

**Draft Minutes****Bel Air–Beverly Crest Neighborhood Council****Monthly Board Meeting — Wednesday, September 23, 2026, 7:00 P.M.**

Meeting Conducted via Zoom Videoconference Pursuant to SB 707 / LA City Council File 23-1114

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</i>	X	
Goodman, Mark M.D.	Bel-Air Association	X	
Greenberg, Robin	Faith-Based Institutions / <i>VP – Operations</i>	X	
Hall, Jamie	Laurel Canyon Association	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</i>	X	
Levotman, Vadim	North of Sunset District / <i>Treasurer</i>	X	
Longcore, Travis Ph.D.	Custodians of Open Space / <i>Immediate Past President</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 Assn. (<i>promoted to panelist 7:30 PM</i>)	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>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	
Maureen Levinson for Weisberg	Bel-Air Association	X	
Wickers, Alonzo	At-Large Youth Rep	X	
Total:		26	9

In conformity with the January 1, 2026 enactment of California Senate Bill 707 (Durazo) and LA City Council File 23-1114, this meeting of the Bel Air–Beverly Crest Neighborhood Council (BABCNC) was conducted entirely by videoconference. Members of the public were provided means to participate and to offer public comment by Zoom and by telephone, consistent with the agenda and the Ralph M. Brown Act, as amended.

Call to Order, Flag Salute & Roll Call

President Ellen Evans called the meeting to order. The Pledge of Allegiance was led by board member Mindy Rothstein Mann. Secretary Timothy Steele, Ph.D. called the roll.

Present and Eligible to Vote (23)

Jonathan Brand; Ellen Evans (President); Mark Goodman, MD; Robin Greenberg; Jamie Hall; Kristie Halsey Holmes, Ph.D.; David Kadin; Aaron Kamin; Alan Kaye; Michael Kemp; Bobby Kwan; Aaron Lawrence; Vadim Levotman; Maureen Levinson (alternate for Leslie Weinberg); Travis Longcore, Ph.D.; Mindy Rothstein Mann; Tad Marburg; Lynn Roth; Stephanie Savage; Maureen Smith; Timothy Steele, Ph.D. (Secretary); Patricia Templeton; Alonzo Wickers.

Present, Not Eligible to Vote (3)

Per Secretary Timothy Steele, these members had not completed required Ethics and/or Board Member Orientation renewal within the applicable period and were present for quorum and discussion purposes only.

Stacy Marble (Ethics training past due); Robert “Bob” Schlesinger (Ethics training past due); Steven Weinberg (Gender Expression/Gender Identity training past due).

Absent (9)

Elizabeth Barcahona; David Christensen; Nikki Miner; Amir Navab; Robert Ringler; Sandy Ryan; Irene Sandler; Jason Spradlin; Jonathan Silver.

The President read the required SB 707 / Brown Act notices regarding remote public participation, public comment procedures (comment limited to 2 minutes per speaker for this meeting), and notice to paid representatives regarding lobbyist registration requirements, as set forth on the agenda.

Item 1: Approval of September 23, 2026 Agenda

President Evans noted two corrections to the printed agenda: (1) the November Board meeting date listed should read Wednesday, November 18, 2026, not the 17th; and (2) the description of the Wildland-Urban Interface (WUI) item incorrectly referenced an attached letter.

Motion: To adopt the September 23, 2026 agenda as corrected.

Moved by: Robert Schlesinger

Seconded by: Mindy Rothstein Mann

Vote: Without objection, **the agenda was adopted as corrected.**

Item 2: Approval of Minutes

The Board considered the minutes of the August 26, 2026 Board meeting (Attachment A).

Motion: To approve the August 26, 2026 Board meeting minutes.

Moved by: Maureen Smith

Seconded by: Robert Schlesinger

Vote: Without objection, **the minutes were adopted; Patricia Templeton abstained.**

Item 3: General Public Comment

Two members of the public addressed the Board on matters not on the agenda:

- Randy (Laurel Canyon resident) reported that he and other residents, together with board member Jamie Hall, had prevailed the previous day on an appeal before City Councilmember Nithya Raman and the Planning and Land Use Management Committee concerning 2170 Stanley Hills Drive. He thanked the Board for its past support and noted the appeal succeeded in part because the Fire Department had not been consulted on a substandard-street development, which the Council found to be a flaw requiring correction going forward.
- Sandra Will Carradine, representing herself and the Stanley Hills Concerned Citizens Group, likewise thanked the Board for its support over the past year and confirmed that the City Council (*sic*) [PLUM Committee] – *Sandra later clarified*, voted unanimously in the residents' favor on the 2170 Stanley Hills Drive appeal.

Item 4: Updates from Elected Officials and Agencies

Office of Councilmember Katy Yaroslavsky (CD5) – Ken Miller

Mr. Miller reported that two El Niño-preparedness motions the Council previously requested have moved through City Council: a motion by Councilmembers Traci Park and Tim McOsker (CF 26-1169) that was applicable mainly to the Palisades Fire burn scar area and a CD5-specific hillside/grading motion (CF 26-1169-S1); will receive department presentations to full Council in the coming week.

He reported active work with the Bureau of Engineering on hillside slope-stability projects awaiting capital funding, and that new Red Flag Day signage is being installed across the hillsides. Residents may route requests for new Red Flag streets through his office. He confirmed that LADOT has committed to heavy, targeted enforcement on declared Red Flag Days, and that his office is exploring possible construction-moratorium measures for Red Flag Days. He reported the homeless encampment near the Moraga/405 offramp (Caltrans jurisdiction) has been cleared. In response to a board member's report of repeated illegal fireworks activity at a residence near 1623 Beaumont Drive, Mr. Miller and CD4's Won Jung both indicated their offices are looking into policy or enforcement options, including possible emergency-designation treatment of fireworks complaints in very high fire hazard severity zones.

Office of Councilmember Nithya Raman (CD4) – Won Jung

Mr. Jung introduced himself as the new CD4 field deputy (approximately six weeks in the role) covering Studio City, Doheny/Sunset Plaza, and Laurel Canyon. He reported the City's September El Niño preparedness newsletter would be shared with the Council; ongoing coordination with the Bureau of Engineering on Hillside Slope Stability Program locations, including Sunset Plaza Drive; and a recently approved \$13,000 CD4 grant to the renamed Sunset Heights Neighborhood Association (formerly Doheny Sunset Plaza) for its Adopt-a-Median project at Selma/Crescent Heights.

Office of Senator Ben Allen – Sophia Liebman

Ms. Liebman reported the Governor signed SB 1267 and SB 615 (electric-vehicle charging and transparency measures), AB 2319 (post-production tax credit, co-authored with Assemblymember Nick Schultz), and SB 186 (strengthening the film/TV tax credit); and that the Governor has declared a state of emergency for El Niño preparedness, with Senator Allen's office coordinating with Cal OES, the County, and the City.

Department of Neighborhood Empowerment (EmpowerLA) – Erica Gatica Doughty and Marilú Guevara

Ms. Gatica Doughty reported on a federal ADA compliance mandate affecting Neighborhood Council websites, social media, and documents, and the Department's advocacy for City funding to support compliance; she provided Council File 26-0600-S79 for Community Impact Statements. She reminded the Board that under SB 707, a board member's camera must be on to count toward quorum in a virtual meeting. Ms. Guevara introduced herself as providing coverage while Ms. Gatica Doughty is on leave, and previewed upcoming Neighborhood Council election activity.

LAPD West Los Angeles – Senior Lead Officer Allen (SLO-19)

Officer Allen reported crime is down in the division overall; ongoing homelessness concerns near the 405/Moraga offramp (Caltrans jurisdiction, coordinated with CD5 and CHP); extra patrols planned for Sukkot at places of worship; continuing short-term-rental/"party house" enforcement on Benedict Canyon, including eight citations issued at 2565 Benedict Canyon; and encouraged residents to report incidents via the non-emergency line (rather than email) to generate an incident number. He asked residents not to give money directly to individuals experiencing homelessness near closed businesses, but to direct support to food banks and shelters. Stephanie Savage added that code-

enforcement complaints regarding the Benedict Canyon property have increased, with six of twelve complaints occurring in the preceding five weeks.

Item 5: President's Report

President Evans encouraged Board members to attend sessions of the upcoming Congress of Neighborhoods and to review the legislative tracker she previously circulated, which surfaces City Council motions relevant to BABCNC's area, fire-hazard concerns, and other citywide issues of interest. She reported that the state insurance-related legislation on which the Board had submitted a Community Impact Statement did not pass this legislative session, while the hate-language-in-elections measure did pass.

Item 6: Homelessness Liaison Report – Maureen Levinson

Ms. Levinson reported on the recent regional NC Homeless Liaison meeting, including a presentation on the Koreatown Youth and Community Center's housing-outreach and wraparound services (no outcome data was presented), a push by the Department to regionalize NC homeless liaisons, and outreach from Gateways Hospital & Mental Health Centers regarding its crisis and wraparound services (central intake: 877-444-6825).

She reported that the Los Angeles Homeless Services Authority (LAHSA) is in a state of institutional collapse following federal fraud arrests connected to a homeless-services nonprofit, HUD's disqualification of LAHSA from federal funding, the County's withdrawal to form its own Department of Homeless Services and Housing, and LAHSA's abandonment of its role as regional continuum-of-care administrator. She noted the City Council restructured its former Housing and Homelessness Committee into two separate committees (Housing, and Homelessness and Health), removing Councilmember Raman as chair; Councilmember Raman has characterized the removal as politically motivated.

As WRAC Homelessness Committee liaison, Ms. Levinson summarized a RAND Corporation five-year, independently funded homeless-count study of Hollywood, Venice, and Skid Row, which found a growing divergence between RAND's counts and government agency counts and an estimated approximately 60% return-to-streets rate for the Inside Safe program, compared to the City's reported 40%; she noted the study's internal funding has ended. She closed by recommending several documentaries linked on the agenda addressing homelessness service models and suggested the City consider restructuring homeless-service delivery to separately address financial hardship, addiction, and mental health.

Item 7: Committee Reports

Outreach Committee (Robin Greenberg, Chair): The Committee met September 17, 2026 and is planning the Board's December 16, 2026 in-person meeting at TreePeople, including a potluck dinner and an invitation to homeowner associations, teachers, the Santa Monica Mountains Conservancy, and public-safety agencies to attend. The Committee also met to assign articles for the next newsletter; CD5 field deputy, specifically Kenneth Miller, has offered to help organize a fall walking activity at Franklin Canyon Park.

Item 8: Monthly Expenditure Report

The Board considered the August 2026 Monthly Expenditure Report (Attachment B).

Motion: To approve the August 2026 Monthly Expenditure Report as Attachment B to this evening's agenda.

Moved by: Vadim Levotman

Seconded by: Aaron Kamin

Vote: 23 Yes – 0 No – 0 Abstain; 9 absent; 3 ineligible to vote. **Motion carried unanimously.**

Yes (23) Aaron Lawrence, Ellen Evans, Mark Goodman, Robin Greenberg, Lynn Roth, Jamie Hall, Kristie Halsey Holmes, David Kadin, Aaron Kamin, Bobby Kwan, Vadim Levotman, Travis Longcore, Mindy Rothstein Mann, Alan Kaye, Michael Kemp, Tad

Marburg, Jonathan Brand, Stephanie Savage, Maureen Smith, Timothy Steele, Patricia Templeton, Maureen Levinson, Alonzo Wickers. **No (0); Abstain (0).**

Item 9: 9988 W. Reevesbury Drive – ZA-2025-3828-CU1 / ENV-2025-3829-EAF (Reconsideration of Prior Board Action)

Case filed 07/09/2025; assigned 07/11/2025; City staff planner Esther Serrato. Applicants: Ulara and Andrew Rogers. Applicant representative: Iztchel Iannantuono (Iztchel Designs).

Project: remodel of an existing home to legalize a previously unpermitted basement level, add an adjacent connecting staircase, and convert an enclosed garage to an open carport. Requested entitlement: a Class 1 Conditional Use Permit, required because the abutting street, Reevesbury Drive, is substandard (approximately 18 feet where 20 feet is required). The Planning and Land Use (PLU) Committee heard the matter on June 9 and August 11, 2026.

Prior BABCNC Board action: On August 26, 2026, the Board unanimously adopted the PLU Committee's recommendation to approve the project on the condition that proof of a waiver of dedication is obtained. This item returned to the agenda at the request of David Kadin, President of the Benedict Canyon Association, on behalf of neighboring residents who felt their concerns had not been fully heard.

Procedural motion to reconsider

Board Counsel/Parliamentary point (Travis Longcore, Ph.D.) advised that, under the Board's Bylaws, a motion for reconsideration may be offered only at the next regular meeting following the original action, and that a motion to reconsider must be made and carried before any new discussion or testimony on the underlying project could occur.

[Following public comment by Mr. Vivek Shetty on whether to reconsider, Neighborhood Empowerment Advocate Erica Gatica Doughty raised a question as to whether two separate motions (reconsideration, and then a substantive motion) were required on the agenda. Chair Evans confirmed the item was properly noticed on the agenda without a stated motion and that the Board was in order.]

Motion: To reconsider the Board's August 26, 2026 action on 9988 W. Reevesbury Drive, to allow the residents to speak to the board and express their concerns that they may not have expressed.

Moved by: David Kadin

Seconded by: Robert Schlesinger

Vote: 15 Yes – 4 No – 4 Abstain. 9 absent; 3 ineligible to vote. **Motion to reconsider carried.**

Yes (15)

Aaron Lawrence
Robin Greenberg
Lynn Roth
Jamie Hall
Kristie Halsey Holmes
David Kadin
Aaron Kamin
Bobby Kwan
Alan Kaye
Stephanie Savage
Maureen Smith
Timothy Steele
Patricia Templeton
Maureen Levinson
Alonzo Wickers

No (4)

Travis Longcore
Michael Kemp
Tad Marburg
Jonathan Brand

Abstain (4)

Ellen Evans
Mark Goodman
Vadim Levotman
Mindy Rothstein Mann

Public comment and discussion

Mr. Vivek Shetty, speaking on behalf of approximately eight (8) Reevesbury Drive neighbors, urged the Board to rescind its prior recommendation, citing *Topanga Association for a Scenic Community v. County of Los Angeles* for the proposition that land-use findings must rest on substantial evidence. Mr. Shetty argued three threshold facts remained unresolved: (1) the lawfully permitted floor area (the County Assessor's records reflect roughly 780 square feet as legal, while the application lists approximately 2,415–2,450 square feet, a discrepancy of roughly 1,650 square feet); (2) whether the project legally qualifies as a “remodel” given that the existing roof had reportedly been removed down to bare framing, potentially failing the 50%-roof-retention threshold of LAMC 12.21 C.10(c); and (3) whether a street-dedication waiver would permanently foreclose future correction of the substandard 18-foot street width.

Board Member Savage added that the end of Reevesbury lacks a legal firetruck turnaround and that this project did build an ADU without any purview apparently. This was mentioned in the first hearing the PLU Committee had on this project which was concerning to her. She noted that it is not just important to ensure that they provide the dedication but provide appropriate parking for the house and for the ADU, which she doesn't think can be provided.

Erica Gatica Doughty raised concern about the notice of the two parts of this item on our agenda, described above.

Jamie Hall chaired the rest of this agenda item.

The applicant's representative presented regarding the project's permitting history, coordination with code enforcement, allowable square footage, setbacks, and the entitlements being sought.

Mr. Shetty gave further public comment on this matter, reiterating his concern about setting a precedent for every remodel to become a way of legalizing unpermitted construction.

Board members Jamie Hall and Michael Kemp (PLU Committee Co-Chairs) noted that Board approval of the CUP does *not* relieve the applicant of separately obtaining all required Building and Safety approvals, and that PLU had reviewed the matter over two meetings. Alan Kaye and Patricia Templeton asked clarifying questions of the applicant's representative regarding neighbor objections, allowable square footage/slope-band analysis, and the extent of the setback. President Evans stated she did not hear new information warranting further debate at the full Board level, and, citing time constraints, moved to a decision point: rescind and remand to PLU, or take no further action. Following the vote on the motion (below) Jamie Hall handed the chairmanship back to President Evans.

Substantive motion

Motion: To rescind the Board's August 26, 2026 action recommending approval of the project (ZA-2025-3828-CU1), and to remand the matter to the Planning and Land Use Committee for further evaluation.

Moved by: Ellen Evans

Seconded by: Tad Marburg

Vote: 14 Yes – 6 No – 3 Abstain. 9 absent; 3 ineligible to vote. **Motion carried. The Board's August 26, 2026 recommendation of approval is rescinded, and the matter is remanded to the Planning and Land Use Committee. (The project will return to the October PLU 13th PLU Committee meeting)**

Yes (14)

Ellen Evans
Mark Goodman
Robin Greenberg
Jamie Hall
Kristie Halsey Holmes
David Kadin
Bobby Kwan
Vadim Levotman
Travis Longcore
Tad Marburg
Stephanie Savage
Maureen Smith

No (6)

Aaron Lawrence
Aaron Kamin
Mindy Rothstein Mann
Alan Kaye
Michael Kemp
Patricia Templeton

Abstain (3)

Lynn Roth
Jonathan Brand
Timothy Steele

Maureen Levinson Alonzo Wickers		
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Item 10: Updated 2026–2027 Fiscal Year Amended Budget

Budget & Finance Committee Chair Vadim Levotman reported the City Clerk's financial reconciliation identified \$15,119.65 in rollover funds available from the prior fiscal year. The Budget & Finance Committee's recommended Draft Amended Budget "Administrative Packet" for FY 2026–2027 incorporates the rollover funds by increasing the Board's administrative operating budget to \$24,113.65, with \$250 directed to the DONE Budget Advocates office, an additional \$1,000 allocated to election outreach expenditures, and the remaining balance allocated to office and operational expenses.

Motion: To approve the Draft Amended Budget "Administrative Packet" for FY 2026–2027 (Attachments C & D), incorporating rollover funds of \$15,119.65, with \$250 to the Budget Advocates office, an additional \$1,000 to election expenditures, and the remaining balance to office and operational expenses.

Moved by: Vadim Levotman

Seconded by: Tad Marburg

Vote: 23 Yes – 0 No – 0 Abstain. 9 absent; 3 ineligible to vote. **Motion carried unanimously.**

Yes (23) Aaron Lawrence, Ellen Evans, Mark Goodman, Robin Greenberg, Lynn Roth, Jamie Hall, Kristie Halsey Holmes, David Kadin, Aaron Kamin, Bobby Kwan, Vadim Levotman, Travis Longcore, Mindy Rothstein Mann, Alan Kaye, Michael Kemp, Tad Marburg, Jonathan Brand, Stephanie Savage, Maureen Smith, Timothy Steele, Patricia Templeton, Maureen Levinson, Alonzo Wickers; . **No (0); Abstain (0).**

Item 11: Contribution to DONE Budget Advocacy Special Account

President Evans explained that the Budget Advocates office is operating with reduced funding and has asked each Neighborhood Council to consider a \$500 contribution toward Budget Day costs; the Board's Budget and Finance Committee determined it could contribute \$250. At the Budget Advocates' request, the contribution approved under Item 10 was clarified/earmarked specifically for Budget Day expenses (rather than the Budget Advocates' general fund), following discussion led by Vadim Levotman and Patricia Templeton to confirm the distinction between the general Budget Advocates fund and the dedicated Budget Day fund.

Motion: To contribute \$250 from the BABCNC Fiscal Year budget to the Department of Neighborhood Empowerment (DONE) Budget Advocacy Special Account, earmarked for Budget Day expenses, and to authorize submission of the official Congress of Neighborhoods/Budget Advocacy Funding Contribution Form to the Office of the City Clerk.

Moved by: Patricia Templeton

Seconded by: Lynn Roth

Vote: 23 Yes – 0 No – 0 Abstain. 9 absent; 3 ineligible to vote. **Motion carried unanimously.**

Yes (23) Aaron Lawrence, Ellen Evans, Mark Goodman, Robin Greenberg, Lynn Roth, Jamie Hall, Kristie Halsey Holmes, David Kadin, Aaron Kamin, Bobby Kwan, Vadim Levotman, Travis Longcore, Mindy Rothstein Mann, Alan Kaye, Michael Kemp, Tad Marburg, Jonathan Brand, Stephanie Savage, Maureen Smith, Timothy Steele, Patricia Templeton, Maureen Levinson, Alonzo Wickers; . **No (0); Abstain (0).**

Item 12: Renew 2026–2027 Fiscal Year Contract – The Web Corner Website Maintenance and Support Services

Vadim Levotman reported the Board has used The Web Corner for website hosting and management for the past four to five years at \$199.00 per month, and that the City requires a contract with an approved vendor. Alan Kaye questioned the cost and moved to table the item to investigate lower-cost alternatives; Mindy Rothstein Mann

seconded the motion to table. Patricia Templeton noted that a comparable neighborhood association's experience with The Web Corner indicated the vendor meets City-mandated security requirements that a cheaper alternative might not satisfy. Travis Longcore noted the City maintains an approved-vendor list for Neighborhood Council websites and Neighborhood Council-specific tools and suggested that any switch would require research before the City's requirements could be confirmed to be met. Following discussion, Alan Kaye withdrew his motion to table, and the matter returned to the underlying motion.

Motion: To renew the BABCNC contract with The Web Corner for website maintenance and support services for FY 2026–2027 at \$199.00 per month, per the contract provided (Attachment E).

Moved by: Vadim Levotman

Seconded by: Tad Marburg

Vote: 23 Yes – 0 No – 0 Abstain. 9 absent; 3 ineligible to vote. **Motion carried unanimously.**

Item 13: The Getty Center Lower Tram Project, 1200 N. Getty Center Drive

Case No. CPC-1984-441-PA4 / ENV-2026-2654-EAF. Applicant: Stephen Clark (J. Paul Getty Trust). Representative: Lauren Paull (Paul Hastings LLP). City Planners: Michelle Carter and Heather Bleemers. Requested entitlement, pursuant to LAMC Section 13B.2.3.H: Plan Approval for renovations and improvements to the existing North Entry facility and tram-level facilities of the Getty Center. On September 8, 2026, the PLU Committee voted 11-0-0 to recommend approval of the project with confirmation of the use of fritting on vertical glass surfaces.

Getty government and community affairs representative Liga Krievans, joined by Lauren Paull (Paul Hastings) and Renee Schillaci, presented the project as a reimagining of the Getty Center's visitor arrival experience (the Center receives more than 1.4 million visitors annually). Regarding bird-safety concerns raised at PLU, Ms. Krievans confirmed the large overhead shade canopy will include a white ceramic frit for shading and bird visibility. Ms. Paull clarified that, while the PLU Committee's recommendation had specified adding frit to the glass elevators, the project's design/engineering team (Geary) advised that the presentation renderings omit the mechanical equipment and structural elements required for the elevators to function, and that this equipment will itself break up the glass surface sufficiently that additional fritting on the elevator glass is not proposed. In response to a question from Travis Longcore, Ms. Paull confirmed the canopy fritting exceeds Audubon Society guidance (a 2-inch-by-4-inch grid), with frit covering approximately 50% of the canopy's surface area. Jonathan Brand, speaking for the Bel Air Association as the nearest neighboring association, reported the Association's support, noting no negative traffic or parking impact and possible circulation benefits.

Motion: That the Board adopt the recommendation of the Planning and Land Use Committee and support the project.

Moved by: Jamie Hall

Seconded by: Maureen Levinson

Vote: Without objection, **the motion was adopted.**

(23 Yes – 0 No – 0 Abstain. 9 absent; 3 ineligible to vote.)

(At 9:08 PM, Member Wickers left the meeting.)

Item 14: 1110 N. Linda Flora – ZA-2025-5444-ZV-HCA / ENV-2025-5445-EAF

Case filed 09/26/2025; assigned 10/07/2025; City staff planner Esther Serrato. Applicant: Mehmet Salih Elmascan. Representative: Isaac Lemus (Crest Real Estate) (not present). Project: an existing permitted single-family dwelling with a pending Certificate of Occupancy, built to a maximum height of approximately 45 feet 10 inches, and 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: a Zone Variance to permit the 45'-10" height in lieu of the 30-foot envelope height required under LAMC 12.21 C(10)(d) for the RE20-1-H lot. On September 8, 2026, the PLU

Committee voted to recommend that the project not be approved (i.e., to oppose both the requested Zone Variance and the SB 9 unit), citing specific bases for opposition.

PLU Co-Chair Jamie Hall summarized the Committee's reasoning: the structure was built taller than permitted; the property was later sold to the current owner, who discovered during escrow that at least part of the structure exceeded the height limit but proceeded with the purchase without further investigation, subsequently discovering the entire structure was overbuilt; the current owner is now seeking to characterize a portion of the excess structure as an SB 9 unit. The Committee viewed this as an attempted abuse of process that would reward both the original builder and the current owner's insufficient due diligence, and recommended the new owner pursue remedies against the seller instead. Michael Kemp stated he would abstain, as he had not attended the PLU hearing on this item, though as the Bel Air Association's Architectural Review representative he had reviewed the project and concurred with the Committee's position; he noted the applicant had also presented to the Bel Air Association's architectural board with similar concerns raised, and that the project was built to the plans as approved, but underlying surveys/calculations were flawed. Patricia Templeton added that the structure is approximately 50% taller than allowed, and that approval would reward both the builder and the current owner for inadequate diligence. Jonathan Brand and Maureen Levinson concurred, citing the precedent set by a similar unresolved hillside property (Strada Corda) as a cautionary example, while noting there is no clearly satisfactory remedy (full demolition versus partial correction) once a structure is built out of compliance.

Motion: That the full Board adopt the Planning and Land Use Committee's recommendation to oppose the project (the requested Zone Variance and the proposed SB 9 unit).

Moved by: Jamie Hall

Seconded by: Michael Kemp

Vote: Without objection, **the motion was adopted. Michael Kemp and Jonathan Brand were recorded as abstaining.**

With a quorum of 25 present, the motion was adopted (20-0-2), while 10 members were absent and 3 were ineligible to vote.

Item 15: Wildland-Urban Interface (WUI) Ordinance – Council File 25-1363

President Evans introduced the draft citywide WUI Ordinance, which incorporates portions of the California and International Wildland-Urban Interface Codes addressing construction standards, access, water/hydrants, vegetation management, defensible space, and related safety requirements, to be primarily administered and enforced by LAFD and LADBS. She noted the draft adopts Section 604 of the California WUI Code in its entirety, including Zone Zero provisions, which may conflict with the City's separate, parallel local Zone Zero ordinance process; and that the PLU Committee had previously directed the Chair to prepare a letter regarding the need for a clear local implementation framework for the State Minimum Fire-Safe Regulations (Community Impact Statement prepared at PLU's request on September 8, 2026, Attachment H).

PLU Co-Chair Jamie Hall reported the City had been due to adopt this ordinance around January 1, 2026, and that a Public Safety Committee hearing scheduled the prior week was continued, giving the Board an opportunity to weigh in. He identified four specific deficiencies the Board should flag: (1) the draft omits the Department of City Planning as a responsible implementing agency; (2) it does not specify when compliance must be imposed (which should occur at the Department of City Planning's initial project review, not only at the end of the process); (3) it does not resolve which department (LAFD, LADBS, or DCP) is responsible for which requirements; and (4) it does not establish standards for granting exceptions.

Motion: That the Board draft and submit a letter to the City, for placement in the Council File, outlining the Board's position of "support if amended" and identifying the Board's suggested revisions to the Wildland-Urban Interface Ordinance, consistent with the Community Impact Statement (Attachment H) and the concerns discussed.

Moved by: Patricia Templeton

Seconded by: Mindy Rothstein Mann

Vote: Without objection, **the motion was adopted.**

With a quorum of 25 present, the motion was adopted (22-0-0), while 10 members were absent and 3 were ineligible to vote.

Item 16: Missing Middle LA

President Evans introduced the City's Missing Middle LA initiative, a City Planning proposal intended to streamline approvals and reduce regulatory barriers for smaller, neighborhood-scale for-sale and rental housing (including lot splits and additional ADUs), currently at the City Planning Department hearing stage (with a hearing scheduled October 1, 2026), prior to any Planning Commission or Planning and Land Use Management Committee action. She noted the initiative's fire-hazard protections are inconsistently applied across its various components, and that the Board's central concern should be that the initiative not apply within Very High Fire Hazard Severity Zones, given existing evacuation-capacity constraints.

Jamie Hall proposed a two-step approach: (1) submit a letter now, ahead of the October 1 hearing, expressing the Board's concern regarding densification within Very High Fire Hazard Severity Zones, particularly in light of the City's pattern of noncompliance with State Minimum Fire-Safe Regulations; and (2) separately agendaize the initiative for further, more detailed review by the Planning and Land Use Committee. Patricia Templeton and Jonathan Brand spoke in support, noting the Board had previously been told SB 9 units would not be allowed in Very High Fire Hazard Severity Zones and did not want a similar gap to occur here.

Motion: That the Board submit a letter to the City Planning Department expressing concern regarding the Missing Middle LA initiative's application within Very High Fire Hazard Severity Zones ahead of the October 1, 2026 hearing, and that the Planning and Land Use Committee agendaize the initiative for further review.

Moved by: Jamie Hall

Seconded by: Jonathan Brand

Vote: Without objection, **the motion was adopted.**

With a quorum of 25 present, the motion was adopted (22-0-0), while 10 members were absent and 3 were ineligible to vote.

Item 17–20: Evacuation Planning and Infrastructure; Data Center Development Moratorium; Proposed Ad Hoc Committee on Charter Review; Van Nuys Airport Rezoning

Due to the time remaining in the meeting, the Board did not reach Agenda Items 17 (Evacuation Planning and Infrastructure, CF 25-0848), 18 (Data Center Development Moratorium, CF 26-1284), 19 (Proposed Ad Hoc Committee on Charter Review, CF 26-1238), or 20 (Van Nuys Airport Rezoning, Case No. CPC-2026-2843-ZC). By consensus of the Board, these items were continued to a future Board meeting agenda without discussion or action.

Item —: Good of the Order

Patricia Templeton raised concern regarding a notice from Frontier Communications indicating an intention to discontinue copper landline service in November, subject to ongoing proceedings before the California Public Utilities Commission regarding federal preemption authority. She noted that copper landlines continue to function during power outages, unlike fiber-optic and cellular service once backup batteries and cell towers are exhausted, raising a public-safety concern for hillside residents during earthquakes and fires. She reported inconsistent information from Frontier representatives regarding customers' ability to retain landline service and suggested the Board's Public Utilities and Public Safety Committees look into the issue. Jamie Hall noted Assemblymember Rick Zbur's office has been actively engaged in this issue at the Hillside Federation and offered to help facilitate an update to the Board.

Item —: Adjournment

Motion: To adjourn the meeting.

Moved by: Robert Schlesinger

Vote: Without objection, **the motion was adopted. The meeting was adjourned.**

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