



Agenda

Bel Air-Beverly Crest Neighborhood Council - Planning & Land Use Committee Virtual Meeting – Tuesday August 11, 2026, 7:00 PM

Join on Zoom or by Telephone:

Dial (669) 900-6833 or (888) 475 4499, then enter Webinar ID 819 6041 6466 and Press # or click on Zoom Link: <https://us02web.zoom.us/j/81960416466>

Si requiere servicios de traducción, favor de avisar al Concejo Vecinal 3 días de trabajo (72 horas) antes del evento. Por favor contacte la secretaria, al 310-4799-6247 o por correo electrónico info@babenc.org para avisar al Concejo Vecinal.

IN CONFORMITY WITH THE JANUARY 1, 2026 ENACTMENT OF CALIFORNIA SENATE BILL 707 (DURAZO) AND LA CITY COUNCIL FILE 23-1114, THE BEL AIR-BEVERLY CREST NEIGHBORHOOD COUNCIL MEETING WILL BE CONDUCTED VIRTUALLY.

Every person wishing to address the Board by telephone must dial **(669) 900-6833 or (888) 475 4499, then enter 819 6041 6466 & press # to join the meeting.** When prompted by the presiding officer to provide public input at the Board meeting, the public will be requested to dial *9 or use the Raise Hand option, to address the Board on any agenda item before the Board takes an action on an item. Comments from the public on agenda items will be heard only when the respective item is being considered. To join the meeting by Zoom, click on the link:

<https://us02web.zoom.us/j/81960416466>

Comments from the public on other matters not appearing on the agenda that are within the Board's jurisdiction will be heard during the General Public Comment period. Please note that under the Brown Act, the Committee is prevented from acting on a matter that you bring to its attention during the General Public Comment period; however, the issue raised by a member of the public may become the subject of a future Board meeting. Public comment is limited to one (1) minute per speaker, unless adjusted by the presiding officer of the Board.

In the event of a disruption that prevents the eligible legislative body from broadcasting the meeting to members of the public using the call-in option or internet-based service option, or in the event of a disruption within the eligible legislative body's control that prevents members of the public from offering public comments using the call-in option or internet-based service option, the eligible legislative body shall take no further action on items appearing on the meeting agenda until public access to the meeting via the call-in option or internet-based service option is restored. Actions taken on agenda items during a disruption that prevents the eligible legislative body from broadcasting the meeting may be challenged pursuant to Section 54960.1. California Government Code Section 54953.8(b)(3).

The legislative body shall not require public comments to be submitted in advance of the meeting and shall provide an opportunity for the public to address the legislative body and offer comments in real time. California Government Code Section 54953.8(b)(4). Notwithstanding Section 54953.3, an

individual desiring to provide public comment through the use of an internet website, or other online platform, not under the control of the eligible legislative body, that requires registration to log in to a teleconference may be required to register as required by the third-party internet website or online platform to participate. California Government Code Section 54953.8(b)(5),

A legislative body that provides a timed public comment period for each agenda item shall not close the public comment period for the agenda item, or the opportunity to register, pursuant to paragraph (5), to provide public comment until that timed public comment period has elapsed. California Government Code Section 54953.8(b)(6(A),

A legislative body that does not provide a timed public comment period, but takes public comment separately on each agenda item, shall allow a reasonable amount of time per agenda item to allow public members the opportunity to provide public comment, including time for members of the public to register pursuant to paragraph (5), or otherwise be recognized for the purpose of providing public comment. California Government Code Section 54953.8(b)(6(B).

NOTICE TO PAID REPRESENTATIVES - If you are compensated to monitor, attend, or speak at this meeting, City law may require you to register as a lobbyist and report your activity. See Los Angeles Municipal Code Section 48.01 et seq. More information is available at ethics.lacity.org/lobbying. For assistance, please contact the Ethics Commission at (213) 978-1960 or ethics.commission@lacity.org.

Name	P	A	Name	P	A
Jamie Hall, Co-Chair			Michael Kemp Co-Chair		
Leslie Weisberg Vice-Chair			Stephanie Savage		
Robin Greenberg			Robert Schlesinger		
Nickie Miner			Patricia Templeton		
Travis Longcore, Ph.D.			Steven Weinberg		
Maureen Levinson			Stella Grey		
			Ellen Evams <i>ex officio</i>		

Call to Order, Flag Salute & Roll Call

1. Approval of the August 11, 2026 Agenda

2. Approval of Minutes: Approve June 9, 2026 (**Attachment A**) (*No meeting in July*)

3. General Public Comment: BAB CNC welcomes comments from the public on any topic within the Committee's jurisdiction but not on the adopted agenda. General Public Comment is limited to one (1) minute per speaker, unless waived by the presiding officer.

4. Chair Reports

Jamie Hall, Co-Chair, Michael Kemp, Co-Chair and Leslie Weisberg, Vice-Chair

Projects & Items Scheduled for Presentation, Discussion & Possible Action:

5. 2980 N HUTTON VTT-84974 ENV-2025-6474-MND

Case Filed: 11/20/2025; Assigned: 08/05/2026; Staff Assigned: Maren Gamboa

Applicant: Regina Minor [ARC Land Use & Entitlements, Inc.]

Project Description:

A 6-lot single family subdivision with the open space lot to be dedicated to the city of Los Angeles, as a nature's preserve.

Requested Entitlement: N/A

Please See Initial Submittal Documents: Application, EAF, Findings, Radius Map, Tentative Tract Map, & Vicinity Map in link below:

<https://planning.lacity.gov/pdiscaseinfo/search/casenumbr/VTT-84974>

6. 9988 W REEVESBURY DRIVE ZA-2025-3828-CU1 ENV-2025-3829-EAF

(Continued from June 9, 2026 PLUC)

Case Filed: 07/09/2025 & Assigned: 07/11/2025, Staff Assigned: Esther Serrato

Applicants: Ulara and Andrew Rogers

Representative: Iztchel Iannantuono [Iztchel Designs] 818-437-4535

Project Description: Remodel existing home. Add adjacent staircase and convert basement.

Requested Entitlement: CLASS 1 CONDITIONAL USE PERMIT

Please See Initial Submittal Documents: Application, EAF, Findings, & Project Plans here:

<https://planning.lacity.gov/pdiscaseinfo/search/casenumbr/ZA-2025-3828-CU1>

PLU Committee Motion on June 9, 2026 to CONTINUE Case ZA-2025-3828-CU1 (9988 W Reevesbury Drive, Class 1 Conditional Use Permit) to a future PLU Committee meeting, pending receipt by the Committee of: (1) Homeowners Association feedback (via David Kadin); (2) proof of waiver of dedication; (3) clarification from Planning regarding the use of a CUP rather than a ZAD and whether a hearing is required; (4) Planning Department sign-off; and (5) applicant's agreement to a worker carpool requirement. Carried (9-0-2).

7. 10770 W CHALON ROAD ZA-2025-810-F ENV-2025-811-CE

OVER-IN-HEIGHT FENCE (Continued from August 12, 2025 & March 10, 2026)

Case Filed 02/07/2025 & Assigned 02/27/2025; Staff Assigned: Esteban Martorell

Applicant: Craig Tessler; **Representatives:** Benjamin Eshaghian & Tony Russo [Crest RE]

Project Description:

An 8' max. high over-in-height fence/pilasters and 8' max. vehicular entry sliding and pedestrian gates in the front yard setback of the lot.

Requested Entitlement:

Pursuant to LAMC 12.24 X.7, a Zoning Administrator to approve applications for fences and walls up to eight feet high located within the required front setback.

Permanent Link *without* Initial Submittal Documents:

<https://planning.lacity.gov/pdiscaseinfo/search/casenumbr/ZA-2025-810-F>

Please See Applicant-Provided Link to Case Documents here below:

<https://www.dropbox.com/scl/fo/adzij0twzh4t9xskg7u2k/AG-2eBvrwXAVhTNTvkr7-Lo?rlkey=1zi8hz6cshk9uqlw6wlcrqpr3&dl=0>

PRIOR PLU Committee Actions:

August 12, 2025: Continued with applicant directed to: (1) provide a survey clearly showing whether the wall is in the PROW; (2) provide photos of the wall as constructed; (3) address

the need for convex mirrors; (4) obtain support from neighbors; (5) update on whether wall is in PROW.

March 10, 2026: Continued to a date uncertain, to allow the applicant and Crest Real Estate team to discuss with the client potential modifications to the wall placement and gate configuration — with particular focus on (a) providing adequate queuing space between the gate and the public street, and (b) reducing the encroachment of the wall into the public right-of-way — and to return to the Committee with a revised proposal. Carried (6-0-0).

8. 2620 N BENEDICT CANYON DRIVE ZA-2026-1036-ADJ ENV-2026-1037-EAF

Case Filed: 02/26/2026 & Assigned 06/16/2026; Staff Assigned: Monique Acosta

Applicant: [2620 Benedict Canyon LLC]

Representative: Benjamin Eshaghian [Crest Real Estate]

Project Description:

requesting relief from 10 ft side setback for guardhouse, guardhouse to be located within the 55 ft from the front property line; and maximum height of fence in front yard setback

Requested Entitlement:

Pursuant to LAMC 12.28, authorized by LAMC Section 13B.5.2. of Chapter 1A, the project is requesting an Adjustment allowing relief from: (1) LAMC Section 12.21.C.5(b) to permit a detached accessory structure (guardhouse) to encroach into the required 10-foot side - yard setback; (2) LAMC Section 12.21.C.5(b) to permit a detached accessory structure (guardhouse) to be located within the 55' - 0" from the front property line; (3) LAMC Sections 12.21.C.1(g) to permit a new perimeter fence/wall at a maximum height of 8' in the 12 6 " front yard setback

Please see Initial Submittal Documents: Application, EAF, Findings, Parcel Map, Project Plans, & Vicinity Map:

<https://planning.lacity.gov/pdiscaseinfo/Search/casenumbr/ZA-2026-1036-ADJ>

Good of the Order & Adjournment to September 8, 2026, 7:00 P.M.

THE AMERICAN WITH DISABILITIES ACT – As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and upon request will provide reasonable accommodation to ensure equal access to its programs, services, and activities. Sign language interpreters, assisted listening devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability of services, please make your request at least 3 business days (72 hours) prior to the meeting by contacting the Department of Neighborhood Empowerment by calling (213) 978-1551 or email NCsupport@lacity.org

PUBLIC ACCESS OF RECORDS – In compliance with California Government Code (Govt. Code § 54957.5), non-exempt writings that are distributed to a majority or all of the board in advance of a meeting, may be viewed before the meeting at our website by clicking on www.babcnc.org. In addition, if you would like any record related to an item on the agenda, please contact (310) 4796247 or info@babcnc.org

RECONSIDERATION AND GRIEVANCE PROCESS - For information on the NC's process for board action reconsideration, stakeholder grievance policy, or any other procedural matters related to this Council, please consult the NC Bylaws. The Bylaws are available at our website www.babcnc.org

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<https://www.babcnc.org/committees/viewCommittee/374> Sign up for BABCNC’s Notifications at
<https://babenc.us5.list-manage.com/subscribe?u=59b896eb68c1a1e9f3f1fa3c7&id=5fe40e2a41>
and/or subscribe to L.A. City’s Early Notification System at <https://www.lacity.org/subscriptions>