



Building A Better Community



Agenda

Bel Air-Beverly Crest Neighborhood Council Monthly Board Meeting Wednesday September 23, 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@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 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 September 23, 2026 Agenda**
2. **Approval of Minutes**
Motion to approve **August 26, 2026 Minutes (Attachment A)**
3. **General Public Comment**
BABCNC welcomes comment from the public on any topic within the Board's jurisdiction but not on the adopted agenda.
4. **Updates from Elected Officials and Agencies**
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

5. **President's Report**
6. **Homelessness Liaison Report – Maureen Levinson**

- The recent NC Homeless Liaison meeting
- Gateways Hospital & Mental Health Centers
- The state of LAHSA
- Recent WRAC Homeless Committee briefing
- Necessary policy changes

The following resources are recommended:

Beyond Homeless organization: <https://www.beyondhomeless.org/>

Beyond Homeless film: <https://www.youtube.com/watch?v=6XQ-TteQbI8&t=1s>

Building Home film: <https://www.youtube.com/watch?v=QNJNfPhp8LM&t=1s>

Building Home panel discussion: <https://www.youtube.com/watch?v=qSwRMD1v6k4>

7. **Committee Reports**

8. **Monthly Expenditure Report**

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

Projects & Items Scheduled for Presentation, Discussion & Possible Action

Old Business

9. **9988 W Reevesbury Drive ZA-2025-3828-CU1 ENV-2025-3829-EAF – Prior Board Action**

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

<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.]

Discussion & Possible Action to rescind, amend, or leave unchanged the Board's August 26, 2026 action recommending approval of the project on the condition that proof of waiver of dedication is obtained.

Prior action: On August 26, 2026, the Board unanimously approved the following Planning and Land Use Committee recommendation: "Recommend approval of the project (ZA-2025-3828-CU1), on the condition that proof of waiver of dedication is obtained."

New Business

10. **Updated 2026-2027 Fiscal Year Amended Budget (Attachments C & D)**
Discussion & Possible Motion To recommend Board approval of the Draft Amended Budget "Administrative Packet" for FY 2026–2027, incorporating the rollover funds, with a \$250 donation to the Budget Advocates office, an additional \$1,000 allocated to election expenditures, and the remaining balance allocated to office and operational expenses.
11. **Renew 2026–2027 Fiscal Year Contract of The Web Corner Website Maintenance and Support Services**
Discussion & Possible Motion To recommend continuing the BAB CNC contract with The Web Corner at \$199.00 per month for FY 2026–2027, per the contract provided. The Board approved this in May of 2026 during the last fiscal year. We now have the contract in hand: (Attachment E).
12. **The Getty Center Lower Tram Project, 1200 N Getty Center Drive (Attachment F - Presentation) & (Attachment G – PLU Letter)**
Case Number: CPC-1984-441-PA4 / ENV-2026-2654-EAF
Applicant: Stephen Clark [J. Paul Getty Trust]
Representative: Lauren Paull [Paul Hastings LLP] laurenpaull@paulhastings.com
City Planners: Michelle Carter, Michelle.carter@lacity.org and Heather Bleemers Heather.Bleemers@lacity.org
Requested Entitlement, Pursuant to LAMC Section 13B.2.3.H, is Plan Approval for renovations and improvements to the existing North Entry facility and tram level facilities of the Getty Center.
PLU Committee's Motion on September 8, 2026: Recommend approval of the project with the confirmation of the use of fritting on vertical glass surfaces, subject to the full BAB CNC Board approval on September 23rd. Motion carried (11-0-0). (Attachment G is the PLU Committee letter provided in advance of the September 16, 2026 public hearing. A new letter will be sent following this full board meeting)
13. **1110 N Linda Flora – ZA-2025-5444-ZV-HCA ENV-2025-5445-EAF**
Case Filed On: 09/26/2025; **Assigned Date:** 10/07/2025; **Staff Assigned:** Esther Serrato
Applicant: Mehmet Salih Elmascan
Representative: Isaac Lemus [Crest Real Estate]
Project Description:
A 45'-10" max height of an existing permitted SFD with pending CofO and the construction, use and maintenance of a new SB 9 unit within the existing footprint at the lowest level of the building.
Requested Entitlement:
Pursuant to LAMC 13B.5.3 of Ch.1A, Zone Variance to allow the height of a permitted SFD to 45'-10" max. height in lieu of the envelope height of 30 ft on a lot zoned in RE20-1-H-HCR required per LAMC 12.21 C.(10)(d).
Planning Case Summary & Initial Submittal Documents on upper right side of page on: <https://planning.lacity.gov/pdiscaseinfo/Search/casenumbe/ZA-2025-5444-ZV-HCA>
PLU Committee Motion on September 8, 2026: That “the Committee recommend the project *not* be approved (i.e., oppose the requested Zone Variance and SB 9 unit), with language describing the specific bases for opposition discussed by the Committee.

14. **Wildland-Urban Interface (WUI) Ordinance**
Council File 25-1363 2026 Los Angeles Wildland-Urban Interface
The PLU Committee voted unanimously to direct the Chair to prepare a letter to the City regarding the need for a clear local implementation framework for the State Minimum Fire-Safe Regulations to be incorporated into the draft Wildland-Urban Interface Ordinance.
Discussion & Possible Motion: Approve Wildland-Urban Interface (WUI) Ordinance Community Impact Statement prepared at the request of the PLU Committee on September 8, 2026. **(Attachment H)**
Revised Draft Ordinance: https://cityclerk.lacity.org/online/docs/2025/25-1363_misc_8-06-26.pdf
15. **Missing Middle LA**
Discussion & Possible Action: Submit comment on this City Planning initiative designed to make for-sale and rental housing more attainable by streamlining approvals and removing regulatory barriers for smaller, neighborhood-scale homes to ensure that very high fire hazards severity zones are protected from dangerous densification. **(Attachment I)**
City Planning Initiative: <https://planning.lacity.gov/plans-policies/initiatives-policies/missing-middle-la>
16. **Evacuation Planning and Infrastructure**
Council File 25-0848 AB 747 / City Compliance Status / Existing Evacuation Plans / Improve Evacuation Route Infrastructure
Discussion and possible motion: BABNC demands that the Department of City Planning, Emergency Management Department, LAFD, LAPD, LADOT and Bureau of Engineering immediately comply with the City Council's direction in CF 25-0848 and submit the evacuation-planning report due in November 2025. The report must include the required evaluation of evacuation routes, capacity and bottlenecks, alternate ingress and egress, infrastructure needs and an implementation strategy. BABNC further calls for the identification and development of specific evacuation-infrastructure projects that can be made grant-ready.
Council Motion: https://cityclerk.lacity.org/online/docs/2025/25-0848_misc_07-30-25.pdf
17. **Data Center Development Moratorium**
Council File 26-1284 Data Center Development / Electrical Grid Capacity, Water Supply, Drought Resilience, Ratepayer Costs / Temporary Moratorium / Hyperscalers
Discussion and possible motion: BABNC supports CF 26-1284, a proposed temporary moratorium on new hyperscale data center development pending review of impacts to LADWP grid capacity, water supply, drought resilience, and ratepayer costs, noting that hillside communities within BABNC territory depend on that same grid and water infrastructure for emergency reliability, including fire response and evacuation, and have a particular stake in protecting its capacity from being strained by large new concentrated demand elsewhere in the LADWP system.
Council Motion: https://cityclerk.lacity.org/online/docs/2026/26-1284_misc_9-8-26.pdf
18. **Proposed Ad Hoc Committee on Charter Review**
Council File 26-1238 Ad Hoc Committee on Charter Review / Amendments / Governing Provisions / Deadlines and Procedures / Public-Facing Matrix / Solicit Testimony

Discussion & Possible Motion: BABCNC opposes CF 26-1238 because it proposes another charter-review process after substantial City, public and community resources have already been devoted to the same issues, without identifying what would be materially different, establishing a clear path to decisions and implementation, or demonstrating a commitment to act on reforms that emerge from meaningful public and stakeholder participation.

Council Motion: https://cityclerk.lacity.org/online/docs/2026/26-1238_misc_9-01-26.pdf

19. Van Nuys Airport Rezoning (Case No.CPC-2026-2843-ZC)

Council File 23-1339 / Council File 05-2286

Case No. CPC-2026-2843-ZC is a proposed Zone Change modifying the "Q" Condition Boundary Map of Ordinance 177327 to expand aviation-related uses at Van Nuys Airport.

Discussion & Possible Motion: BABCNC opposes Case No. CPC-2026-2843-ZC and expansion of aviation at Van Nuys Airport, citing impacts on residents from flight paths over BABCNC territory and on hillside wildlife habitat, consistent with the Board's 2023 position supporting CF 22-1489.

Please see Van Nuys Neighborhood Council Draft Letter (**Attachment J**)

Good of the Order & Adjournment

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

Next Board Meetings: October 28th 7:00 PM - Virtual

November 17th and December 16th meetings are one week early in lieu of the holidays.

November 17, 2026 7:00 PM - Virtual

December 16, 2026 In-Person Meeting Time TBD

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>