BEL AIR-BEVERLY CREST NEIGHBORHOOD COUNCIL
MINUTES OF THE REGULAR MONTHLY BOARD MEETING
Wednesday, May 27, 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 *(lost connection 8:17-8:19)*	X	
Christensen, David	Residents of Beverly Glen *(arrived 7:17 pm)*	X	
Evans, Ellen	Community Interest At-Large / *VP, Leg. Affairs*	X	
Levinson for Goodman, MD	Bel-Air Association	X	
Greenberg, Robin	Faith-Based Institutions / *VP – Operations*	X	
Hall, Jamie	Laurel Canyon Association *(left 8:17 pm)*	X	
Halsey Holmes, Kristie, Ph.D.	Public Educational Institutions *(arrived 7:33 pm)*	X	
Kadin, David Scott	Benedict Canyon Association	X	
Kamin, Aaron	North of Sunset District)	X	
Kaye, Alan	At-Large Traditional Stakeholder *EXCUSED*		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 / *President*	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 *(7:13 -9:02 pm)*	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 *EXCUSED*		X
Steele, Timothy Ph.D.	Bel Air Glen District / *Secretary*	X	
Templeton, Patricia	Bel Air Hills Association		X
Vacant Seat	*Laurel Canyon Association*		*0*
Weinberg, Steven	Franklin-Coldwater District	X	
Weisberg, Leslie	Bel-Air Association		X
Wickers, Alonzo	At-Large Youth Representative		X
Total:		**26**	**9**

The Regular Monthly Board Meeting of the Bel Air-Beverly Crest Neighborhood Council (BABCNC) convened at approximately 7:00 P.M. on Wednesday, May 27, 2026. The meeting was conducted virtually via Zoom in conformity with the January 1, 2026 enactment of California Senate Bill 707 (Durazo) and L.A. City Council File 23-1114.

CALL TO ORDER, FLAG SALUTE & ROLL CALL

President Travis Longcore, Ph.D. called the meeting to order at 7:06 PM and reminded participants of the requirements of Senate Bill 707, including: cameras must remain on at all times during virtual participation; board members must disclose the presence of any other adults in the room; and public comment must be made via the Zoom raise-hand function or by pressing *9 by telephone.

The Flag Salute was led by President Longcore.

Secretary Timothy Steele, Ph.D. conducted roll call, with quorum met.

The following members were recorded as present (including few arriving shortly after roll call.)

26 Present: Elizabeth Barcohana, Jonathan Brand, David Christensen, Ellen Evans (VP Leg. Affairs), Maureen Levinson (for Dr. Goodman), Robin Greenberg (VP Operations), Jamie Hall, Kristie Halsey Holmes, Ph.D., David Scott Kadin, Aaron Kamin, Michael Kemp, Bobby Kwan, Aaron Lawrence, Vadim Levotman, Travis Longcore Ph.D. (President), Mindy Rothstein Mann, Stacy Marble, Tad Marburg, Nickie Miner, Amir Navab, Stephanie Savage, Robert Schlesinger, Maureen Smith, Timothy Steele Ph.D. (Secretary), Irene Sandler, Steven Weinberg.

9 Absent/Not Present: Alan Kaye, Robert Ringler, Lynn Roth, Sandy Ryan, Jonathan Silver, Jason Spradlin, Patricia Templeton, Leslie Weisberg, Alonzo Wickers.

4 Ineligible to Vote: Elizabeth Barcohana, Robert Schlesinger, Jamie Hall, and Irene Sandler.

A quorum was confirmed by President Longcore.

ITEM 1. APPROVAL OF MINUTES

President Longcore noted that only the February 25, 2026 and March 25, 2026 minutes were available for consideration.

The **April 22, 2026 and May 3, 2026** minutes were *not* yet prepared and were **deferred** to next month. No additions, corrections, or deletions were offered for the February or March minutes.

MOTION: Vadim Levotman moved, seconded by Robert Schlesinger, to approve the February 25, 2026 and March 25, 2026 minutes as presented. President Longcore noted that because this was an internal procedural matter not transmitted to any other body, unanimous consent was taken. No objections were raised. **RESULT:** The February and March minutes were approved by unanimous consent.

ITEM 2. GENERAL PUBLIC COMMENT

Before the public comment period, President Longcore recognized Board Member Jonathan Brand, who addressed the Board on a matter within the Board's jurisdiction. Mr. Brand expressed strong concern about Councilmember Nithya Raman's appearance on a media platform hosted by a commentator whom he characterized as repeatedly trafficking in antiSemitic rhetoric. Mr. Brand stated that such an alignment by a mayoral candidate represents a failure of judgment and leadership and urged Jewish community members and allies not to support Ms. Raman's mayoral campaign. Board Member Nickie Miner thanked Mr. Brand for his remarks, and Board Member Aaron Kamin expressed appreciation for Mr. Brand's courage in speaking out.

No members of the general public offered comment.

ITEM 3. UPDATES FROM ELECTED OFFICIALS AND AGENCIES

Office of Councilmember Katy Yaroslavsky (CD5) — Kenneth Miller Kenneth Miller reported the following:

- The City Council passed the FY 2026–27 budget following weeks of public comment, departmental hearings, and review by the Budget and Finance Committee. While the budget represents improvement over the prior year's near-billion-dollar shortfall, city services remain below constituent expectations and fiscal rebuilding continues.
- Councilmember Yaroslavsky's "Coffee with Katy" informal community meetings have been held in Pico/Robertson and Westwood; a hillside-area session (possibly at the Glen Center) is being planned.
- CD5 is hosting free FIFA World Cup watch parties at Cheviot Hills Park and Westwood Recreation Center on June 14, 19, 24, 29; July 4, 10, and 19. Volunteers are needed. Details will be circulated to the board.

Board Member Ellen Evans raised the issue of outstanding land use matters that had been discussed with the Councilmember's office for years and had lapsed after a personnel change. She reported having received no response from the new Planning and Capital Projects Director. Mr. Miller committed to following up and ensuring a connection was made.

Board Member Jamie Hall commented on an LA Times article he characterized as a one-sided editorial criticism of hillside regulations, lacking opposing viewpoints, and authored by someone affiliated with luxury housing advocacy. Mr. Miller acknowledged the article and confirmed that the Councilmember's office does not intend to reduce hillside safety regulations, noting their utility in constituent casework involving bad developers.

Board Member David Kadin inquired about LAPD and short-term rental enforcement budget line items; Mr. Miller committed to providing details by email.

Office of Supervisor Lindsay Horvath (SD3) — Amanda (Mandy) Laflen
Mandy Laflen reported:

- The Board of Supervisors passed Supervisor Horvath's motion to establish the first Independent Ethics Commission and Office of Ethics Compliance in LA County history, advancing Measure G (approved by voters in 2024). County departments are to establish operational infrastructure by 2026, and a charter amendment will be placed on the November 2026 ballot.
- A motion to extend price gouging protections for wildfire survivors did *not* pass. The state of emergency is expiring, leaving some renters—including those in single-family homes—vulnerable to unrestricted rent increases, though AB 1982 protections remain in place.
- The 2025–26 storm season produced a record 120.3 billion gallons of captured stormwater, compared to 11.9 billion gallons the prior year, sufficient to meet the needs of 3 million people for a full year.

Office of Senator Ben Allen — Nick Faries
Nick Faries (filling in for Sophia Liebman) reported on active bills in the state legislature's final week in their house of origin:

- SB 894: Creates a state-backed loan loss reserve to unlock private capital and lower interest rates for home hardening and defensible space. Expected to come to a Senate floor vote by Friday, May 29.
- SB 1301: Non-renewal reform requiring 3 months' notice before policy non-renewal, disclosure of specific risk factors, opportunity for policyholders to perform mitigation to

maintain coverage, and prohibition on non-renewal based on unpaid claims where the risk of loss has been removed.

- SB 1233: Utility return-on-equity (ROE) transparency bill requiring electric and gas corporations to disclose data regarding capital structure and cash on hand and requiring the CPUC to consider utility behavior including wildfire mitigation in ROE determinations.

Board Member Mindy Rothstein Mann inquired about the status of other Megafire Package bills; Mr. Faries confirmed all bills must exit their house of origin by the end of the week, and those that pass will transfer to the opposite house. President Longcore noted that a position taken by BABCNC constitutes advice to the City and would be transmitted to Senator Allen's office.

Office of Assemblymember Jacqui Irwin — Anthony Avila Anthony Avila provided a brief update:

- 14 of 18 bills in the legislative package remain active, focusing on consumer protection, education, conservation, mental health, and utilities.
- AB 2589: Ensures benefits from H.R. 1 tax cuts to investor-owned utilities flow back to consumers; passed Appropriations Committee unanimously with bipartisan support.
- AB 1985: Requires mental health-trained staff in interscholastic athletic programs; currently in the Senate.
- AB 2249: Addresses youth-directed marketing of cannabis and packaging; heading to the Assembly floor.
- Upcoming sidewalk session: June 27 in Calabasas (location TBD).

Department of Neighborhood Empowerment — Erica Gatica Doughty
Ms. Gatica Doughty noted she had no major announcements but would be sending the board a general information email. She encouraged the board to begin thinking about strategic planning for the upcoming fiscal year and offered to share a template used by other NCs she supports.

No representatives from CD4 (Councilmember Nithya Raman) or the offices of Congressman Brad Sherman or Assemblymember Rick Zbur were present.

ITEM 4. PRESIDENT'S REPORT

President Longcore offered two items:

1. Dr. Longcore thanked board members who attended the recent event with UCLA Chancellor Julio Frenk in Westwood at the request of the University.
2. He announced that the July meeting will be held in person at Tree People Conference Center. Under new state law, holding a virtual meeting requires demonstrating just cause and consultation with the City Attorney, and President Longcore indicated his strong preference for a fully in-person meeting without an online component. He noted that officer elections and committee elections would also take place at the July meeting.

Vice President of Operations, Robin Greenberg, related that the second Saturday of each May is designated as Fire Service Day in the City of Los Angeles, encouraging neighbors to visit a neighborhood fire station. This year’s theme was Forward Together: Building a More Resilient Los Angeles. She thanked the volunteers who staffed BABCNC tables at fire stations throughout the neighborhood: Maureen Smith, Mindy Mann and Tim Steele volunteered at Fire Station 99 on Mulholland and Beverly Glen; Alan Kaye and Robin Greenberg volunteered at Fire Station 37 on Veteran North of Wilshire; and, on May 16th Nickie Miner, Maureen Smith, Tad Marburg, Dr. Pamela Pierson and Robin Greenberg volunteered at Fire Station 71 on Beverly Glen and Sunset. Robin gave a special thank you to Steven Weinberg who handled tent logistics.

ITEM 5. MONTHLY EXPENDITURE REPORT

Secretary Steele noted that Members Barcohana, Schlesinger, and Sandler were ineligible to vote due to outstanding ethics training requirements and Hall due to outstanding funding training requirements and encouraged them to complete the required training.

MOTION: Vadim Levotman moved, seconded by Aaron Kamin, to approve the April 2026 Monthly Expenditure Report (Attachment E).

No discussion.

ROLL CALL VOTE: Aaron Lawrence – Yes; Ellen Evans – Yes; Maureen Levinson – Yes; Robin Greenberg – Yes; David Kadin – Yes; Aaron Kamin – Yes; Bobby Kwan – Yes; Vadim Levotman – Yes; Travis Longcore – Yes; Mindy Rothstein Mann – Yes; Nickie Miner – Yes (returned after brief disconnection); Michael Kemp – Yes; David Christensen – Yes; Tad Marburg – Yes; Jonathan Brand – Yes; Stephanie Savage – Yes; Maureen Smith – Yes; Timothy Steele – Yes; Amir Navab – Yes; Steven Weinberg – Yes; Stacy Marble – Yes.

RESULT: Approved. 21-0-0;
4 ineligible: Members Barcohana, Hall, Schlesinger, Sandler
10 absent: Lynn Roth, Kristie Holmes, Alan Kaye, Robert Ringler, Sandy Ryan, Jason Spradlin, Jonathan Silver, Patricia Templeton, Leslie Weisberg, Alonzo Wickers

ITEM 6. RENEW NEIGHBORHOOD COUNCIL ZOOM LICENSE

Vadim Levotman presented the motion to renew the Zoom license for fiscal year 2026–2027. He noted that Zoom has increased its annual fee for the first time in over three years, from $200.00 to $255.61. He also moved to approve a Canva license at $100.00 per year, for a total of $355.61 in annual software costs. President Longcore confirmed both licenses are within the budget.

MOTION: Vadim Levotman moved, seconded by Nickie Miner and Tad Marburg, to approve the renewal of the Zoom license at $255.61 and the Canva license at $100.00 for fiscal year 2026–2027.

ROLL CALL VOTE: Aaron Lawrence – Yes; Ellen Evans – Yes; Maureen Levinson – Yes; Robin Greenberg – Yes; Kristie Holmes – Yes; David Kadin – Yes; Aaron Kamin – Yes; Bobby Kwan – Yes; Vadim Levotman – Yes; Travis Longcore – Yes; Mindy Rothstein Mann – Yes; Nickie Miner – Yes; Michael Kemp – Yes; David Christensen – Yes; Tad Marburg – Yes; Jonathan Brand – Yes; Stephanie Savage – Yes; Maureen Smith – Yes; Timothy Steele – Yes; Amir Navab – Yes; Steven Weinberg – Yes; Stacy Marble – Yes.

RESULT: Approved. 22-0-0;
4 ineligible: Barcohana, Hall, Schlesinger, Sandler
9 absent: Lynn Roth, Alan Kaye, Robert Ringler, Sandy Ryan, Jason Spradlin, Jonathan Silver, Patricia Templeton, Leslie Weisberg, Alonzo Wickers.

ITEM 7. THE WEB CORNER – WEBSITE MAINTENANCE CONTRACT

Vadim Levotman moved to approve continuation of the existing contract with The Web Corner for website maintenance and support services. He noted the annual cost is $199.00 per month ($2,388 annually) for fiscal year 2026–2027, ending June 30, 2027. President Longcore noted the website is a custom-built platform for neighborhood councils, facilitating board member management and regular updates, and confirmed it is worth the cost.

MOTION: Vadim Levotman moved, seconded by Tad Marburg, to approve the continuation of the contract with The Web Corner at $199.00 per month for FY 2026–2027.

Aaron Kamin asked for clarification on the scope of services; President Longcore confirmed it covers hosting, custom-built NC platform features, and ongoing support.

ROLL CALL VOTE: Aaron Lawrence – Yes; Ellen Evans – Yes; Maureen Levinson – Yes; Robin Greenberg – Yes; Kristie Holmes – Yes; David Kadin – Yes; Aaron Kamin – Yes; Bobby

Kwan – Yes; Vadim Levotman – Yes; Travis Longcore – Yes; Mindy Rothstein Mann – Yes; Nickie Miner – Yes; Michael Kemp – Yes; David Christensen – Yes; Tad Marburg – Yes; Jonathan Brand – Yes; Stephanie Savage – Yes; Maureen Smith – Yes; Timothy Steele – Yes; Amir Navab – Yes; Steven Weinberg – Yes; Stacy Marble – Yes.

RESULT: Approved. 22-0-0;
4 ineligible: Barcohana, Hall, Schlesinger, Sandler
9 absent: Lynn Roth, Alan Kaye, Robert Ringler, Sandy Ryan, Jason Spradlin, Jonathan Silver, Patricia Templeton, Leslie Weisberg, Alonzo Wickers

ITEM 8. APPOINT BUDGET REPRESENTATIVES

President Longcore explained that BABCNC must appoint a primary and an alternate Budget Representative to vote on Budget Day (June 27, 2026 at City Hall) on behalf of Region 11 Neighborhood Council Budget Advocates. Ellen Evans, the current primary representative, noted she might not be available that day and that the process would benefit from new participants.

Tad Marburg and Aaron Kamin volunteered. President Longcore proposed naming Tad Marburg, Aaron Kamin, and Leslie Weisberg (existing alternate) as the pool of three representatives, with designation of primary and alternate to be determined by the President based on availability and input from those three individuals.

MOTION: To appoint Tad Marburg, Aaron Kamin, and Leslie Weisberg as Budget Representatives for Region 11 Budget Day (June 27, 2026), with the President authorized to designate the primary and alternate from among those three.

RESULT: Approved by unanimous consent.

OLD BUSINESS

ITEM 9. MEGAFIRE PREVENTION PACKAGE

Board Member Mindy Rothstein Mann, who had chaired an ad hoc committee convened since the April meeting to review the Megafire Prevention Package, presented the resulting motion and letter addressed to the City Council and Mayor.

Ms. Rothstein Mann summarized the committee's work: Of the original 13 bills in the package, two (AB 1986 and AB 2013) had been removed from consideration as dead. Of the remaining 11 bills, one did not apply to BABCNC's jurisdiction. Ten bills were reviewed; most included committee-recommended amendments, particularly related to vegetation management, reflecting the different conditions in Southern California compared to Northern California.

Ms. Rothstein Mann highlighted the one bill she did not recommend supporting: a bill that, in cases of non-compliance with home-hardening documentation requirements at the time of sale in a high-fire-severity zone, would require involvement of the local fire department for inspections. She expressed the view that the fire department is already overburdened and additional bureaucratic mandates were unwarranted.

Board Member Ellen Evans moved that the motion include a request that the City Council add the supported bills and amendments to the City's legislative package and advocate for these changes. President Longcore confirmed this was already the intent, noted in the agenda, and agreed to copy Senator Allen's office on the letter.

MOTION: To approve the letter (Attachment F) to the City Council and Mayor supporting the bills in the Megafire Prevention Package, excluding AB 1986 and AB 2013 (already removed), and excluding the bill requiring fire department involvement in sales-transaction compliance enforcement, and including the board's recommended amendments (Attachment G) as part of the City's legislative package.

ROLL CALL VOTE: Aaron Lawrence – Yes; Ellen Evans – Yes; Maureen Levinson – Yes; Robin Greenberg – Yes; Kristie Holmes – Yes; David Kadin – Yes; Aaron Kamin – Yes; Bobby Kwan – Yes; Vadim Levotman – Yes; Travis Longcore – Yes; Mindy Rothstein Mann – Yes;

Nickie Miner – Yes; David Christensen – Yes; Tad Marburg – Yes; Jonathan Brand – Yes; Stephanie Savage – Yes; Maureen Smith – Yes; Timothy Steele – Yes; Amir Navab – Yes; Steven Weinberg – Yes; Stacy Marble – Yes. (Michael Kemp – not recorded; Irene Sandler – ineligible.)

RESULT: Approved 21-0-0

ITEM 10. CHARTER AMENDMENTS

Board Member Ellen Evans, who chaired an ad hoc Charter Reform Committee, presented a Community Impact Statement (CIS) to be transmitted to the City Council regarding the Charter Reform Commission's recommendations. She noted this is a once-in-a-generation opportunity to update the City Charter, and that many of the positions BABCNC submitted at the outset of the process had been incorporated into the Commission's report.

Ms. Evans summarized the CIS by topic area:

Land Use Authority:

- Request that discretionary permit applicants be required to present to neighborhood councils.
- Request that findings by NCs be given meaningful weight and that any decision contrary to NC findings include a public explanation.
- Request that NCs be given standing to appeal land use decisions.
- The Commission recommended abolishing Area Planning Commissions (consistent with BABCNC's prior request) and replacing them with a five-member Board of Neighborhood Appeals; BABCNC does not view this as an improvement, particularly given the lack of expertise on current commissions.
- Support for preservation of Charter Section 245(e), which allows council members to review land use decisions.

Commission Reform:

- BABCNC called for a comprehensive review of the city's extensive commission structure. Commission members appointed by the mayor are generally required to provide pre-signed, undated resignation letters, undermining independent oversight. The Charter Reform Commission itself, predominantly shaped by mayoral appointment, declined to address this and deferred the issue.

Neighborhood Council Reforms:

- Timely notice and decision-making schedules that allow NCs to deliberate before decisions are finalized.
- Guaranteed and generous speaking time when an NC presents an adopted CIS to the City Council.
- Opposition to expansion of mayoral authority, which would add another layer of approval NCs must navigate.
- Support for bifurcating the City Attorney function to create a separate public advocate.
- Strengthening the independence of the Ethics Commission.
- Codifying controller authority.
- Adding wildfire mitigation and evacuation safety as explicit goals in infrastructure planning provisions.
- Request that proposals to lower the voting age to 16 or 17 in city elections be split off as a separate item for consideration.
- Support for the Commission's recommendation on City Council size (consistent with BABCNC's prior position).

Board Members Jamie Hall and Mindy Rothstein Mann thanked Ms. Evans and the committee for their thorough and effective advocacy.

MOTION: To approve and transmit the Community Impact Statement (Attachment H) to the City Council regarding Charter Reform Commission recommendations.

ROLL CALL VOTE: Aaron Lawrence – Yes; Ellen Evans – Yes; Maureen Levinson – Yes; Kristie Holmes – Yes; David Kadin – Yes; Aaron Kamin – Yes; Bobby Kwan – Yes; Robin Greenberg – Yes; Vadim Levotman – Yes; Travis Longcore – Yes; Mindy Rothstein Mann – Yes; Nickie Miner – Yes; Michael Kemp – Yes; David Christensen – Yes; Tad Marburg – Yes; Stephanie Savage – Yes; Maureen Smith – Yes; Timothy Steele – Yes; Amir Navab – Yes; Steven Weinberg – Yes; Stacy Marble – Yes. (Jonathan Brand – not recorded on this vote.)

At 8:17 PM, Jonathan Brand stepped out or lost connection for two minutes and Jamie Hall left

RESULT: Approved 21-0-0; 11 absent; 3 ineligible. Ms. Evans submitted the CIS electronically to the City during the meeting.

NEW BUSINESS

ITEM 11. 1690 SUMMITRIDGE DRIVE — AA-2026-495-PM-HCA / ENV-2026-496-EAF

Case Summary:
Case filed February 3, 2026; assigned March 4, 2026. Staff: Ariel Jones / Juliet Oh. Applicant: Esmaeil Soumeeh. Representative: Anthony Adzhyan.

Project Description:
Application for a Parcel Map to subdivide an existing RE40-zoned lot (approximately 3.5 acres) at 1690 Summitridge Drive into two lots (approximately 1.6 acres and 1.5 acres) within the BelAir Crest Community Plan Area and a High-Fire Severity Zone. No new construction is proposed.

Presentation by Applicant's Representative:
Anthony Adzhyan (land surveyor, apprenticing under a civil engineer) presented a satellite map of the property. He described the project as a straightforward lot subdivision with no proposed construction. He noted that all city requirements have been met and minimum lot sizes under RE40 zoning (40,000 square feet) are exceeded by both resulting parcels. He confirmed that a previous project at this address involving significant retaining walls and proposed construction was entirely scrapped and all permits closed; this application is entirely separate.

PLU Committee Motion (from May 12, 2026):
The Planning and Land Use Committee recommended approval with two conditions: (1) the applicant's findings be revised and cleaned up prior to full board presentation to provide substantive explanations rather than mere statements of compliance (the revised findings were received and posted to the website prior to the board meeting); and (2) the applicant agrees to present to the Neighborhood Council at such time as permits are applied for to develop the property.

Board Discussion:
Board Member Stephanie Savage recalled the previous project at this address, which predated COVID and involved extensive retaining walls, and noted the previous permits are fully closed. Mr. Adzhyan confirmed this.

Board Member Maureen Levinson raised concern about the possibility of the subdivision being used to obtain two separate haul routes and double the permitted retaining walls and then connecting the two structures into a large compound. Mr. Adzhyan acknowledged the theoretical possibility but expressed doubt it would be recommended by any builder given the steep and uneven terrain and stated it was not the applicant's intention.

Board Member Jonathan Brand echoed Ms. Levinson's concern, noting he had seen similar strategies used in the West Valley where projects obtained a lot split with no stated plans, then returned with a project requiring numerous variances. He urged any future applicant to stay within code.

Board Member Nickie Miner expressed skepticism about the lot split's stated purpose and concern about piecemeal development. Board Member Amir Navab noted that the condition requiring the applicant to return to the council upon any permit application adequately protects against future overreach.

President Longcore noted that the board is not required to express affirmative approval but could instead take "no exception" to a project that meets all requirements and suggested amending the motion to reflect that language.

MOTION AS AMENDED: Nickie Miner moved, seconded by Maureen Levinson, to amend the motion to read: BABCNC takes no exception to Case AA-2026-495-PM-HCA, with the following conditions: (1) the applicant's findings be revised and cleaned up to provide substantive explanations rather than mere statements of compliance (completed); and (2) the applicant agrees to present to the Neighborhood Council at such time as building permits are applied for to develop the property.

No objection was raised to the amendment. The amended motion was put to a vote.

ROLL CALL VOTE: Aaron Lawrence – Yes; Ellen Evans – Yes; Maureen Levinson – Yes; Robin Greenberg – Yes; Kristie Holmes – Yes; David Kadin – Yes; Aaron Kamin – Yes; Bobby Kwan – Yes; Vadim Levotman – Yes; Travis Longcore – Yes; Mindy Rothstein Mann – Yes; Nickie Miner – Yes; Michael Kemp – Yes; David Christensen – No; Tad Marburg – Yes; Jonathan Brand – Yes; Stephanie Savage – Yes; Maureen Smith – Yes; Timothy Steele – Yes; Amir Navab – Yes; Steven Weinberg – Yes; Stacy Marble – Yes.

RESULT: Motion carries, 21 Yes – 1 No (David Christensen). 10 Absent; 3 Ineligible: Barcohana, Sandler and Schlesinger. (Hall had left)

Elizabeth Barcohana recused herself and left the meeting at this time.

ITEM 12. 3132 N DEEP CANYON DRIVE — DIR-2025-4352-SPPC-DRB-MSP / ENV2025-4353-CE

Case Summary:
Case filed August 8, 2025; assigned March 4, 2026. Staff: Jude Hernandez. Applicant: Arsen Tekeian. Representative: George Avetisian (Avetect LLC).

Project Description:
A 499-square-foot addition to an existing single-family dwelling; removal of the existing swimming pool and construction of a new pool with spa and Baja shelf; a new 296-square-foot gazebo in the rear yard; a 273'5" extension of the existing retaining wall not to exceed 10 feet in height; and associated grading. The project also includes a driveway turnaround area at the front of the property to allow vehicles to exit onto Deep Canyon Drive front-first, given the increased traffic volume and safety concerns on that street. The square footage is below 500 square feet (exempt from Beverly Hills Overlay requirements), but the retaining wall extension triggers Mulholland Design Review.

PLU Committee Motion (from April 14, 2026):
The Planning and Land Use Committee recommended that the City approve the case, subject to: (1) the Deep Canyon area Homeowners Association (HOA) having no objection to the project as presented; and (2) all new plantings conforming to Los Angeles Fire Code Section 4906.4 and its subsections, which mandate fire-resistant vegetation in Wildland-Urban Interface (WUI) areas; must be fire resistant.

Presentation by Applicant's Representative:
George Avetisian (Avetect LLC) shared his screen and walked the board through site plans, photographs, and renderings. He described the main scope as: a 499-square-foot addition to an open space on the main level; an expanded balcony deck above the addition; removal of the existing pool and replacement with a trellis in its location; a new pool relocated further into the rear yard; a new gazebo; pool equipment relocation; and an extended front retaining wall. The wall extension ranges from approximately 2 to 10 feet in height and is designed to match existing earth-tone requirements.

Regarding the HOA condition: Mr. Avetisian confirmed the Deep Canyon Area HOA has approved the project and provided documentation to the council's administrator, Cathy Palmer.

Regarding fire code compliance: Mr. Avetisian confirmed he had forwarded Fire Code Section 4906.4 requirements to the landscape consultant, who confirmed compliance, or will revise the landscape plan accordingly.

Board Discussion:
Board Member Jonathan Brand asked why a project under 500 square feet requires Mulholland Design Review. Mr. Avetisian explained that the retaining wall extension independently triggers the Mulholland review process; the square footage is incidental.

Board Member Mindy Rothstein Mann, who is familiar with the property, raised concern about the removal of mature trees along the Deep Canyon Drive frontage to accommodate the driveway turnaround. Mr. Avetisian confirmed that four trees are proposed for removal (a 6-inch, a 6-inch, a 28-inch, and a 12-inch, species not confirmed but one possibly a eucalyptus or pine), and that a row of trees visible from the street will be replaced with a retaining wall and required Mulholland screening plantings. She expressed concern about the broader pattern of tree loss along neighborhood streets, noting that mature canopy trees are being replaced with hedges throughout the area, fundamentally changing the street character. Mr. Avetisian stated the applicant intends to maintain privacy screening vegetation and that required landscaping will be installed along the retaining wall. He noted the trees to be removed are unprotected.

Board Member Nickie Miner asked whether the front tree could be preserved by building the turnaround around it. Mr. Avetisian explained that the depth of the retaining wall footings would sever approximately half the tree's root system regardless, making the tree unstable and a safety hazard. He confirmed the HOA approval is in writing and was shared with council staff and showed backyard renderings illustrating the new pool location and gazebo.

President Longcore noted that the removed trees, if eucalyptus or similar species, present fire hazard concerns that partially mitigate the loss. No amendment to the motion was offered.

MOTION:
(From PLU Committee) That the City approve Case No. DIR-2025-4352-SPPC-DRB-MSP, subject to: (1) the Deep Canyon area HOA having no objection to the project as presented (confirmed); and (2) all new plantings conforming to Los Angeles Fire Code Section 4906.4 and its subsections, mandating fire-resistant vegetation in WUI areas; must be fire resistant.

ROLL CALL VOTE: Aaron Lawrence – Yes; Ellen Evans – Yes; Maureen Levinson – Yes; Kristie Holmes – Yes; Robin Greenberg – Yes; David Kadin – Yes; Aaron Kamin – Yes; Bobby Kwan – Yes; Vadim Levotman – Yes; Travis Longcore – Yes; Mindy Rothstein Mann – Yes; Nickie Miner – Yes; Michael Kemp – Yes; David Christensen – Abstain; Tad Marburg – Yes; Jonathan Brand – Yes; Stephanie Savage – Recuse (Mulholland-adjacent); Maureen Smith – Yes; Timothy Steele – Abstain; Amir Navab – Yes; Steven Weinberg – Yes; Stacy Marble – Yes.

RESULT: Motion carries 19-0-2 with the two abstentions from David Christensen and Dr. Timothy Steele; with 1 recusal from Stephanie Savage; 11 absent; 2 ineligible;

ITEM 13. WRAC MOTION TO SUPPORT BUDGET ADVOCATES 2026 WHITE PAPER

(Refers to City Council File 26-0600)

President Longcore introduced this item as a motion from the Westside Regional Alliance of Councils (WRAC) requesting that BABCNC endorse the Neighborhood Council Budget Advocates' 2026 White Paper recommendations contained on pages 7 through 16 of the white paper.

Board Member Robin Greenberg made the motion and summarized the content of those pages, which cover specific funding recommendations spanning the full range of City departments from

Animal Services through the Zoo, including: Animal Services (fully funding the Animal Sterilization Fund, an additional $4 million for spay-neuter programs, and $1 million for the citywide feral/unowned cat program); Building and Safety (additional code inspectors); Police; Port of Los Angeles; Public Works (restoration of a senior management analyst); Street Lighting (approval of a FY2026–27 Street Lighting Assessment Ballot to update a funding structure frozen since 1996); and Youth Development, among many others. President Longcore confirmed the white paper constitutes a comprehensive endorsement of the Budget Advocates' aggregate work on behalf of all neighborhood councils.

MOTION: Robin Greenberg moved, seconded by Ellen Evans, that BABCNC, as a member of WRAC, supports the recommendations of the Neighborhood Council Budget Advocates on pages 7–16 of the Budget Advocates 2026 White Paper (City Council File 26-0600).

ROLL CALL VOTE: Aaron Lawrence – Yes; Ellen Evans – Yes; Maureen Levinson – Yes; Robin Greenberg – Yes; Kristie Holmes – Yes; David Kadin – Yes; Aaron Kamin – Yes; Bobby Kwan – Yes; Vadim Levotman – Yes; Travis Longcore – Yes; Mindy Rothstein Mann – Yes; Nickie Miner – Yes; Michael Kemp – Yes; David Christensen – Yes; Tad Marburg – Yes; Jonathan Brand – Yes; Stephanie Savage – Yes; Maureen Smith – Yes; Timothy Steele – Yes; Amir Navab – Yes; Steven Weinberg – Yes; Stacy Marble – Yes.

RESULT: Approved 22-0-0; 12 absent; 1 ineligible.

ITEM 14. WRAC MOTION TO SUPPORT RESTORATION OF FULL FUNDING FOR NC ELECTIONS IN FY 2026–27 BUDGET

(Refers to City Council File 26-0600)

President Longcore introduced this item as a second WRAC motion requesting that BABCNC urge the City to restore and maintain full funding for Neighborhood Council elections in the FY 2026–27 budget. He summarized the concern: the City Clerk's proposed elimination of $915,000 in election funding would likely result in postponement of the 2027 NC elections to 2029, with long-term consequences for democratic participation and local representation. He noted that many NC bylaws do not permit board members to serve beyond June 2027, which would leave boards without a democratic succession mechanism.

Board Member Vadim Levotman noted that he understood the 2027 elections are now expected to take place regardless. President Longcore acknowledged this but noted that going on record in support of the principle carries no harm and serves as a public affirmation of BABCNC's values.

MOTION: Robin Greenberg moved, seconded by Aaron Kamin, that BABCNC, as a member of WRAC, strongly urges the City to restore and maintain full funding for Neighborhood Council elections in the Fiscal Year 2026–27 budget, and opposes the City Clerk's proposed elimination of $915,000 in election funding.

ROLL CALL VOTE: Aaron Lawrence – Yes; Ellen Evans – Yes; Maureen Levinson – Yes; Robin Greenberg – Yes; Kristie Holmes – Yes; David Kadin – Yes; Aaron Kamin – Yes; Bobby Kwan – Yes; Vadim Levotman – Yes; Travis Longcore – Yes; Mindy Rothstein Mann – Yes; Nickie Miner – Yes; Michael Kemp – Yes; David Christensen – Yes; Tad Marburg – Yes; Jonathan Brand – Yes; Stephanie Savage – Yes; Maureen Smith – Yes; Timothy Steele – Yes; Amir Navab – Yes; Steven Weinberg – Yes; Stacy Marble – Yes.

RESULT: Approved. 22-0-0; 12 absences; 1 ineligible

GOOD OF THE ORDER & ADJOURNMENT

Board Member Maureen Levinson reported attending the C-PAB (Community Police Advisory Board) meeting for West LA, where the topic of 4th of July fireworks enforcement was discussed. The City of Los Angeles now has a fireworks reporting page under "Safer LA Compliance." She noted that a drone monitoring request for the hillsides was declined.

President Longcore confirmed that additional fireworks-related information had been forwarded to Board Member Greenberg for inclusion in the BABCNC newsletter.

Board Member Bobby Kwan expressed concern that the 250th Anniversary of the United States (July 4, 2026) may result in unusually high illegal fireworks activity.

Board Member Mindy Rothstein Mann announced a Tree People community summer soiree on Saturday, June 13, 2026, open to the public. She encouraged attendance and noted the event will be held during the daytime. Rideshare is recommended; approximately 80 parking spots are available, with overflow across the street.

President Longcore announced that Ms. Evans had submitted the Charter Reform CIS to the City electronically during the meeting.

President Longcore reminded the board that the next regular meeting will be held virtually on Wednesday, June 24, 2026 at 7:00 P.M., and that the July 22, 2026 meeting will be held in person at the Tree People Conference Center, without an online option, and will include officer and committee elections.

ADJOURNMENT

There being no further business, President Longcore adjourned the meeting at 9:16 PM.