (Stephen S. Wise) school's evacuation plan specifically directs that parents do not come onto the hill, reducing potential conflicts on Casiano.

Ms. Shulkind added that the school had confirmed with WISE's team that their evacuation protocol routes students out in employee vehicles without triggering parent influx onto Casiano Road. She also noted that third-party buses (not belonging to Milken or WISE) that have been idling on Casiano were identified as a problem, and Milken and WISE have joined efforts to have those buses removed.

Sarah Drobis (Gibson Transportation Consulting) presented the traffic and transportation study. She described the East Campus site plan, which has three primary driveways on Casiano Road, a loading access area, and an intersection with Stephen S. Wise Drive. No changes to current driveway locations or parking configurations are proposed. Currently approximately 400 parking spaces are available.

The primary pick-up and drop-off circulation plan routes vehicles in via the northernmost driveway from Mulholland Drive, circulates through the campus, and exits back to Mulholland. A proposed no-right-turn restriction from campus driveways would direct traffic back to Mulholland rather than further up into the neighborhood. Bus and shuttle drop-off would be separated from parent drop-off traffic. Casiano Road traffic counts conducted in May 2025 were presented and discussed.

Traffic volume projections were presented for three enrollment levels: current use (approximately 77 inbound trips in the morning peak), at 540 students (178 inbound / 124 outbound during AM peak), and at the full buildout of 900 students (approximately 297 inbound trips during AM peak). Ms. Drobis noted that the morning peak for schools (7:30–8:30 a.m.) overlaps with commuter peak and that the campus is designed with sufficient internal queuing capacity to prevent vehicles from backing up onto Casiano.

Committee Questions and Discussion

The Committee engaged in an extended and detailed Q&A session with the applicant team spanning approximately one and a half hours. Key areas of discussion included:

- **Enrollment Growth and Phasing:** Several committee members asked whether the CUP could be structured to permit gradual enrollment increases with mandatory evaluation at each stage (e.g., 540 → 700 → 900 students), rather than approving the full 900-student buildout at once. Ms. Shulkind stated the school's preference was to receive approval for the full enrollment in one proceeding to avoid repeated regulatory processes. She acknowledged the school does not expect to reach 900 students in the near term.
- **Traffic Study Methodology:** Ms. Templeton and others questioned aspects of the traffic study, including whether existing baseline traffic counts from May 2025 already included Stephen S. Wise School traffic, whether the queuing analysis adequately accounted for real-world conditions on a single-access hillside road, and whether Casiano's lane configuration (including whether a right-turn lane exists at the Mulholland intersection) was accurately reflected.
- **Conditions of Approval:** Representative Armbruster confirmed that the City Planning process will include formal conditions of approval specifying carpool ratios, bus utilization requirements, and other traffic management measures. The applicant stated it will work with City Planning on those conditions.

- **Community Outreach:** Ms. Templeton noted that many of the approximately 40 community letters in the record complained about inadequate outreach. Ms. Shulkind acknowledged this concern and explained the school's outreach efforts, including scheduling an open campus invitation through the Casiano HOA leadership and conducting multiple meetings. She expressed commitment to continuing robust community communication.
- **Biological Resources:** Dr. Longcore raised a concern about the existing biological survey report (by Glen Lucos) submitted with the application. He identified the presence of a California Black Walnut woodland on the Skirball corner of the property, which constitutes a California Rare Plant Rank 4 species and associated sensitive natural community. Dr. Longcore expressed reservations about the reliability of the Lucos report and recommended the applicant commission a new survey to document the walnut woodland properly.
- **Formal Communication Mechanism:** Emerging from discussion about community concerns, Ms. Weisberg and others proposed that as a condition or recommendation of approval, the school establish a formal, ongoing communication channel with area residents — not solely through the HOA, but reaching individual neighbors — for matters including emergency notifications, traffic issues, and campus operations updates.

Public Comment

A large number of members of the public provided testimony. Co-Chair Kemp presided over this portion of the meeting with Dr. Longcore assisting in managing the speakers' queue. Comments were largely from Casiano Road and Bel Air Park residents. The following is a summary of the major positions expressed:

Comments in Opposition to or Raising Concerns about the Project:

- Multiple Casiano Road and Bel Air Park residents expressed concern that Casiano is a "one-way-in, one-way-out" hillside corridor with no viable alternate evacuation route, and that adding 350+ cars and a high school campus to the road creates unacceptable life-safety risks, particularly in a wildfire emergency.
- Several speakers referenced the January 2025 Palisades Fire, during which traffic gridlock on Sunset Boulevard resulted in residents abandoning cars and fleeing on foot. Speakers drew a direct parallel to Casiano Road's configuration and warned of similar outcomes if the school expansion proceeds without enforceable mitigation.
- One resident (Marlene H.) described her concerns about being unable to evacuate herself and elderly neighbors if Casiano were gridlocked. She called for the Fire Department and traffic authorities to be formally involved in developing an enforceable plan.
- Mona Shargani (Bel Air Park resident, also reading a statement on behalf of Dr. Ben Shanasa, who was unavoidably on medical call) presented detailed technical criticism of the traffic study. She argued that the 15% traffic reduction projection relied on a simulation assuming constant perfect traffic flow that does not account for the physical reality of a single-access road. She stated that when third-party buses and Stephen S. Wise traffic occupy the street simultaneously, available road capacity drops significantly. She stated that the overflow from any minor disruption to the on-campus queuing plan would immediately create a stationary obstruction on the only road in and out of the neighborhood, in violation of Fire Code LAMC 12.21C-10. She called for a comprehensive, enforceable mitigation plan developed in partnership with the full community, WISE, and Milken.
- A number of speakers raised concerns about the adequacy and timeliness of community outreach, stating that technical reports were provided too close to the hearing date for meaningful community review.

Comments in Support of or Expressing Confidence in the Project:

- Michael Greenfeld (neighbor) stated that Milken has consistently demonstrated a positive presence in the area through visible security, well-maintained grounds, and reliable community communication, and expressed confidence in the school's plans.
- Rabbi Yoshi (identified in transcript) addressed the shared nature of the hillside community and the collaborative spirit needed to manage common challenges, referencing the school and neighborhood sharing the same hill.
- Several speakers acknowledged that the school had made substantial progress in addressing the concerns raised at the November meeting, including the traffic study, evacuation planning, and brush clearance efforts.

Applicant Response

Following public comment, the applicant team responded to specific points. Ms. Shulkind addressed concerns about outreach, noting the school had reached out to the Casiano HOA leadership and held multiple meetings, and expressed continued openness to community engagement. She stated that the school's interests are fundamentally aligned with the neighbors' — she does not want gridlock any more than the residents do, noting that the school had previously faced serious traffic issues on its West Campus and resolved them. She pledged to adjust the plan as needed once real-world data is collected. Mr. Armbruster confirmed that the City Planning approval process will include conditions of approval addressing carpool ratios, bus utilization, and other traffic controls.

Committee Deliberation

Co-Chair Kemp presided over committee deliberations. After extensive discussion, Ms. Weisberg moved to recommend approval of the project to the full Neighborhood Council, with the condition that the Milken team establish a formal, ongoing communication mechanism between the school and the surrounding community (including individual residents, not solely through the HOA). Ms. Miner seconded the motion as amended.

During deliberation, Ms. Templeton asked whether the motion could be amended to include a limitation on the number of vehicles permitted on campus at one time. Mr. Kemp and Ms. Miner expressed hesitation about that amendment, noting the school's existing detailed plan and their preference to trust the applicant's process. The amendment was not adopted.

Dr. Longcore abstained, noting his concerns about the biological resources report and the unresolved questions about the sensitivity of the walnut woodland on the property.

Motion (as adopted): To recommend support for (approval of) the Milken Community School East Campus CUP application (CPC-2025-3449-CU3-SPPC-DRB-MSP / ENV-2025-3450-CE), with the recommendation that the school establish a formal, ongoing communication mechanism with the surrounding neighborhood community.

Moved by: Leslie Weisberg.

Seconded by: Nickie Miner (as amended).

Vote: Motion carried. All members present voted in favor. Travis Longcore, Ph.D. (Ex Officio) abstained. Stephanie Savage noted she voted yes with reservations. Jamie Hall (who had briefly disconnected and reconnected) voted yes.

Co-Chair Kemp thanked the Milken team for the quality and responsiveness of their presentation and noted the item will move forward to the full Neighborhood Council Board meeting on January 28, 2026, where the public will have an additional opportunity to speak.

GOOD OF THE ORDER & ADJOURNMENT

Co-Chair Kemp asked whether any committee members had items to raise under Good of the Order. No items were raised.

Co-Chair Kemp adjourned the meeting AT **10:09 PM**. The next regular meeting of the Planning & Land Use Committee is scheduled for February 10, 2026 at 7:00 P.M.

CERTIFICATION

These minutes are a summary of the proceedings of the January 13, 2026 meeting of the Bel Air-Beverly Crest Neighborhood Council Planning & Land Use Committee. They are draft minutes subject to approval at a future meeting of the Committee.

Respectfully submitted,

Catherine Palmer, Committee Staff

Jamie Hall, Co-Chair, Planning and Land Use Committee

Michael Kemp, Co-Chair, Planning and Land Use Committee

Minutes approved at the _____ meeting of the BABCNC Planning and Land Use Committee