



Building A Better Community



Draft Minutes

**Bel Air-Beverly Crest Neighborhood Council In-Person Only - 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

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	X	
Evans, Ellen	Community Interest At-Large / <i>President as of 07/22/26</i>	X	
M. Levinson for M. Goodman	Bel-Air Association	X	
Greenberg, Robin	Faith-Based Institutions / <i>VP – Ops continued 07/22/2026</i>	X	
Hall, Jamie	Laurel Canyon Association <i>(arrived at 7:30 PM)</i>	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 Trad. Stakeholder / <i>VP – Leg. Affairs 07/22/2026</i>	X	
Levotman, Vadim	North of Sunset District / <i>Continues as Treasurer</i>	X	
Longcore, Travis Ph.D.	Custodians of Open Space / <i>Pres. term ended 07/22/2026</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		X
Steele, Timothy Ph.D.	Bel Air Glen District / <i>Continues as 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
Total:		23	12

Following the pre-meeting meet & greet, Board President, Dr. Travis Longcore, called the meeting to order at approximately 7:10 PM. Participants recited the Pledge of Allegiance, following which Board Secretary, Dr. Timothy Steele, called the roll with quorum met.

1. The agenda was **adopted** unanimously, as moved and seconded. Brief discussion was led by BABCNC Public Safety/Emergency Preparedness Committee Chair, Levotman, about possibly removing #15 from the agenda, for allowance of very brief discussion only; however, it was decided to leave it in, with no change to the agenda.
2. **Approval of the Minutes**
Motion to approve June 24, 2026 Board Meeting Minutes (**Attachment A**) was deferred to the next meeting as the minutes were not yet finalized for review.
3. **General Public Comment**

Kathy Litner from Benedict Canyon, related, that she lives on Beverly Grove off Tower, describing a narrow street, with hairpin turns, where five houses have been undergoing some kind of construction for over a year, and wondered if Building and Safety can time these projects to not happen all at once. She reported having a lot of safety issues including but not limited to demolition, as well as illegal parking daily by workers.

Gabriel (Gabe) Frech introduced himself, saying he was happy to be here. At the end of the meeting, he expressed interest in joining the Traffic Committee and was welcomed to be appointed by the new Chairperson at the time of the next Traffic Committee meeting.

Kyle Brown with Bel Air VIP, introduced himself, and the local business directory serving communities of Bel Air and Beverly Hills.

4. **Updates from Elected Officials and Agencies**
Nico Padron, Mayor Bass's WLA Area Representative, introduced himself and provided a brief update. He mentioned the historic Streetlight Initiative, to repair or replace up to 60,000 streetlights over the next few years, transitioning to solar, and the mayor's announcement of the city's first ever Capital Infrastructure Program (CIP), to fix long-neglected roads, sidewalks, parks, and curb ramps. nico.padron@lacity.org

Kenneth Miller, Office of Councilmember Katy Yaroslavsky, CD5 – Dr. Longcore related that Kenneth was absent this evening but sent a written email which he will send.

“J.” Anderson, Office of Councilmember Nithya Raman, CD4 – Jonathan aka “J” introduced himself as “J” and noted that this is a new position for him, as he is replacing Sidney Liss, who is no longer with the office. He gave brief update on the slurring of the watermain hole in West Hollywood. He noted that Walker King has left the office to attend university for further education, and that position will not be backfilled. Jonathan.anderson@lacity.org Member Barcohana expressed concern about a public safety issue resulting from food trucks along Casiano, and from coyotes whom she noted can attack young children. She warned that feeding coyotes is against the law and only encourages them to stick around some residences and in front of Milken and Stephen Wise. She asked J to let the city know that this is a public safety threat to the children.

Farid Hadj, Office of Assemblymember Rick Zbur, introduced himself. He noted that the Legislature is in summer recess and explained some details of the budget signed into law by Governor Newsom, within a framework for the 2027-28 FY State Budget; this year's plan has transformational commitments, especially regarding education.

[Jamie Hall arrived at 7:30 PM.]

Erica Gatica Doughty, Department of Neighborhood Empowerment - Erica said she will email her updates to us, to include mention of a 101 Brown Bag workshop tomorrow; and on Wednesday July 29th 6-8-pm, there will be an informational session on the 2027 elections / voting in a hybrid election. There are some administrative updates to the bylaws, which she will send this week. Dr. Steele asked about the new funding training requirement.

5. **Report of Board President, Travis Longcore, Ph.D.** Dr. Longcore gave his last president's report, having completed a five-year term. Some of his comments included but were not limited to a description of this NC, including the size of the board and the complexities of this location, in the Very High Fire Hazard Severity Zone, and wanted to share some things we have done in five years, such as:

1) building infrastructure, e.g., updated the bylaws, made sure different neighborhoods have representation; 2) updated and passed the standing rules which codify the ways we are supposed to do things, necessary work; 3) we showed up for each other when fires hit; within weeks we put together a multiagency forum. Many of us were helping each other during the event because we knew each other through the NC. Ellen commented on legislation, she led the ad hoc Committee on Wildfires and we developed positions quickly, which is exactly what the Neighborhood Council is for.

Further things we have done included having taken some very principled positions on land use; over the last five years, the PLU Committee reviewed over 90 applications, which had to apply the BHO, State Minimum Fire Safe Regulations, CEQA; we applied rules consistently across projects in a reasoned way. When the project wasn't going to be safe, we said so, consistently, even if not listened to. We did a careful job crafting a comment on the Wildlife Ordinance, which incorporated the aspirations and concerns of all corners of our territory and took a lot of time, in a respectful way, to make sure that we really got into the details, regardless of what would happen at the end of the day. Dr. Longcore thanked Michael Kemp, Jamie Hall, Robert Schlesinger, Leslie Weisberg, Stephanie Savage, Ellen Evans and all the PLU members over these years for putting the work in on Planning and Land Use.

Dr. Longcore noted that we did a lot of work on redistricting: in the beginning, noting that we have two City Council districts within our boundaries... we fought for and got it so Laurel Canyon and North of Sunset is in CD4 and the rest is CD5; because we worked it through democratically, listened, voted, repeated our positions; that was good work. He noted that "none of this was me."

Dr. Longcore emphasized that Ellen Evans chaired committees on Bylaws revision, Charter Reform, Wildlife Ordinance, Wildfire Ordinance and Party Houses, an enormous amount of work; Robin has run Outreach, represented us at WRAC for years and was

always there. Jamie wrote an incredible Open Space Element letter and has been a stalwart on PLU Committee. Dr. Steele transitioned the Secretary role after Nickie's 25 years on the Board and years of serving as Secretary; Aaron Lawrence, in his first month on the job, helped draft the Sepulveda Transit Corridor letter. Leslie kept us connected to the Budget Advocates and organized an incredible insurance commissioner forum, which people have told him was the best insurance commissioner forum they had ever seen. He acknowledged the contributions of Stephanie, Patricia, Mindy, Jonathan, Vadim, Tad, and he could name a lot of us, noting that you have given this council hundreds of hours for the satisfaction of your community.

He also wanted to remember Donald Loze tonight who served on this board since its inception, who passed away. He noted that the trees we planted here at TreePeople is something else we do: This is a community of people who show up for each other. He related his former comments from the November meeting, that the network itself is valuable thing for the social structure of your community; being engaged with your neighbors, running into each other at the coffee shop, everything else aside. Just knowing each other is what gets you through regardless of whether you agree on everything. He hopes that we continue to maintain that sense of charitable disagreement.

Dr. Longcore concluded that he is termed out, *not* leaving the room, and will continue as a board member, to do land use, conservation and policy work. He thanked us for entrusting him to this position for the last five years, which he noted has been an honor. The board sent Travis rousing applause in appreciation of him and his work on the Board. Robin Greenberg presented a bouquet of flowers to Travis (and to Cathy). Jonathan Brand noted that this NC is the best, most functional NC that he has seen, and expressed his appreciation to Travis. Travis noted that he also wanted to mention Irene, Traffic Committee Chair.

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

Vice President Evans spoke up for the position of VP of Legislative Affairs. She related that she has been trying to catch up on Short Term Rental issues, the fruits of which work are in this evening's agenda. She hopes that somebody will have as much enthusiasm about this position as she has.

New Business

7. Election of Officers

The following officers were re-elected by acclamation:

President – **Ellen Evans**, as nominated by outgoing President, Dr. Longcore.

Vice-President - Legislative Affairs – **Aaron Lawrence**, as nominated by Dr. Longcore.

Vice President Operations - **Robin Greenberg** will continue as no one else has stepped up, until someone else does step up.

Treasurer - **Vadim Levotman**, as nominated by President Evans

Secretary, **Timothy Steele, Ph.D.**, as nominated by President Evans.

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.) (President Evans will be an *ex officio* member of all committees. Stakeholders can be added at any time.)

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

The following Bylaws, Rules and Elections committee members were elected by acclamation

Nickie Miner,
Maureen Smith,
Patricia Templeton,
Robin Greenberg,
David Christensen.
- Robin Greenberg will be Chair.

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

The following Budget and Finance Committee members were elected by acclamation:

Nickie Miner,
Aaron Kamin,
Alan Kaye,
Vadim Levotman,
Robin Greenberg,
Tad Marburg,
Aaron Lawrence,
- Vadim Levotman, will continue as Chair.

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.*

The following Planning and Land Use Committee members were elected by acclamation:

Stephanie Savage,
Jamie Hall,

Patricia Templeton,
Robin Greenberg,
Nickie Miner,
Robert Schlesinger (with Mindy Mann as Alternate for Robert),
Mike Kemp,
Leslie Weisberg,
Travis Longcore,
Steven Weinberg;
Stakeholder Members: Maureen Levinson and Stella Grey.
- Mike Kemp & Jamie Hall continue to Co-Chair with Leslie Weisberg as Vice Chair.

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,*

The following Traffic Committee members were elected by acclamation:

Nickie Miner,
Alan Kaye,
Irene Sandler,
Maureen Smith,
Patricia Templeton,
David Christensen,
Lynn Roth,

Stakeholder Members:

Maureen Levinson,
Dr. Pamela Pierson,
Graham Green, as nominated by Dr. Longcore
Raffaella D'Auria, (BAHA's Traffic Committee Chair), as nominated by Templeton
- David Christensen will be Chair.

It was noted that Dr. Robert Garfield, who was not present to volunteer to remain on this committee, may be confirmed by Chair Christensen, if interested in remaining on the committee at a future meeting. Following the meeting, Jonathan Brand informed the Board Administrator that he was interested in remaining on this committee and was told he can be confirmed by Chair Christensen at next meeting.)

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.*

The following Public Safety and Emergency Preparedness Committee members were elected by acclamation:

Nickie Miner,
Vadim Levotman,
Irene Sandler,
Aaron Kamin,
Michael Kemp,
Stacy Marble,
Tad Marburg,

Jonathan Brand,
Stakeholder Members:

Ron Cornell,
Bill Kabaker,
Dr. Pamela Pierson,
Maureen Levinson.

- Vadim Levotman & Jonathan Brand continue as Co-Chairs; Aaron Kamin, Vice-Chair.

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

The following Outreach Committee members were elected by acclamation:

Aaron Lawrence,
Mindy Mann,
Nickie Miner,
Robin Greenberg,
Maureen Smith,
Alonzo Wickers.

- Robin Greenberg will continue as Chair.

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

The following Public Works & Telecommunications Committee members were elected by acclamation:

Dr. Timothy Steele,
Leslie Weisberg,
Jonathan Brand,
Aaron Kamin,
Mindy Mann,
Nickie Miner,
Tad Marburg

Dr. Timothy Steele will continue as Chair

President Evans reminded everyone that the standing committees only need to meet quarterly. All committees are open to the public.

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

The following WRAC Representatives were elected by acclamation:

Robin Greenberg, WRAC President and Primary Representative

Nickie Miner, WRAC Alternate or Secondary Representative

Maureen Levinson, WRAC Homeless Committee Representative

10. **Monthly Expenditure Report**

Motion to approve the June 2026 Monthly Expenditure Report (**Attachment B**) **passed** 22-0-0, with 12 absent and 1 ineligible, as moved by Levotman, and Longcore.

Point of Privilege – Statement from President Evans:

Board President Evans took a point of privilege to share some thoughts, including but not limited to thanking Travis for guiding us for the last five years so skillfully and calmly, and Robin for guiding us the five years prior. She now has some tough shoes she has to fill here. She discussed

how much it matters to her that we shape the city into what we deserve it to be and reject the idea that we would ever give up or lose heart. She noted that we would like to feel that we are listened to, and cited Don Loze, the master of persistence in these matters of being heard. She noted that we will show up in these coming years at City Hall repeatedly and make ourselves heard. She wants to talk to people individually, and while acknowledging that we are volunteers, and find out what wants you to be here... She stated that we will pursue meetings with our elected officials. She noted the City Charter says we are here to engage with our elected officials and to turn our values into policy.

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
7. 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.

President Evans introduced and moved to support this motion by Katy Yaroslavsky and to ask for specific things, as outlined in this motion. Member Weinberg seconded the motion. There was no public comment.

Board discussion included comments about making fines proportionate to the value of the property, which is discussed in item #6, and another noted need to bump up the dollar amount of fines to a significant level such as for a \$15 million house. There was then an amending motion that passed to move #6 to #2; as moved by Longcore, accepted by Evans and seconded by Marburg. Further discussion on the underlying motion, was held and President Evans responded that this is a “report back” on fines. Member Hall noted that right now, only Code Enforcement Department or LAPD can enforce city ordinances but there is a case in Supreme court on this, noting that providing a private right of action for individuals to enforce the ordinances would be a powerful tool. Evans began to suggest another motion but withdrew same. Longcore would acknowledge that this is an issue that they need to solve.

Evans would leave #2 as is and add that to the conveyance of the city. The motion passed by unanimous consent (21-0-0; 2 ineligible).

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 BABCNC 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 BABNC 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.

President Evans noted that this is being redrafted. Discussion was held, comments from Jonathan Brand and Nickie Miner. Jamie Hall noted that he was at this meeting, stressing how important this issue is. He noted that the problem is that we don't enforce our own laws...unless there is a private right of action...He feels there should be no cap.

Motion was moved by Evans and seconded by Templeton.

Proposed Amendment: Member Hall would make an amendment to #5 to say we do not support a restriction on the amount of recovery of attorney fees, which was seconded. however, during discussion below, Amir Navab noted that the \$5,000 penalty for violation; attorney's fees not restricted, per Amir.

There was no public comment.

Elizabeth Barcohana would amend – either give increased penalty or special consideration for properties that are rented and used for commercial purposes, including events or corporate promotional events. Ellen noted that was within the private right of action. Elizabeth would define it more specifically that this isn't just a person using their private property the way they want to, they are fighting zoning laws by using single family homes for commercial purposes.

Returning to Jamie's amending motion. After discussion, Hall **withdrew the amendment.** President Evans said Elizabeth's comments will be in the preamble. The motion **passed** by unanimous consent (21-0-0; 2 ineligible).

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 BABNC's hillside communities;
- Reiterates its concern that the entirety of BABNC'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.

Ellen introduced this noting the item from 2018 that expired without being acted on, and one of the new council members thought it would be a good idea to reactivate it. She related that we have a CIS on file and thinks we should submit it again with the comments in the bullet points.

Moved by Evans; Longcore seconded. No discussion. The motion **passed** by unanimous consent (21-0-0; 2 ineligible).

Additional Item #13 (a) Motion to send a CIS 25-1473 needs to go to council

President Evans noted that this is slightly different than the main motion in item 13: There was a SB 346 giving local governments broad authority to get data from the platforms, which meant for the first time platforms can be required to reveal the actual physical address related to a listing; not the case currently; however, the city council needs to pass an implementation ordinance to say how they are going to use the data. She thinks Bob Blumenthal made the motion in a fairly timely manner, it went to PLUM in March, passed out of there and has been sitting for four months on City Council President Harris-Dawson's desk. She would like to send a letter and file a CIS saying they should vote on this as soon as possible.

Motion to send a CIS saying 25-1473 needs to go to Council **passed** by unanimous consent (21-0-0; 2 ineligible), as moved by Evans and seconded by Miner.

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.

The motion was introduced by Evans, discussion was held, and **passed** by unanimous consent (21-0-0; 2 ineligible), as moved by Evans, and seconded by Aaron Lawrence.

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.)

Vadim introduced this, LAPD has no access to the Flock camera system at all, having switched to another system. Currently there is a class action lawsuit against Flock. He discussed the need to check with legal counsel on how to respond. He noted that DSPNA decided not to renew the contract for different reasons. Member Levinson noted that the Police Commission did a huge presentation on July 14th, saying that the cameras are still operating but the data is going into a database where no one has access. She thinks it would be interesting to listen to the Police Commission video which is on YouTube 1 hour and 38 minutes into that commission meeting. Further discussion was held on this, and President Evans suggested we investigate this and keep an eye on it and bring it back.

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 “Gabrielino 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>

Mindy Mann introduced this item, noting that this motion was to either support the CFAC letter or send our own letter, which would say that they need to go back to the drawing board and revisit the existing plan and try to find an alternate solution.

Dr. Longcore noted that he signed the letter from LA Audubon Society and gave some background on this.

Motion: To support the motion in Council File #26-0777 because of the impact on the park and trees, we don’t believe the project should move forward **passed** by unanimous consent (21-0-0; 2 ineligible), as moved by Evans and seconded Sandler.

Good of the Order and Adjournment:

- Robin Greenberg thanked Ellen, ex0res and welcomed her as the new President. She announced that UCLA is doing their first National Night Out on Tuesday August 4th, and the Police Department is having their National Night Out as usual. Someone was going to come to speak on Mission Canyon Park project, which will have a virtual meeting on July 28th 6:00 PM on Zoom.

- Gabe Freche, a prospective youth representative, volunteered join the Traffic Committee. He was welcomed to attend any of our meetings.

The meeting adjourned at approximately 9:15 PM until **August 26th on Zoom at 7:00 pm.**