



Building A Better Community



Agenda

Bel Air-Beverly Crest Neighborhood Council

In-Person Only - Regular Monthly Board Meeting

Wednesday July 22, 2026 - Meet & Greet: 6:30 P.M. / Board Meeting: 7:00 P.M.

TreePeople Conference Room at Coldwater Canyon Park 12601 Mulholland Dr. 90210

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 310-479-6247 o por correo electrónico info@babenc.org para avisar al Concejo Vecinal.

Comments from the public on agenda items will be heard only when the respective item is being considered. 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 Board 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 minute per speaker, unless adjusted by the presiding officer of the Board.

Call to Order, Flag Salute & Roll Call

1. Adoption of the Agenda

2. Approval of the Minutes

Motion to approve June 24, 2026 Board Meeting Minutes (**Attachment A**)

3. General Public Comment

BABCNC welcomes comment from the public on any topic within the Board's jurisdiction but not on the adopted agenda.

4. Updates from Elected Officials and Agencies

Kenneth Miller, Office of Councilmember Katy Yaroslavsky

J. Anderson, Office of Councilmember Nithya Raman

Amanda Laflen, Office of Supervisor Lindsay Horvath

Anthony Avila, Office of Assemblymember Jacqui Irwin

Robbie Staenberg & Farid Hadj, Office of Assemblymember Rick Zbur

Sophia Liebman, Office of Senator Ben Allen

Erica Gatica Doughty, Department of Neighborhood Empowerment

Los Angeles Police Department

Los Angeles Fire Department

5. Report of Board President, Travis Longcore, Ph.D.

6. Report of Vice-President of Legislative Affairs, Ellen Evans

New Business

7. Election of Officers

President: Travis Longcore (elected 2021)
Vice-President – Legislative Affairs: Ellen Evans (elected 2023)
Vice President – Operations: Robin Greenberg (elected 2021)
Treasurer: Vadim Levotman (no term limit)
Secretary: Timothy Steele (elected 2024)

8. Election of Standing Committee Members and Chairs

BABCNC Bylaws specify that committee members are to be elected during the second quarter of each year. Out of fairness to the DONE requirement that new Board members are seated in July, we have scheduled them as soon as possible following the seating of the new Board and then each year following. As a reminder, 80% of the members of the Budget and Finance, Planning and Land Use, and Bylaws, Rules and Elections Committees must be Board members and 50% of all other committees must be Board members. The limit on the number of regular Board members of each committee is 10 (less than 50% of a quorum of the Board). Committee members are only elected with a majority vote of all members present. The Chair of each committee is nominated by the President and confirmed with a majority vote of members present. (The Standing Rules say that each standing committee should meet at least quarterly.)

Bylaws, Rules, and Elections: Current Members: Ellen Evans, Chair; Maureen Smith, Nickie Miner, Robin Greenberg, Patricia Templeton, Stakeholder Member Larry Leisten.

Budget and Finance: Current Members: Vadim Levotman, Chair; Robin Greenberg, Nickie Miner, Aaron Kamin, Alan Kay, Aaron Lawrence.

Planning and Land Use: Current Members: Jamie Hall & Michael Kemp Co-Chairs & Leslie Weisberg Vice-Chair; Robin Greenberg, Nickie Miner, Robert Schlesinger, Patricia Templeton, Jason Spradlin, Steven Weinberg, Stephanie Savage, Stakeholder Members Maureen Levinson & Stella Grey.

Traffic: Current Members: Irene Sandler, Chair, David Christiansen, Deputy Chair; Jonathan Brand, Alan Kaye, Aaron Lawrence, Nickie Miner, Leslie Weisberg, Patricia Templeton, Maureen Smith, Robin Greenberg, Stakeholder Members Maureen Levinson, Dr. Pamela Pierson, Graham Green, Robert Garfield, Gail Sroloff,

Public Safety and Emergency Preparedness: Current Members: Vadim Levotman, and Jonathan Brand Co-Chairs, Aaron Kamin, Vice Chair; Michael Kemp, Stacy Marble, Nickie Miner, Lynn Roth, Tad Marburg, Irene Sandler, Robin Greenberg, Stakeholder Members Maureen Levinson, Dr. Pamela Pierson, & Ron Cornell.

Outreach: Current Members: Robin Greenberg, Chair; Aaron Lawrence, Maureen Smith, Mindy Mann, Alonzo Wickers, Nickie Miner.

Public Works & Telecommunications: Current Members: Dr. Timothy Steele, Chair, Ellen Evans, Mindy Mann, Tad Marburg, Robin Greenberg, Nickie Miner.

9. **Appointment of WRAC Representatives:** Currently: Robin Greenberg, WRAC President and Primary; Nickie Miner, Alternate or Secondary.

10. **Monthly Expenditure Report**

Motion to approve the June 2026 Monthly Expenditure Report (**Attachment B**)

11. **Discussion and possible motion to submit a Community Impact Statement (CIS) on Council File # 12-1824-S3 – “Repeat Party House Violations / Increase Fines and Penalties / Options”** This is a report back requested on options for increasing fines. <https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=12-1824-S3>

Motion: The Bel Air-Beverly Crest Neighborhood Council supports Council File 12-1824-S3 and urges the City Council, City Administrative Officer, City Attorney, LAPD, LADBS, Office of Finance, and Department of City Planning to move expeditiously in developing and implementing a strengthened fine, penalty, and cost-recovery structure for repeat party house violations.

The BABCNC specifically urges that:

1. Any updated fine structure impose penalties large enough to meaningfully exceed the commercial revenue generated by illegal party house operations, so that fines function as a genuine deterrent rather than a cost of doing business;
2. Liability for party house violations attach to the property owner in every case where a violation is found, regardless of whether LAPD or another enforcement agency can identify the individual who organized, promoted, hosted, or profited from the event;
3. The City establish a mandatory cost-recovery mechanism requiring the property owner to reimburse the full actual cost of any City response where a violation is found, including LAPD deployment, overtime, air support, LADBS response, fire/life-safety response, traffic control, and any other enforcement or emergency resources required;
4. The City ensure effective collection of fines, penalties, and response costs through lien authority or other enforceable collection mechanisms against the subject property;
5. Geographic location be weighted to reflect the heightened risk in Very High Fire Hazard Severity Zones, where large unpermitted gatherings compound evacuation, emergency-access, and fire-response constraints on narrow hillside streets;
6. The fine formula account for the assessed market value of the subject property, the scale and impact of the violation, the commercial nature of the use, land use designation, geographic location, and cumulative number of violations; and

The reporting and rulemaking process proceed on an expedited timeline, given the ongoing and cumulative harm caused by delayed enforcement under the current fine structure.

12. **Discussion and possible motion to submit a Community Impact Statement (CIS) on Council File # 14-1635-S10 - “Short-Term Rentals / Unpermitted / Non-Compliant Properties / Enforcement”** This is on Home Sharing Enforcement. The City Attorney delivered a very weak private right of action ordinance and we need to comment that a strong ordinance is necessary.
<https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=14-1635-S10>

Motion: The Bel Air-Beverly Crest Neighborhood Council supports creation of a meaningful private right of action to enforce the Los Angeles Home-Sharing Ordinance under Council File 14-1635-S10, and urges the City Council to require the ordinance to deliver what Council requested in its December 4, 2024 motion: a private right of action modeled after the False Claims Act, including a formal mechanism for City intervention and a provision allowing the person bringing the action to share in a portion of the damages, fines, or penalties imposed.

As drafted, the City Attorney’s proposed ordinance does not accomplish that purpose. It narrows standing, omits the intervention and penalty-sharing features Council requested, and permits private enforcement to be delayed for months without giving affected residents or community organizations a genuinely usable remedy.

The BABNC therefore urges the City Council to return the draft ordinance for revision so that it:

1. Provides standing to any interested person, and expressly to neighborhood associations and community organizations whose members are affected by unlawful short-term rental activity;
2. Removes or substantially shortens the proposed City-controlled waiting periods, so residents are not required to wait approximately six months before seeking relief;
3. Allows immediate temporary, preliminary, or permanent injunctive relief where violations are ongoing, recurring, imminent, or likely to cause neighborhood, housing, tenancy, or public-safety harm;
4. Requires the City to share with the notifying party all nonprivileged evidence that informs the City’s decision whether to investigate and whether to pursue enforcement action against the subject property, host, operator, or platform;
5. Preserves meaningful remedies, including injunctive relief, civil penalties, attorneys’ fees, costs, and any other relief necessary to stop and deter violations;
6. Prevents sham cures by clarifying that temporary removal of a listing, cancellation of a single booking, modification of an address, or other short-term conduct does not cure repeated or likely recurring violations; and
7. Makes platform liability effective where platforms publish, maintain, facilitate, or complete bookings for unlawful listings after actual or constructive notice.

The BABCNC further requests that the City Council direct the City Attorney and relevant departments to include public reporting requirements so Council and the public can evaluate whether the private right of action is being used, whether City investigations are timely, and whether violations are resulting in penalties or corrective action.

For background on the “private right of action” please see Attachments C & D.

13. Discussion and possible motion to submit a Community Impact Statement (CIS) on Council File # 18-1246 – “Vacation Rentals in Non-Primary Homes / Ordinance”

This is the Vacation Rental Ordinance which would allow short-term renting of non-primary residences.

<https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=18-1246>

Motion: The Bel Air-Beverly Crest Neighborhood Council reaffirms its opposition to the proposed Vacation Rental Ordinance under Council File 18-1246 and requests that the City Council reject the ordinance in whole. In particular, the Board:

- Continues to oppose legalizing short-term rental of non-primary residences given the City's ongoing housing shortage, as such units are removed from the long-term rental and ownership housing stock;
- Continues to oppose the use of community plan areas, rather than Census tracts, to calculate and limit concentration of vacation rental permits, as this methodology would permit a disproportionate concentration of vacation rentals in BABCNC's hillside communities;
- Reiterates its concern that the entirety of BABCNC's territory lies within Very High Fire Hazard Severity Zones, that transient vacation-rental guests are typically unfamiliar with applicable fire-safety, parking, red-flag, and evacuation requirements, and that the City's own emergency-preparedness framework, including Ready Your LA Neighborhood and Ready, Set, Go!, depends on stable resident participation in neighborhood-level planning that is undermined by the conversion of homes to transient lodging; and
- Notes that these concerns have only grown more urgent since the Board's original 2020 CIS, given the January 2025 Los Angeles fires, the demonstrated vulnerability of hillside communities, and the continuing need to prioritize evacuation capacity, emergency access, and housing preservation over the legalization of non-primary-residence vacation rentals.

14. Discussion and possible motion to submit a Community Impact Statement (CIS) on Council File # 25-0029-S1 – “Vacation Rental Units / Illegal Short-Term Units / Ordinance”

This is the new temporary Vacation Rental Ordinance to be in effect through the Olympic Games.

<https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=25-0029-S1>

Motion: The Bel Air-Beverly Crest Neighborhood Council opposes the proposed temporary Vacation Rental Program under Council File 25-0029-S1 and requests that the City Council reject it.

In particular, the Board notes that:

1. City Planning's own analysis identifies Bel Air-Beverly Crest as having the lowest short-term rental "tipping point" of any Community Plan Area in Los Angeles, at 16 days, meaning any Vacation Rental program, temporary or permanent, would create the single strongest financial incentive citywide to convert long-term hillside housing into short-term rentals, directly undermining the program's stated goal of minimizing housing impact;
 2. A "temporary" program tied to a sunset date is not a meaningful safeguard against these effects, since the underlying financial incentive to convert housing exists for the full duration of the program and housing, once converted, is not readily returned to the long-term market;
 3. The proposed pre-ownership condition, requiring Vacation Rental properties to have been owned by the host on or before December 31, 2025, does not meaningfully protect BABCNC communities, where many non-primary residences were purchased before that date and could immediately become eligible for short-term rental use;
 4. The proposal does nothing to address the existing, well-documented enforcement shortfalls in the Home-Sharing program under Council File 14-1635-S10, including the City's apparent failure to suspend or revoke any Home-Sharing registrations despite years of well-documented, flagrant violations; layering a second, temporary short-term rental program on top of an already under-resourced enforcement system will worsen those shortfalls rather than resolve them;
 5. Nearly the entirety of BABCNC's territory lies within Very High Fire Hazard Severity Zones, where an influx of transient vacation-rental guests unfamiliar with evacuation routes and fire-safety requirements poses a heightened public safety risk during large regional events already expected to strain emergency services and hillside road capacity; and
 6. Short-term rentals in hillside neighborhoods have repeatedly been linked to nuisance party-house activity, including at non-primary residences in BABCNC communities, an issue the Board has engaged on extensively through Council Files 12-1824-S2 and 12-1824-S3; the City should not expand eligibility for transient lodging while LAPD and other enforcement agencies lack sufficient personnel and tools to reliably enforce existing party-house and short-term-rental rules.
15. **Discussion and possible motion to submit a Community Impact Statement (CIS) on Council File 26-0803 "Flock Safety / License Plate Reader / Public Safety Considerations / Removal of Flock Devices / Refrain / New Memoranda of Understanding"**
- This is to Oppose the council file motion (**Attachment E**) Unless Amended:
<https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=26-0803>
- Motion:** The Bel-Air Beverly Crest Neighborhood Council opposes Council File 26-0803 unless it is amended to provide the City of Los Angeles with an opportunity to correct the identified contractual, privacy, and data-sharing deficiencies before requiring the removal of existing Flock Safety cameras.
(See the full agenda motion - Attachment F.)
16. **Arroyo Seco Water Reuse Project**
- Discussion and possible motion** to support the letter written by Community Forest Advisory Committee (CFAC) opposing the project in its current form (The deadline for comments on the EIR was extended to August 1st.) **(See the letter - Attachment G.)**

See link to the Council File # 26-0777 “Gabrieleno Band of Mission Indians-Kizh Nation / Pasadena / South Pasadena / Arroyo Seco Water Reuse Project.”

<https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=26-0777>

Good of the Order & Adjournment Brief announcements from Board Members on items not on the agenda.

Next Meeting : We will return to virtual only: August 26th on Zoom at 7:00 pm.

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.

The American with Disabilities Act / Accommodations for Disabilities -

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, listening devices, or other auxiliary aids/services will be provided upon request. To ensure availability of services, please make your request at least three business days (72 hours) prior to the meeting you wish to attend by contacting us at (310) 479-6247 or e-mail info@babenc.org.

Public Posting of Agendas – Neighborhood Council Agendas are posted for public review as follows:

- Laurel Canyon Country Store 2108 Laurel Canyon Blvd, 90046.
- www.babenc.org.
- Subscribing at our BABCNC Website at:
<https://babenc.us5.list-manage.com/subscribe?u=59b896eb68c1a1e9f3f1fa3c7&id=5fe40e2a41>
- Subscribing with L.A. City’s Early Notification System at:
<https://lacity.gov/government/subscribe-agendas/neighborhood-councils>

Public Access of Documents -

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.babenc.org. For a copy of any record related to an item on the agenda, please contact (310) 479-6247 or info@babenc.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 Board meetings and our website www.babenc.org.