



*Building A Better Community*



### AGENDA

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

**Wednesday April 22, 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 February 25, 2026 Minutes (**Attachment A**) and March 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 March 2026 Monthly Expenditure Report (**Attachment C**)

### **Old Business**

6. **Update on Virtual Outreach Event - Town Hall on Candidates for California Insurance Commissioner – (Weisberg)**  
**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.  
(See Flyer - Attachment D)
7. **Charter Reform**  
**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://reformlacherter.lacity.gov/resources-materials/charter-reform-item-tracker>
8. **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.

<https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=25-1484> NB: Already approved by WRAC| [Download the WRAC position letter](#)

### **New Business**

9. **1450 N Seabright Place ZA-2024-7305-ADJ-CU1-HCA**

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]

**Project Description**

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.

**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**

<https://www.dropbox.com/scl/fo/ozj4ip5h5lz1u3bsgwydg/ACSV-6wqUeovpMSU04SwJvw?rlkey=d9794c2njkaggz028ttowatxk&e=1&dl=0>

**PLU Committee Motion** recommend that the Board take no exception to this project. The applicant presented to the PLU Committee on July 8, 2025 and April 14, 2026. [04-14-2026 motion carried, 7-2-1 (7 in favor, 2 opposed, 1 abstention, 1 ineligible).]

10. **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 E)

11. **Outreach — Mark Your Calendars / Volunteers Needed for Fire Station Open Houses –**

Saturday, May 9th 10:00-4:00 Fire Station 99 and Fire Station 37

Saturday, May 16 8:00-11:00 Fire Station 71

**Good of the Order & Adjournment**

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

**The next meeting will be held on Wednesday May 27th, 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>