

Attachment "A"



Building A Better Community



**BEL AIR-BEVERLY CREST NEIGHBORHOOD COUNCIL**  
**DRAFT MINUTES OF THE REGULAR MONTHLY BOARD MEETING**

**Wednesday, April 22, 2026 | 7:00 P.M.**

*Meeting Held Virtually via Zoom*

NAME	BOARD SEAT	Present	Absent
Barcohana, Elizabeth	Private Schools Grades K-6		X
Brand, Jonathan	Bel-Air Association	X	
Christensen, David	Residents of Beverly Glen <i>(arrived 7:31 pm)</i>	X	
Evans, Ellen	Community Interest At-Large / <i>VP, Leg. Affairs</i>	X	
Goodman, Mark MD	Bel-Air Association		X
Greenberg, Robin	Faith-Based Institutions / <i>VP – Operations</i>	X	
Hall, Jamie	Laurel Canyon Association	X	
Halsey Holmes, Kristie Ph.D.	Public Educational Institutions	X	
Kadin, David Scott	Benedict Canyon Association	X	
Kamin, Aaron	North of Sunset District	X	
Kaye, Alan	At-Large Traditional Stakeholder		X
Kemp, Michael	Bel Air Hills Association	X	
Kwan, Robert (Bobby)	Laurel Canyon Association		X
Lawrence, Aaron	At-Large Traditional Stakeholder	X	
Levotman, Vadim	North of Sunset District	X	
Longcore, Travis Ph.D.	Custodians of Open Space / <i>President (Presiding)</i>	X	
Mann, Mindy Rothstein	Benedict Canyon Association	X	
Marble, Stacy	Private Schools Grades 7-12	X	
Marburg, Tad	North of Sunset District	X	
Miner, Nickie	Benedict Canyon Association	X	
Navab, Amir	Bel Air Ridge HOA	X	
Ringler, Robert	Residents of Beverly Glen		X
Roth, Lynn	Doheny-Sunset Plaza Neighborhood Association	X	
Ryan, Sandy	Casiano Estates Association		X
Sandler, Irene	Bel Air Crest Master Association	X	
Savage, Stephanie	Laurel Canyon Association		X
Schlesinger, Robert	Benedict Canyon Association	X	
Silver, Jonathan	Bel-Air Association		X
Smith, Maureen	Commercial or Office Enterprise Districts	X	
Spradlin, Jason	Holmby Hills HOA <i>(Arrived at 7:19 pm)</i>	X	
Steele, Timothy Ph.D.	Bel Air Glen District / <i>Secretary</i>	X	
Templeton, Patricia	Bel Air Hills Association		X
<i>Vacant Seat</i>	<i>Laurel Canyon Association</i>		0
Weinberg, Steven	Franklin-Coldwater District	X	
Weisberg, Leslie	Bel-Air Association		X
Wickers, Alonzo	At-Large Youth Rep	X	
<b>Total:</b>		<b>25</b>	<b>10</b>

## **CALL TO ORDER, FLAG SALUTE & ROLL CALL**

The meeting was called to order at 7:11 PM by President Travis Longcore, Ph.D. President Longcore welcomed attendees, led the flag salute, and summarized the public comment procedures required under the Brown Act and SB 707, including the right of the public to comment in real time via Zoom or telephone.

In accordance with SB 707 requirements, President Longcore noted that if any technical disruption prevented public participation via call-in or internet-based service, the Board would take no further action on agenda items until public access was restored.

Secretary Timothy Steele, Ph.D. conducted roll call. Quorum was confirmed (21 members required).

Also present: Cathy Palmer (Minutes Taker); Erica G. Doughty (Department of Neighborhood Empowerment / DONE).

Note: Several board members were ineligible to vote on financial items due to DONE's training requirements as noted by Secretary Steele: Members Hall, Holmes, Kadin and Schlesinger.

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## **ITEM 1 — APPROVAL OF MINUTES**

President Longcore announced that the minutes of the February 25, 2026 and March 25, 2026 meetings had not been prepared in time for this meeting. Both sets of minutes were therefore tabled and will be brought forward at the May 27, 2026 meeting. No action was taken.

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## **ITEM 2 — GENERAL PUBLIC COMMENT**

President Longcore opened the General Public Comment period for items not on the agenda within the Board's jurisdiction. Under the Brown Act, the Board is prevented from taking action on any matter raised during General Public Comment.

Two members of the public offered comments:

- Lionel Mares (speaking for himself) provided two updates. First, he summarized Mayor Karen Bass's proposed FY 2026-2027 budget, released the preceding Monday, describing it as somewhat better than the prior year's budget. He noted that the full document was available on the CAO's website (Council File 26-0600) and encouraged stakeholders to submit public comments. Second, he informed the Board that the LA City Charter Reform Commission had submitted final recommendations to the Rules, Elections, and Intergovernmental Committee (chaired by Councilmember Marquise Harris-Dawson), with committee meetings scheduled for April 30 and May 5. He urged fellow Angelenos to remain vigilant and engaged in local governance.
- Sandra Will-Carradine followed up on a prior matter involving 2166-2172 Stanley Hills, expressing concern about how a related appellate hearing had proceeded and the project's ultimate approval. She expressed frustration that issues raised by the Board and community had not been reflected in the outcome. She thanked Board members for their thoroughness in reviewing the project previously and encouraged them to review public comment documents she had uploaded. She indicated she would continue to pursue the matter.

There were no further requests for General Public Comment. President Longcore closed the item.

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## **ITEM 3 — UPDATES FROM ELECTED OFFICIALS AND AGENCIES**

President Longcore acknowledged updates from elected officials and agency representatives. Several offices did not have representatives present; their written updates were noted where applicable. Representatives who appeared included the following:

## **LAPD Hollywood Division — Senior Lead Officer Joe Raviol**

SLO Joseph Raviol reported on crime trends and prevention measures affecting the Hollywood Hills and Bel Air-Beverly Crest area:

- Burglary trends: While the Valley Bureau (north of Mulholland Drive, including Encino, Sherman Oaks, Studio City, and parts of West LA) has experienced an increase in residential burglaries, the Hollywood side (south of Mulholland) has seen a decrease. SLO Raviol attributed this in part to increased policing presence pushing the problem into adjoining areas.
- Year-to-date crime statistics for Basic Car 31 (Hollywood Hills west of the 101 freeway, from the Hollywood Bowl area west to La Colina, north to Skyline/Mulholland): Violent crime down 36% overall (rapes -75%, robberies -20%, aggravated assaults -30%). Burglaries down 7.5%. Vehicle theft up 8%. Burglary from motor vehicle down 8%. General theft down 44%.
- Additional Z-car patrols: The Hollywood Division is deploying a dedicated patrol car in the Hollywood Hills during evening hours, supplemented by the gang unit assisting in burglary patrol.
- Suspicious AT&T impersonators: Reports emerged of two individuals posing as AT&T workers on Mulholland, Laurel Canyon, and Woodrow Wilson Drive. SLO Raviol advised residents not to reveal their schedule to anyone at their door, whether through a ring doorbell or otherwise.
- Career burglary ring: The ongoing burglaries are being carried out by an organized, professional operation using newer-model rental cars, often with paper plates or swapped license plate numbers. SLO Raviol encouraged residents to photograph suspicious vehicles safely and send him the information, which is shared across divisions.
- Reporting: Residents were encouraged to file online police reports at [lapdonline.org](http://lapdonline.org) for thefts, which take 5-10 minutes and are routed to the Hollywood Division for follow-up.

No questions from board members were raised; President Longcore thanked Officer Raviol.

## **Office of Councilmember Nithya Raman (CD 4) — Sydney Liss (written update, read by President Longcore)**

President Longcore conveyed the following updates from Council District 4 in the absence of a representative:

- Clean Ride Cleanup with SAFE and CD4 at Griffith Park Community Cleanup on April 25.
- Pawzapalooza dog adoption event at Griffith Park on May 9.
- Bureau of Street Lighting Assessment ballots have been mailed to property owners citywide (mailed April 17). The ballot asks property owners to fund increases to the Bureau of Street Lighting budget to reduce repair response times from 12 months to one week for standard maintenance calls, and to one month for complicated repairs. President Longcore noted this would constitute a tax increment for property owners.

## **Office of Assemblymember Jacqui Irwin — Anthony Avila**

Mr. Avila highlighted key bills from Assemblymember Irwin's 18-bill legislative package:

- AB 2389 — Solar Tax Exemption: Prohibits reassessment of a home's value when a new solar energy system is installed.
- AB 1985 — Mental Health in Athletics: Requires mental health-trained staff in interscholastic athletic programs.
- AB 2249 — Cannabis Marketing to Youth: Addresses youth-directed marketing of cannabis, particularly through packaging.
- AB 1938 — Surfing Reserves: Establishes a state designation of surfing reserves.

Mr. Avila offered to provide fact sheets on any of these bills upon request.

## **Office of Senator Ben Allen — Sophia Liebman**

Ms. Liebman highlighted wildfire-related legislation from Senator Allen's office:

- SB 894 — Home Hardening Loan Program: A state-backed, low-interest loan program to lower financial barriers for homeowners and small businesses seeking to undertake wildfire risk-reduction projects, including home hardening. The bill aims to improve the insurability of homes in high fire risk areas.
- SB 1297 — Regional Wildfire Public-Private Partnerships: Establishes regional partnerships between insurers, utilities, public agencies, and nonprofits to conduct community-scale mitigation and structural hardening, thereby improving communities' overall risk profiles and insurability. Both SB 894 and SB 1297 have passed out of committee and will be heard in Senate Appropriations.
- SB 1182 — New Development and Insurance in High Fire Risk Zones: Requires new development in very high fire risk zones to obtain private insurance estimates before receiving permits. If a project cannot obtain private insurance, it must meet higher wildfire resistance standards. The bill aims to give local jurisdictions a tool to assess whether proposed new projects are safe and insurable, and to prevent over-densification of already high-risk areas.

Discussion ensued between President Longcore and Ms. Liebman regarding the balance between home hardening mandates (such as Zone Zero) and the need for state-level oversight of where new development occurs in fire-prone areas. President Longcore expressed concern that the state was placing too much responsibility on existing homeowners without addressing inappropriate new development.

Board member Dr. Ellen Evans raised the upcoming Zone Zero meeting in Calabasas the following day. Ms. Liebman confirmed that the Senator's office would be monitoring the meeting closely and working with committee members on outstanding questions about the draft rules, including issues specific to cultural institutions and green roofs. Ms. Liebman also announced a Wildfire Safety and Resiliency Fair on Saturday, April 25, from 10:00 AM to 2:00 PM at St. Martin of Tours in Brentwood, co-hosted with CD11 and MySafe LA, with Senator Allen speaking at approximately 11:30 AM.

Questions from board members and the public included:

- Robert Schlesinger asked whether existing homeowners are required to comply with SB 1182. Ms. Liebman clarified that the bill applies only to brand-new construction, not rebuilds, remodels, or existing properties.
- Dr. Kristie Halsey Holmes asked how requiring insurance quotes for new development would deter inappropriate projects. Ms. Liebman explained that developers must report insurance estimates to local jurisdictions as part of permitting; if projects are only eligible for the FAIR Plan, that signal can prompt jurisdictions to deny or reconsider approval.
- Nickie Miner raised the issue of projects on narrow, winding streets under 20 feet wide that are nonetheless being approved. Ms. Liebman acknowledged the question and offered to follow up, noting that most such permitting is handled at the city level.
- A call-in participant raised two issues: (1) individual homeowners who are not part of organized homeowners' associations being excluded from the Firewise program for insurance discounts due to registration requirements, and (2) a property's fire risk rating increasing under satellite-based software despite no physical change to the land. Ms. Liebman offered to connect interested parties with Firewise coordinators to help communities get certified for insurance discount eligibility, and to follow up on the risk-rating issue.

## **Department of Neighborhood Empowerment (DONE) — Erica G. Doughty**

Ms. Doughty provided two announcements at the start of the meeting (prior to the formal call to order, while waiting for quorum):

- Empower LA Youth Conference: Registration had increased substantially from Bel Air-Beverly Crest, with BABCNC potentially having the highest number of registered youth of any neighborhood council. Registration closes Friday, April 24. The conference itself is scheduled for Saturday, June 6, at Los Angeles City Hall.
- Neighborhood Council Budget Update: The Mayor's proposed budget, released the preceding Monday, allocates Neighborhood Councils their standard \$25,000 annual budget, with a projected \$10,000 rollover (in contrast to the full rollover that had been allowed in each of the prior two years). Ms. Doughty noted this could still change during the budget process and encouraged the Board to submit community impact statements regarding the Council File related to the budget. Public comment opportunities are available the following Friday and Monday.

#### **ITEM 4 — PRESIDENT'S REPORT**

President Longcore provided a brief report. He noted that the July meeting will be held in person at TreePeople, and that new officer elections will take place at that meeting. Board members were encouraged to calendar the July meeting accordingly.

#### **ITEM 5 — MONTHLY EXPENDITURE REPORT**

Treasurer Vadim Levotman moved to approve the March 2026 Monthly Expenditure Report (Attachment C to the agenda). Seconded by Nickie Miner.

President Longcore called for the question; no objection was raised. Secretary Steele conducted a roll call vote.

Voting members cast the following votes (ineligible members as noted due to DONE's training requirements):

19 Yeses: Aaron Lawrence, Ellen Evans, Robin Greenberg, Lynn Roth, Aaron Kamin, Vadim Levotman, Travis Longcore, Mindy Rothstein Mann, Nickie Miner, Michael Kemp, Tad Marburg, Maureen Smith, Jason Spradlin, Timothy Steele, Amir Navab, Alonzo Wickers, Stacy Marble, Steven Weinberg, and Irene Sandler (who believed she was ineligible — though she was *not*.)

0 Noes

12 Absences: Elizabeth Barcohana, Mark Goodman, Bobby Kwan, David Christensen (arrived later), Robert Ringler, Jonathan Brand, Jonathan Silver, Leslie Weisberg, Patricia Templeton, Alan Kaye, Sandy Ryan, and Stephanie Savage

4 Ineligible to vote: Jamie Hall, Kristie Halsey Holmes, David Scott Kadin, and Robert Schlesinger

<b>MOTION:</b> To approve the March 2026 Monthly Expenditure Report (Attachment C).
<b>Moved/Seconded:</b> Moved by Vadim Levotman; seconded by Nickie Miner.
<b>Vote:</b> Yes: 19 (eligible voting members present); No: 0; Abstain: 0; (12 absent, and Jamie Hall, Kristie Halsey Holmes, David Scott Kadin, Robert Schlesinger — ineligible.).
<b>Result:</b> MOTION CARRIED.

#### **OLD BUSINESS**

## **ITEM 6 — UPDATE ON VIRTUAL OUTREACH EVENT: TOWN HALL ON CANDIDATES FOR CALIFORNIA INSURANCE COMMISSIONER**

Aaron Lawrence provided an update on the planning of a virtual Town Hall for candidates for California Insurance Commissioner, scheduled for Sunday, May 3, 2026, from 3:30 PM to 5:30 PM via Zoom (flyer attached as Attachment D to the agenda). Leslie Weisberg, the primary organizer, was unable to attend.

Mr. Lawrence reported:

- The majority of insurance commissioner candidates have confirmed their participation.
- A moderator has tentatively agreed to serve, pending approval from her employer.
- A flyer has been circulated to board members, who were asked to share it with their networks, HOAs, neighborhood associations, and constituents.

President Longcore elaborated on the legal and procedural requirements governing the event as a government-sponsored forum:

- The event must be noticed as a public meeting with an agenda, consistent with the Brown Act.
- All candidates for the office must be invited, and no candidates may be screened or excluded based on polling or other favorability criteria, as the event involves public funds.
- All candidates must be asked the same questions, provided in writing in advance, and given equal time to respond.
- A public comment period must be included, likely at the end of the event, as a First Amendment requirement of conducting a public meeting.

A question arose as to whether a quorum would be required. DONE representative Erica Doughty indicated that her understanding was that if the event is structured as a Brown Act meeting, a quorum would be required. President Longcore noted his intent for the event not to be a formal board meeting (no board business would be conducted) and indicated he would consult with DONE to clarify the format before May 3.

There was no formal action taken on this item. Discussion closed. Cathy Palmer (Minutes Taker) noted during Good of the Order that board members should promote the event through their HOAs and neighborhood networks, and that confirmation of the moderator was still pending.

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## **ITEM 7 — CHARTER REFORM: PROPOSED CHANGE TO ALLOW PARKS & RECREATION TO SELL UNUSED LAND**

[Note: This item was briefly deferred at the outset while Vice President Evans finished another commitment and was taken up after Item 8.]

Vice President Ellen Evans presented this item. The LA City Charter Reform Commission has recommended amending the City Charter to allow the Department of Recreation and Parks to sell unused park land. The proposed language would exclude land designated as open space but could encompass land that functions as open space without that formal designation.

VP Evans expressed concern that the proposal, if approved, could result in the loss of land that the community values but that has not been formally designated as open space. She noted it was difficult even to determine which specific properties were at risk, as mapping of Parks and Recreation ownership is not readily accessible.

Board discussion included the following key points:

- Mindy Rothstein Mann raised the difficulty of making an informed decision without knowing which properties are involved and questioned who would provide oversight and whether such oversight would be effective given the city's track record of enforcement.
- Nickie Miner agreed the proposal lacked specificity and expressed concern about a potential hidden agenda.

- Alonzo Wickers expressed support for opposing the proposal, noting the city should not have blanket authority to surplus park land without more constraints, and raised the question of whether conservation easements could be required.
- President Longcore read the proposed charter language aloud, which would allow the sale of land the Parks Board determines is (a) not viable for park use, (b) not planned for future park development, (c) consistent with the California Surplus Lands Act, (d) in the public interest, and (e) subject to public hearings, with proceeds returned to the department. He expressed concern that this standard is too malleable, that future boards or commissions could misapply it, and that once public land is sold it cannot be recovered.
- President Longcore specifically referenced the city's current "Small Lots, Big Impact" initiative, which he stated identifies city-owned, undevelopable hillside lots (including some in the Very High Fire Hazard Severity Zone near the entrance to Laurel Canyon) as candidates for surplus for housing development. He cited this as an example of the dangers of loosening restrictions on public land sales.

Public Comment was given by Stakeholder, Dr. Pamela Pierson, who suggested a friendly amendment requiring the city to provide a complete inventory of all Parks-owned land before proceeding, so that neighborhood councils and the public could evaluate what is at risk. President Longcore acknowledged the suggestion but noted that the charter reform process is largely an up-or-down exercise on each proposed change, and that demanding a full inventory would not fit within the charter reform mechanism.

**Motion** by President Longcore to oppose this element of the Charter Reform package, citing specifically the risk of misuse illustrated by the Small Lots, Big Impact initiative and the danger of surplus park and open land in the Very High Fire Hazard Severity Zone. **Seconded** by Vice President Evans.

Roll call vote (to oppose the charter reform proposal) conducted by Secretary Steele:

**19 Yeses:** Aaron Lawrence, Ellen Evans, Robin Greenberg, Lynn Roth, Aaron Kamin, Vadim Levotman, Travis Longcore, Mindy Rothstein Mann, Nickie Miner, Michael Kemp, David Christensen, Tad Marburg, Maureen Smith, Timothy Steele, Amir Navab, Alonzo Wickers, Stacy Marble, Steven Weinberg, Irene Sandler.

**0 Noes or Abstentions**

**12 Absences:** Elizabeth Barcohana, Mark Goodman, Bobby Kwan, Robert Ringler, Jonathan Brand, Jonathan Silver, Leslie Weisberg, Patricia Templeton, Alan Kaye, Sandy Ryan, and Stephanie Savage, Jason Spradlin.

**4 Ineligible to vote:** Jamie Hall, Kristie Halsey Holmes, David Scott Kadin, and Robert Schlesinger

**MOTION:** To oppose the proposed Charter Reform change that would allow the Department of Recreation and Parks to sell unused park land, citing the risk of misuse, as illustrated by the Small Lots, Big Impact initiative, and the danger of surplus public land in the Very High Fire Hazard Severity Zone.

**Moved/Seconded:** Moved by Travis Longcore; seconded by Ellen Evans.

**Vote:** Yes: 19 (eligible voting members present); No: 0; Abstain: 0; (12 absent, and Jamie Hall, Kristie Halsey Holmes, David Scott Kadin, Robert Schlesinger — ineligible.).

**Result:** MOTION CARRIED unanimously.

**ITEM 8 — WRAC MOTION — SUPPORT CF 25-1484 (PARK): REGULATION OF SOBER LIVING DENSITY IN LOS ANGELES**

President Longcore presented this item, which concerns Council File 25-1484, authored by Councilmember Tracy Park, seeking to regulate sober living facility density in the City of Los Angeles. This position had already been adopted by the Westside Regional Alliance of Councils (WRAC), of which BABCNC is a member.

President Longcore summarized the background: Residents in the Del Rey neighborhood of CD11 and other areas citywide have documented a pattern of properties originally intended as senior living being converted to unregulated sober living homes with 22 to 48 residents, often without meaningful response to community requests for compliance with good-neighbor norms. 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, modeled on the Costa Mesa ordinance upheld by the courts. President Longcore also noted that the issue has arisen in discussions related to traffic and parking on Mulholland Drive. Robin Greenberg moved to support CF 25-1484. Seconded by Aaron Kamin. No board members requested to speak for or against. The question was called; no objection was raised.

Roll call vote:

18 Yeses: Aaron Lawrence, Ellen Evans, Robin Greenberg, Lynn Roth, Aaron Kamin, Vadim Levotman, Travis Longcore, Mindy Rothstein Mann, Nickie Miner, Michael Kemp, Tad Marburg, Irene Sandler, Maureen Smith, Timothy Steele, Amir Navab, Steven Weinberg, Alonzo Wickers, Stacy Marble.

0 Noes or Abstentions

13 Absent/not responding: Elizabeth Barcahana, Mark Goodman, Bobby Kwan, David Christensen (had not yet returned), Robert Ringler, Jonathan Brand (had left), Jonathan Silver, Leslie Weisberg, Stephanie Savage, Patricia Templeton, Alan K., Sandy Ryan and Jason Spradlin

4 Ineligible: Jamie Hall, Kristie Halsey Holmes, David Scott Kadin, Robert Schlesinger.

<b>MOTION:</b> That BABCNC, as a member of WRAC, support CF 25-1484 (Park), which seeks to regulate the density of sober living facilities in the City of Los Angeles.
<b>Moved/Seconded:</b> Moved by Robin Greenberg; seconded by Aaron Kamin.
<b>Vote:</b> Yes: 18; No: 0; Abstain: 0.
<b>Result:</b> MOTION CARRIED unanimously.

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**NEW BUSINESS**

**ITEM 9 — 1450 N. SEABRIGHT PLACE — ZA-2024-7305-ADJ-CU1-HCA (PLANNING & LAND USE COMMITTEE RECOMMENDATION)**

**Project Description**

Case Filed: November 12, 2024. Case Assigned: November 15, 2024.

Assigned Staff: Esther Serrato (ADJ); Katie Knudson (DPS/COC).

Applicant: Monica Bousa. Representative: Benjamin Eshaghian, Crest Real Estate.

The project proposes the following at 1450 N. Seabright Place, a property located above Tower Grove and Beverly Grove Drive, accessed via a private road easement off Seabright Place:

- Remodel and addition to the existing single-family residence, including converting the existing 292-square-foot attached garage into a guest bedroom and a 25-square-foot bathroom addition, plus a new pergola and wood deck.
- Two-Unit Development (SB 9) for a new 436-square-foot single-family dwelling unit (functioning as a guest house/studio) above a new two-car attached garage.
- Total proposed residential floor area: 2,705 square feet (existing house is approximately 1,800 sq. ft.; 317 sq. ft. addition to the main house; 436 sq. ft. SB 9 unit above garage).

### **Entitlements Requested**

- Zoning Administrator's Adjustment (ZA): 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.
- Deemed to be Approved Private Street / Certificate of Compliance: Non-discretionary review of the access driveway as a private road easement existing and recorded prior to September 6, 1961, pursuant to LAMC Section 18.00 C., and Certificate of Compliance under California Government Code Section 66499.35.

### **Applicant Presentation**

Benjamin Eshaghian (Crest Real Estate) presented via screen share. He summarized the three entitlement requests, displayed the vicinity map (showing project access off Seabright Place), the site plan (indicating the existing garage conversion, main house addition, and the new SB 9 unit over a two-car garage), and elevations for both the existing home addition and the new SB 9 unit.

Tony Russo (also representing the applicant) clarified key points during the Board's questions:

- The SB 9 two-unit development pathway was used rather than an ADU because it allows 4-foot side-yard setbacks for both the main house and the new unit—an important consideration given the main house's proximity to the northerly side-yard setback.
- The current homeowner genuinely occupies the property and intends to use the new unit as a guest house for personal use, not to rent it. The SB 9 law does not require the new unit to be rented, though it is technically a separate single-family dwelling, per code.
- The access driveway has pinch points that prevent a continuous 20-foot paved roadway, but a fire truck turnaround is provided just below the project at the entrance.

### **PLU Committee Recommendation and Background**

The Planning and Land Use Committee reviewed this project at two meetings (July 8, 2025 and April 14, 2026) before recommending that the Board take no exception. The PLU committee vote was 7 in favor, 2 opposed, 1 abstention, with 1 ineligible member. Michael Kemp presented the committee recommendation to the Board.

Mr. Kemp explained the committee's rationale: the lot, while substandard at 12,434 square feet, is not unusually small in context; the project is modest in scale relative to the existing structure; and the project was found to comply with applicable law. The fire truck turnaround below the project also addressed fire access concerns.

### **Board Discussion**

Board discussion was substantive, with several members expressing reservations:

- Nickie Miner raised concerns about the narrow, winding road serving the project and the potential disruption and danger of construction truck staging on such a fragile hillside road, particularly given the lack of a 20-foot paved access requirement.
- Mindy Rothstein Mann stated that the property appears nearly vertical and that the lot itself probably should not have been developed originally. She expressed concern that adding a second unit on such a small, steep lot means virtually the entire lot will be covered or developed, which she characterized as contrary to the spirit of hillside preservation goals. She questioned whether the project set a bad precedent and stated she was uncomfortable approving it.

- David Christensen asked about the project size and the SB 9 mechanism. After clarification from the applicant's team, he accepted that the project legally complies with SB 9 and voted yes.
- Mr. Kemp noted that 436 square feet would be a studio-sized unit—no more than a small one-bedroom—and that 12,000 square feet is not a tiny lot in absolute terms, though the terrain is steep.
- President Longcore observed that SB 9 is frequently used to expand the effective size of an owner's living space rather than to add housing for new residents, noting this is legally permitted even if it departs from the bill's stated purpose of creating additional housing.

No alternative motion was put forward. The question was called without objection.

Roll call vote:

15 Yeses: Aaron Lawrence, Ellen Evans, Robin Greenberg, Lynn Roth, Aaron Kamin, Vadim Levotman, Travis Longcore, Michael Kemp, David Christensen, Tad Marburg, Maureen Smith, Timothy Steele, Steven Weinberg, Alonzo Wickers, Stacy Marble.

3 Noes: Mindy Rothstein Mann, Nickie Miner, Irene Sandler.

0 Abstentions

13 Absent/not responding: Elizabeth Barcahana, Mark Goodman, Bobby Kwan, Robert Ringler, Jonathan Brand (had left), Jonathan Silver, Sandy Ryan, Stephanie Savage, Leslie Weisberg, Patricia Templeton, Alan Kaye, Amir Navab (had stepped out).

4 Ineligible: Jamie Hall, Kristie Halsey Holmes, David Scott Kadin, Robert Schlesinger (present though not heard)

**MOTION:** That the Bel Air-Beverly Crest Neighborhood Council take no exception to the proposed project at 1450 N. Seabright Place (Case ZA-2024-7305-ADJ-CU1-HCA), as recommended by the Planning and Land Use Committee.

**Moved/Seconded:** Moved by Michael Kemp (on behalf of PLU Committee).

**Vote:** Yes: 15; No: 3 (Mindy Rothstein Mann, Nickie Miner, Irene Sandler); Abstain: 0; Ineligible: 4.

**Result:** MOTION CARRIED.

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## **ITEM 10 — MEGAFIRE PREVENTION PACKAGE**

Vice President Evans introduced this item, proposing that the Board submit a letter to the City Council supporting the bills comprising the "Megafire Prevention Package" (listed as Attachment E to the agenda) as part of the city's legislative program. She noted her connection to Eric Horne at Megafire Action and highlighted several elements she found beneficial, including home hardening funding, no insurance premium increases for hardening improvements, and transfer-of-property compliance certification requirements.

President Longcore expressed appreciation for the item but raised concerns about insufficient time to vet all the bills. He noted two reservations:

- He had encountered blog content from the Megafire Action organization advocating strongly for aggressive Zone Zero vegetation removal, which raised questions about the organization's approach to Southern California's chaparral ecosystems.
- In professional contexts, he had observed that the Megafire Action organization's framing is heavily calibrated to coniferous forest fires (common in the Sierra Nevada and northern California) rather than to chaparral and coastal sage fires, which are the predominant fire

type in Los Angeles. He pointed out that megafires in Southern California's chaparral are not a new phenomenon—they are ecologically normal—and that applying Sierra Nevada forest management solutions to chaparral landscapes could be counterproductive.

Board discussion:

- VP Evans acknowledged the substance of President Longcore's concerns but noted that the package includes bills by Sen. Henry Stern and Sen. Ben Allen—local legislators who understand the Southern California context—and that some bills, such as those allowing increased use of prescribed fire (e.g., AB 1699), appear broadly applicable.
- Aaron Kamin praised President Longcore's point that home hardening is being treated as a substitute for state action on forest management, utility safety, staffing of emergency responders, and broader land use governance rather than as a complement to those measures.
- Mindy Rothstein Mann, Alonzo Wickers, and David Christensen expressed interest in reviewing the bills in more detail before the Board takes a formal position.

President Longcore moved to refer the Megafire Prevention Package to the Ad Hoc Committee on Environmental Issues for one month, with the committee to hold a publicly noticed meeting before the May 27, 2026 Board meeting to review the individual bills and return a recommendation.

Seconded by VP Evans.

President Longcore took a vote by unanimous consent on this referral motion (noting that this is not a final action on the substantive question). There were no objections.

**MOTION:** To refer the Megafire Prevention Package to the Ad Hoc Committee on Environmental Issues for review at a publicly noticed meeting before the May 27, 2026 Board meeting, to return with a recommendation at that meeting.

**Moved/Seconded:** Moved by Travis Longcore; seconded by Ellen Evans.

**Vote:** Approved by unanimous consent (no objection).

**Result:** MOTION CARRIED.

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## **ITEM 11 — OUTREACH — MARK YOUR CALENDARS / VOLUNTEERS NEEDED FOR FIRE STATION OPEN HOUSES**

Robin Greenberg led discussion of the upcoming fire station open house events and requested volunteers to staff the BABCNC outreach table at each location:

### **Saturday, May 9, 2026 (10:00 AM – 4:00 PM):**

- Fire Station 99 — Located at the intersection of Mulholland, Benedict Canyon, and Beverly Glen. Three two-hour shifts (10:00–12:00, 12:00–2:00, and 2:00–4:00). Volunteers: Maureen Smith (10:00–12:00), Timothy Steele, Ph.D. (12:00–2:00), and Robert Schlesinger (time TBD). Additional volunteers needed, particularly for the 2:00–4:00 slot.
- Fire Station 37 — Located on Veteran Avenue, just north of Wilshire Boulevard in Westwood. Same date and hours (10:00–4:00 AM, three two-hour shifts). Mindy Rothstein Mann indicated she and Benedict Canyon Association would be tabling jointly at Fire Station 99; David Scott Kadin confirmed availability to help (10:00–12:00 at Fire Station 99). Fire Station 37 coverage: President Longcore suggested reaching out to Maureen Levinson, who had staffed this station the prior year.

**Saturday, May 16, 2026 (8:00 AM – 11:00 AM):**

- Fire Station 71 — Located at the corner of Sunset Boulevard and Beverly Glen. The fire station hosts a pancake breakfast and asks the Board table to be set up by 8:00 AM. Volunteers: Robert Schlesinger, Maureen Smith, Robin Greenberg, and Tad Marburg confirmed for this event. Nickie Miner, a long-standing volunteer at this event, was unable to attend this year due to a family commitment.

President Longcore thanked Robin Greenberg for her consistent leadership on outreach and for making community members feel welcomed. He also noted that this volunteer sign-up was appropriately conducted in the public meeting (rather than outside of it) because scheduling by a quorum of board members for official activities is subject to Brown Act open-meeting requirements.

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**GOOD OF THE ORDER & ADJOURNMENT**

President Longcore opened the floor for brief announcements from board members on items not on the agenda.

- Cathy Palmer (Minutes Taker) apologized for the unavailability of the February and March minutes, explaining she is transitioning to a new workflow that integrates AI tools with her own notes, and that the process would improve going forward.
- Dr. Kristie Halsey Holmes sought clarification on board member training requirements, noting she had completed the ethics training and wanted to confirm what additional trainings might be expiring and require renewal. President Longcore explained that some trainings are one-time only while others require periodic renewal.
- Cathy Palmer noted that Wonderland Avenue Elementary School will be celebrating its 100th anniversary in the fall and encouraged the Board to consider supporting or partnering with that event. Dr. Holmes confirmed this milestone and noted that the school is known for long-tenured staff.
- Cathy Palmer reminded board members to promote the Insurance Commissioner Town Hall (May 3) through their HOAs, neighborhood associations, Facebook groups, and constituent networks, consistent with Aaron Lawrence's earlier email.
- David Christensen offered remarks about the collegial and respectful culture of the BABCNC Board, contrasting it favorably with other civic bodies. President Longcore responded that strong neighbor relationships are especially vital in hillside communities.

President Longcore noted that the meeting had covered more non-planning matters than usual, which he described as welcome. He adjourned the meeting at 8:56 PM.

The next regular meeting of the Bel Air-Beverly Crest Neighborhood Council will be held on Wednesday, May 27, 2026, at 7:00 PM.

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