



Agenda

**Bel Air-Beverly Crest Neighborhood Council Monthly Board Meeting
Wednesday August 26, 2026 7:00 P.M.**

Members of the public can join the meeting on Zoom or by Telephone.

By Zoom: <https://us02web.zoom.us/j/83270165200>

By Telephone: Dial (669) 900-6833 or (888) 475 4499 & Webinar ID 832 7016 5200#

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@babcnc.org para avisar al Concejo Vecinal.

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

Every person wishing to address the Board by telephone must dial **(669) 900-6833 or (888) 475 4499, then enter 832 7016 5200 & press # to join the meeting.** When prompted by the presiding officer to provide public input at the Board meeting, the public will be requested to dial *9 or use the Raise Hand option to address the Board on any agenda item before the Board takes an action on an item. Comments from the public on agenda items will be heard only when the respective item is being considered. To join the meeting by Zoom, click on the link: <https://us02web.zoom.us/j/83270165200>

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

In the event of a disruption that prevents the eligible legislative body from broadcasting the meeting to members of the public using the call-in option or internet-based service option, or in the event of a disruption within the eligible legislative body's control that prevents members of the public from offering public comments using the call-in option or internet-based service option, the eligible legislative body shall take no further action on items appearing on the meeting agenda until public access to the meeting via the call-in option or internet-based service option is restored. Actions taken on agenda items during a disruption that prevents the eligible

legislative body from broadcasting the meeting may be challenged pursuant to Section 54960.1. California Government Code Section 54953.8(b)(3).

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

Notwithstanding Section 54953.3, an individual desiring to provide public comment through the use of an internet website, or other online platform, not under the control of the eligible legislative body, that requires registration to log in to a teleconference may be required to register as required by the third-party internet website or online platform to participate. California Government Code Section 54953.8(b)(5),

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

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

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

Call to Order, Flag Salute & Roll Call

1. **Approval of August 26, 2026 Agenda**
2. **Approval of Minutes**
Motion to approve June 24, 2026 Minutes (**Attachment A**) and July 22, 2026 Minutes (**Attachment B**).
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**
Office of Mayor Karen Bass including Vahid Khorsand, Deputy Mayor of External Affairs, Nico Padron, Area Rep., and Jocelyn Dominguez, Interim WLA Area Rep.
Kenneth Miller, Office of Councilmember Katy Yaroslavsky
Won Jung, Office of Councilmember Nithya Raman
Amanda Laflen, Office of Supervisor Lindsay Horvath
Anthony Avila, Office of Assemblymember Jacqui Irwin
Farid Hadj, Office of Assemblymember Rick Zbur

Sophia Liebman, Office of Senator Ben Allen
Sean Regan, Office of Congressman Brad Sherman
Erica Gatica Doughty, Department of Neighborhood Empowerment
LAPD and LAFD

5. **President's Report**

- **Reminder, Discuss and Possible Action:** Meeting Dates for November and December on 3rd Wednesdays: November 18th and December 16th. Consider holding an in-person meeting in December.

6. **Update from BABCNC Public Schools Rep, Kristie Halsey Holmes, Ph.D. on the State of Public Schools:** The middle and high school applications and LAUSD CHOICES (eChoices) application window for the upcoming school year opens on **October 1**. You can submit your applications online.

7. **Monthly Expenditure Report**

Motion to approve the July 2026 Monthly Expenditure Report (**Attachment C**)

New Business

8. **Bylaws, Rules and Elections Committee Report and Possible Action:**
Approve Election form (**Attachment D**)

9. **9988 W Reevesbury Drive ZA-2025-3828-CU1 ENV-2025-3829-EAF**

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

Applicants: Ulara and Andrew Rogers

Representative: Iztchel Iannantuono [Iztchel Designs]

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

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

Project Description: Remodel of an existing home to legalize a previously unpermitted basement level, add an adjacent staircase connecting the two levels, and convert an enclosed garage to an open carport. A Class 1 Conditional Use Permit is required because the abutting street (Reevesbury Drive) is substandard (18 feet, rather than the required 20 feet).

[The PLU Committee heard from the applicant on June 9th and August 11th 2026.]

On 08/11/2026, the Applicant provided responses to the June 9th PLU conditions as follows:

- Homeowners Association (Benedict Canyon Association) feedback
- Proof of waiver of dedication: Not to be issued until after the entitlement hearing.
- Applicant's agreement to a worker carpool requirement

On 08/11/2026, PLU Committee Discussion included:

- Members discussed the property's history.

The August 11th PLU Committee Motion was to recommend approval of the project (ZA-2025-3828-CU1), on the condition that proof of waiver of dedication is obtained. (Passed 10-0-0)

10. 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 from 08/11/2026 PLU Committee meeting:

Construction of a new 122-square-foot security guardhouse (including a closet and restroom) near the property's vehicular entrance, together with associated modification of an existing retaining wall and over-height perimeter fencing/pilasters, requiring adjustment relief from front-yard setback, 55-foot accessory-structure setback, and fence-height standards.

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>

The August 11th PLU Committee Motion was to take no exception subject to corrected plans and findings. Motion carried 10-0-0. The item was APPROVED, subject to submission of corrected plans and findings

11. Reporting on City's Preparedness for Super El Niño

Council File 26-1169 Super El Niño / Fortify Low-Lying Coastal Areas / Emergency Notifications / Stabilize Hillsides / City's Emergency Operations Plan (Park – McOskey)

Discussion and Possible Action regarding the City's preparations for a predicted Super El Niño, including stabilization of hillsides, emergency notifications, and emergency planning.

Recommended Motion: To submit a CIS supporting Council File 26-1169 and requesting that the City's preparedness efforts include hillside communities throughout Los Angeles, including areas within BABCNC boundaries, with particular attention to hillside and roadway stability, storm drainage, mud and debris-flow risks, emergency access and evacuation, and vegetation management in Fire Hazard Severity Zones.

See Motion: (Attachment E)

Motion: https://cityclerk.lacity.org/online/docs/2026/26-1169_misc_8-21-26.pdf

12. Strengthen Protections for Homeowners Facing Insurance Nonrenewal or Reduced Coverage

Council File 25-0002-S132 Senate Bill (SB) 1301 (Allen) / Homeowner Insurance / Require Explanation / Policy Eliminated or Not Renewed / 2025-2026 Legislative Program.

Discussion and Possible Motion: To submit a CIS supporting this bill's inclusion in the LA City's 2025-2026 Legislative Program.

See Resolution: (Attachment F)

Resolution: https://cityclerk.lacity.org/online/docs/2025/25-0002-s132_misc_8-18-26.pdf

13. **Prohibit Hateful or Discriminatory Content In Official State Election Publications**

Council File 25-0002-S129, AB 1853 (Pellerin) / Content Standards for Official State Election Publications / Hateful or Discriminatory Content / 2025-2026 Legislative Program (Blumenfield - Yaroslavsky)

Discussion and Possible Motion to submit a CIS supporting the Resolution requesting that the City of Los Angeles include in its 2025-2026 State Legislative Program SUPPORT for AB 1853 (Pellerin) legislation that would prohibit hateful or discriminatory content in official state election publications and establish content standards for candidate statements appearing in state-issued voter information materials.

See Resolution: (Attachment G)

Resolution: https://cityclerk.lacity.org/online/docs/2025/25-0002-s129_misc_8-11-26.pdf

14. **Zone Zero Local Control Ordinance / Expedite Drafting and Implementation**

Council File 25-1428, Zone Zero / State Minimum Fire Safe Regulations / Local Ordinance / Ember-Resistant Zone / Very High Fire Hazard Severity Zones (Park – McOsker)

Update, Discussion and Possible Action regarding the City Council's direction to the Los Angeles Fire Department, in consultation with the City Attorney, to develop local Zone Zero regulations.

Discussion and Possible Motion to submit a Community Impact Statement requesting that the Los Angeles Fire Department and City Attorney expeditiously complete and present the local Zone Zero regulations directed by the City Council, consistent with the Council's adopted direction.

See Resolution: (Attachment H)

Resolution: https://cityclerk.lacity.org/online/docs/2025/25-1428_misc_12-02-25.pdf

15. **CERT Training Availability for Neighborhood Council Members**

Council File 26-0906-S4, Boyle Heights / East Los Angeles / Cold Storage Warehouse / Fire / 1400 South Los Palos Street / Los Angeles Fire Department / Community Emergency Response Team (CERT) Program –

Discussion and Possible Motion On 08/19/2026, LA City Council considered a motion asking for a report exploring the requirement for a majority of Neighborhood Council (NC) Board Members to obtain and maintain Community Emergency Response Team (CERT) certification. The City Council approved an **Amended motion** requesting a report on how to make CERT training more accessible.

See Amended Council Motion and Amended Motion: (Attachment I)

Amended Council Motion: [https://cityclerk.lacity.org/online/docs/2026/26-0906-s4_misc_Amd%20Mot%2015A%20\(Jurado-Rodriguez\)%208-19-26.pdf](https://cityclerk.lacity.org/online/docs/2026/26-0906-s4_misc_Amd%20Mot%2015A%20(Jurado-Rodriguez)%208-19-26.pdf)

Council Motion: https://cityclerk.lacity.org/online/docs/2026/26-0906-S4_misc_7-1-26.pdf

Good of the Order & Adjournment

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

The September 23rd meeting will be held virtually only.

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) 479-6247 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

PUBLIC POSTING OF AGENDAS – Neighborhood Council Agendas are posted for public review as follows:

- Laurel Canyon Country Store 2108 Laurel Canyon Blvd, 90046
- BABCNC website www.babcnc.org under Council / Committees / Planning and Land <https://www.babcnc.org/committees/viewCommittee/374>
- Sign up to for neighborhood council notifications, and receive our agendas via email at <https://babcnc.us5.list-manage.com/subscribe?u=59b896eb68c1a1e9f3f1fa3c7&id=5fe40e2a41>
- You can also receive our agendas via email by subscribing with L.A. City's Early Notification System at <https://www.lacity.org/subscriptions>