



Building A Better Community



General Board Meeting MINUTES

Wednesday January 22, 2020 7:00 pm to 9:00 pm

[American Jewish University](#)

15600 Mulholland Drive, 2nd Floor, Room 223 Bel Air 90077

Present: 22 (Quorum 15)

Attachment "A"

2019/2020 Stakeholder Groups / Representatives	<u>Present</u>	<u>Not Present</u>
Bel Air Crest Master Homeowner Association		
<i>Irene Sandler</i>	X	
Bel Air District		
<i>Mark Goodman, M.D.</i>		X
<i>Gail Sroloff</i>		X
Bel Air Glen District		
<i>Larry Leisten</i>	X	
Bel Air Hills Association (BAHA)		
<i>Robin Greenberg, President</i>	X	
<i>Wendy Morris</i>	X	
Bel Air Ridge HOA (Alternate, Ed Cain)		
<i>André Stojka</i>	X	
Benedict Canyon Association (BCA)		
<i>Robert (Bob) Schlesinger</i>	X	
<i>Donald Loze</i>		X
<i>Nickie Miner, Vice President</i>	X	
<i>Mindy Rothstein Mann</i>	X	

2019/2020 Stakeholder Groups / Representatives	Present	Not Present
Casiano Estates Association		
<i>Robert Garfield, DDS</i>	X	
Commercial or Office Enterprise Districts (<i>Alternate Rob Farber as of 08/04/19</i>)		
<i>Jacqueline Le Kennedy</i>	X	
Custodians of Open Space		
<i>Travis Longcore, Ph.D.</i>		X
Faith-Based Organizations		
<i>Jackie DeFede</i>		X
Franklin-Coldwater District		
<i>Maureen Smith</i>	X	
K-6 Private Schools		
<i>Teresa Lee</i>		X
7-12 Private Schools		
<i>Jon Wimbish</i>		X
Public Educational Institutions (K-12)		
<i>Kristie Holmes</i>	X	
Holmby Hills Association		
<i>Jason Spradlin</i>	X	
Laurel Canyon Association (LCA) (<i>Anne Alexander, Kris Le Fan, Alternates as of 06/19/2019</i>)		
<i>Jamie Hall</i>	X	
<i>Stephanie Savage, PLUC Vice Chair</i>	X	
<i>Cathy Wayne</i>	X	
<i>Heather Roy</i>	X	
Members-at-Large		
<i>Chuck Maginnis</i>	X	
<i>Marcia Hobbs</i>		X

2019/2020 Stakeholder Groups / Representatives	<u>Present</u>	<u>Not Present</u>
<i>Shawn Bayliss</i>	X	
Member-at-Large / Youth Seat		
<i>Philip Enderwood</i>		X
North of Sunset District (<i>Patricia Murphy & Stella Grey, Alternates as of 06/19/2019</i>)		
<i>Ellen Evans</i>		X
<i>Yves Mieszala</i>	X	
Residents of Beverly Glen (RoBG)		
<i>Robert A. Ringler</i>	X	
<i>Dan Palmer</i>	X	
Total:	22	10

1. Call to Order – Robin Greenberg introduced guest speaker, California Secretary of State, Alex Padilla at 7:00 pm. Following his presentation, Robin called the board meeting to order at 7:30 pm.
2. Roll Call (quorum 15) Robert Ringler called the roll with 22 present and 10 absent.
3. Pledge of Allegiance
4. **Motion:** Approval of January 22, 2020 AGENDA Moved by Robin; seconded by Larry; 22/0/0; passed
5. **Motion:** Approval of December 18, 2019 Meeting MINUTES (**Attachment A**)
Moved by Robin; seconded by Stephanie; 21 yes; 0 no; 1 abstention: Larry; passed
6. **Public Comment:** BABCNC welcomes comment on any topic not on adopted agenda. None
7. **President’s Report – Robin Greenberg**
8. **Representatives of Elected Officials & Agencies and Special Guest Speakers:**

California Secretary of State, Alex Padilla: The Secretary introduced himself, noting that he used to be on City Council and had previously served as City Council President. He related that this primary will be earlier than usual, on March 3, 2020 (used to be June). He spoke on the changes with regard to voting and about the census.

“Vote by Mail” begins on Feb 3rd when vote by mail ballots begin to be sent by the County. On Saturday February 22nd vote centers begin to open in LA. It will be the first time we’ll be able to vote early in person.

On March 12th the US Census Bureau sends letters on how to participate in the census; population count for City and State determines Federal funding that comes to California, LA and to each community, affecting housing, education and public safety. Important to get the word out; will get reminders into May. Help spread the word.

Voting in person used to be limited to polling place close to where you live. **California Voter’s Choice Act:** Voters can go anywhere in the County convenient to be able to vote. Not all polling places are going away. LA County has historically had to find 4,000 polling places to conduct an election. Now there’ll only be 1,000; but of the 4,000 you could only go to one. Now you can go to any of the 1,000, and not just on Election Day.

Starting Feb 22nd you can choose when & where to vote if you don’t vote by mail to begin with. He described this as “great options, great choices, and great convenience to voters but only if folks know about those options.” For those who vote by mail, nothing changes. The ballot will come to you; you can return it by mail or drop it off.

The March 3rd Primary Election is different than all the others, in that in a Presidential Primary, your party registration does matter. If you want to support a candidate for President: If you are a Democrat, you get to vote for Democrats, and if you are a Republican, you get to vote for Republicans; but “no-party preference” voters need to pay attention. The default ballot for “no-party preference” voters is a “nonpartisan ballot.” There are a lot of these in California. You still have the option of voting for a candidate for President, if it’s an American Independent, Libertarian or Democratic candidate, you can request a “Crossover Ballot” or “Partisan Ballot” by mail or when you show up. If you want to vote for a Republican Candidate, or Peace & Freedom or Green, you would have to register first. Can register to vote online at <https://www.ca.gov/> and Secretary of State Alex Padilla’s website: <https://www.sos.ca.gov/> Verify your registration status & register to vote. Find your polling place information at these Vote Centers and how to vote for President. There are tools to make it easier for voters to understand. Don’t forget to register to vote. Don’t forget to vote.

Questions were asked and answered by Secretary of State Alex Padilla, to include but not limited to the following:

- Does Census count undocumented individuals? It is a national population count, not just for voters, citizens and adults. Ten years ago, largest undercounted population was children under five. Census helps determine Federal education dollars. Personal info Census Bureau collects cannot be shared with any other departments.
- Deadline to change parties: Up until Election Day. You can update your registration at same-day registration at a Vote Center or online. The deadline matters if you want to vote by mail.
- Vote Centers: County plans to release list publically by Friday of at least 200 locations opening Feb 22nd. There is also a phone-in option that accommodates different languages. The Location list will be out Friday; about 200 places will be opening on Feb 22nd, which will be open all 11 days. Then, there will be 1,000 locations open for the last 4-day stretch up to and including Election Day.
- You’ll receive a couple of mailings; on the sample ballot, they’ll send four locations closest to your location; which will be open at the 11-day stretch; subsequent mailing with the four closest locations for the final four day-stretch; there will probably be different ones that are even closer to you. Separately, the County plans to send a book/directory with the whole list of 1,000 locations everywhere in the County. (So, separate locations open 11 days and the last 4 days; and booklet for 1,000.)
- Statewide, for the last decade, more than 60% of voters prefer to vote by mail. 2018 had highest turnout for mid-term election since 1982. 53% of registered are permanent vote by mail, more than half. Estimated 10% have requested to vote by mail for this election. Oregon and Washington are only vote by mail. No option.
- As to employees and security in voting areas, the County will rely more on County employees and the seasoned poll worker volunteers, and less on first-time poll workers with less training. How do we know people haven’t voted more than once? Your voter registration record will be updated in real time. By the time anyone goes to another location, it will be in their record.
- As to notification already given, in addition to notices from the County, he sees and expects billboards, radio and social media. You may hear from campaigns. Feb 29th to March 1, 2 and 3rd are last four days up to and including election days. Times to Vote: Election Day only 7am to 8pm; other days 8 or 9am to 5pm.
- Have they purged voters who are dead or have left California? In California: 1) We have automatic voter registration through DMV because they are synchronized with DMV and as a result in the first year, a million new voters were added, and 3 million previously-registered voters updated their voter registration information. 2) Regarding deceased, by law, every County Coroners department shares their records with County officials to update voter rolls. 3) State Department of Corrections shares data with voters. If you are in State prison, or on Parole for a felony conviction, you lose your voting rights. Once time is done, you can re-register. While serving time, cannot vote; so County looks to those lists to remove voters from rolls, as part of list maintenance.)

- How will County tally votes? As to counting ballots, announcing votes doesn't change; no vote counts before the polls close on Election Day are made public. If more people vote early, they can prep early, and start giving updated results more efficiently on Election Night. Asked, when are ballots counted as absentee ballots are not always counted as those voters present? Everything is handled in batches. Those early are amongst the first ballots counted on Election Night. On Election Night, every County tries to get through all the ballots that were cast in person. California is also a "Post-marked plus three State." If your ballot is postmarked on or before election date, it can still arrive 72 hours after and added to the tally.
- Robin led the room in an appreciation to Secretary of State Alex Padilla.

Senior Lead Officer, Ralph Sanchez, Hollywood Police Station:

- Officer Sanchez announced that the Hollywood area (as well as the West LA Police Station) have a volunteer program; you are invited to be a volunteer officer, work in the field. They have a "Civilian Academy" which you can sign up for and get a certificate (over 18). Go to social media, e.g., twitter page to get information.
- Contact info for the Hollywood area: 37836@lapd.online. Johnny Johnson is the officer in charge.
- Jamie asked for verification of a piece of news that occurred three days ago around Canyon Country Store. Ralph reported that he did not know about it and would look into it.
- Chuck thanked him for being at the EP meeting in November.
- Officer Sanchez related that regarding the Doheny Estates area, a Mr. Lamar, who invades houses that are vacant, is out on probation and is back on the streets; hopefully he won't come back to the neighborhood.

9. Vice President's Report – Nickie Miner announced that Benedict Canyon Association has its meeting Monday and welcomed anyone interested to attend. Meeting is at the Presbyterian Church at Rodeo and Santa Monica.

10. Secretary's Report – Robert Ringler: Tuesday Jackie Koci from RYLAN will be speaking at C-PAB.

11. Treasurer's Report – Jacqueline Le Kennedy (Update, Discussion & Action)

a. Update/Report from Treasurer

b. Motion To approve December 2019 Monthly Expenditure Report (MER) (**Attachment B**) Moved by Jackie; seconded by Larry. Larry questioned staffing costs, several weeks with 25 instead of 15 hours; doesn't want to find out we are over budget come May. Robin noted that she has watched her hours, which averaged 11 hours a week during the holidays in November & December, and a greater number around the town hall. Jacqueline noted that we have many active committees and can't compare to prior years because we are doing so much more. She'll provide budget report next month. **21 yes; 0 no; 0 abstentions; 1 ineligible; passed.**

Reports of Committees (Updates, Discussion & Possible Action)

12. Executive Committee – Greenberg, Chair + Nickie Miner, Vice President, Robert Ringler, Secretary, Jacqueline Kennedy, Treasurer, Jamie Hall, Board Member; Committee Chairs: Larry Leisten, Robert Schlesinger & Stephanie Savage, Chuck Maginnis, Ellen Evans, Irene Sandler & Marcia Hobbs

a. Update by Chair – On January 10, 2019, they met @ Bel Air Crest Association Clubhouse.

13. Emergency Preparedness Committee – Chuck Maginnis, Chair + D. Palmer, I. Sandler, R. Schlesinger, R. Greenberg, M. Smith, J. Kennedy, R. Farber, M. Levinson, M. Schlenker, R. Cornell, H. Simmons, D. Cohen & S. Hassan.

a. Update/Report by Chair: Meeting was held January 15, 2019, 7:00pm @ Bel Air Ridge

- Chuck gave update on November and January meetings: At his November meeting, at which 19 people attended, Ed Cain of Bel Air Ridge gave update on fire-proofing his HOA; Bill Grundfest discussed sensor lighting to send messages on potential wildfires; SLO Ralph Sanchez answered questions on multiple issues. Chuck reported that he has been communicating with CD5 Field Deputy, Jarrett Thompson, who has been working on getting red flag signs replaced in areas where they are missing; they recently canvassed Bel Air Road, which only has one outlet and dead ends

near where Chuck lives. They looked for locations to place signs. They next need to get approvals from LAFD and DOT, the latter takes about six months to place the signs.

- Guests included Jack Wallis from ATLAS Resilient Systems, who was invited to join the speaker panel of the Skirball Fire Town Hall. See EP minutes at our website for how to prepare yourself, house and surroundings for wildfires and other emergencies. Scott Mitchem of Homeland Security, now “Cyber Security & Infrastructure Security Agency” returned. Aaron Gross, Chief Resilience Officer with Mayor Garcetti was also present.

- Jacqueline Le Kennedy, our Resilience Rep gave a “Resilience” presentation, which can be found at the BABCNC website: https://www.babcnc.org/readpost.php?news_id=467.

- At the January meeting, 18 attended. Ron Cornell with Bel Air Ridge (BAR) discussed fire mitigation; they looked at Stone Canyon Lookout, took pictures of dead brush and sent them to Council Member Paul Koretz who addressed this. They had LAFD’s West Bureau Commander, Deputy Chief Armando Hogan & CD5’s Greg Martayan, Public Safety Officer, speak.

- The EP Committee formed a subcommittee to organize EP goals for 2020.

- CD5’s Greg Martayan presented individual certificates of appreciation to EP committee members.

b. Next EP Meeting: March 18, 2020 @ 7:00pm @ Bel Air Ridge Clubhouse @ 2760 Claray

14. Planning & Land Use – Schlesinger, Chair, Savage, Vice Chair + Greenberg, Miner, Loze, Hall, Spradlin, Mieszala, Wayne, Morris, Bayliss, Levinson, Weisberg & Grey

a. Update/Report by Chair – The PLU Committee met Tuesday January 14, 2020 @ AJU

The committee recommends that the BABCNC Board take the following action:

b. 1551 N. Summitridge Drive 90210 ZA-2018-3458-ZV-ZAD, ENV-2018-3459-CE

THE REDUCTION HEIGHT FROM 64’ TO 45’ AND REDUCTION OF RFA FROM 4,207 SF TO 3,662 SF OF A PREVIOUSLY BUILT SFD THAT WAS CONSTRUCTED BEYOND THE SPECIFICATIONS OF PERMITS; AND INSTALLATION OF A POOL, SPA; PURSUANT TO SECTION 12.24 OF THE LAMC A ZONING ADMINISTRATOR’S DETERMINATION FOR A SFD WITH A MAXIMUM OF 45’ IN HEIGHT IN LIEU OF THE REQUIRED 30’ (HEIGHT OF THE UNPERMITTED SFD IS 65’) AND REDUCED SIDE YARDS AT 9’5” IN LIEU OF THE REQUIRED SIDE YARDS. SECTION 12.28, A ZONING ADMINISTRATOR’S ADJUSTMENT FOR THE INCREASE OF RFA BY 333 SQUARE FEET FOR A 3,662 SQUARE-FOOT SFD (A REDUCTION FROM THE 4,207 SQUARE-FOOT HOUSE THAT WAS UNPERMITTED).

Applicant: Mark Gaeta, Summit Industries, LLC; Rep.: Steve Kawaratani (Kawaratani Consulting)

PLU Committee Motion: Approve the project and add that they should be sure to ask for the proper entitlement, per code section, and describe them accurately. Moved by Nickie; seconded by Stephanie. 5 yes; 1 no; Yves; 1 abstain: Robert. 1 recusal: Shawn. Passed.

Planning and Land Use Committee’s Vice Chair, Stephanie Savage, related that this is a very complicated case. It is a single family home on Summitridge, permitted in 2008, that needed entitlements and didn’t get them. The developer didn’t ask for entitlements and built what they wanted to build. They never completed it. It had two rough inspections; not a final one. It was never occupied. It was sold to someone who tried to complete the work and tried to get entitlements with what was as is. It was over height 65 feet, it was over square footage, and had improper side yards. They didn’t get far. They sold it to a third party, who is here tonight. They will present. They are trying to make it come into conformity as best they can. With a lot like this, it’s narrow and steep, they would have needed entitlements. What we have now is a request by these people to look at what they’re going to do, which is cutting back the building; the side yards stay as they are; reducing square footage and reducing height. But it is still over the height envelope that would be allowed today. It’s very complicated project. Robin related that because we have heard this project many times, many people on the board are on the committee, and the speakers would have a time limit.

[Shawn Bayliss recused himself.]

Mr. Luis Rodriguez Junior, project presenter, introduced himself, and the project, to remodel an existing building which has been deemed 85% by LADB&S. He noted that the client was not able to be here tonight. He thanked the PLU Committee for considering their request. Also present with the applicant in the audience was Attorney Robert Burke.

Mr. Rodriguez read from a letter dated January 22, 2020, which he wrote, on his own letterhead stationery, "City Hall Advisors, Inc." in Whittier, CA, addressed to Robin Greenberg, President of this neighborhood council, in which he stated that the Department of City Planning's (DCP) letter dated May 23, 2019, stated that our case was not complete because staff identified errors in the initial requests as filed ~~and did not meet the deadline to address.~~ (He provided a corrected letter which removed that comment. After meeting DCP's deadline to correct the application (added in corrected letter), they issued an "Application Deemed Complete" letter on October 8, 2019, which include the following:

1. Zone Variance for 3,860 sq. ft. in lieu of the required 2,853 sq. ft.
2. Zone Variance to allow a proposed height of 45 feet in lieu of the required 30 feet.
3. Zone Variance for providing 2 covered parking spaces in lieu of the 3 covered spaces.
4. Zoning Administration Determination (ZAD) for setbacks of 9.5' to 10.7' in lieu of 15'.
5. ZAD for not having adjacent roadway of 20 feet continuous to the BHO boundary."

Public Comment:

Attorney Jeffrey Harlan noted that this is the fourth time he has heard from the applicants, and noted that the existing structure is illegally constructed. No permits exist. Everything had expired. The current zoning code applies. The variance request has been in reference to the existing construction.

Written Public Comments: Mr. Harlan provided the board members each a packet of letters, including a letter he had written dated January 21, 2020, on his letterhead from Ervin, Cohen & Jessup, LLP, addressed to Robin Greenberg, President of this board, in opposition to the application for 1551 N. Summitridge Drive. The letter indicates that his firm represents several property owners neighboring this address who vigorously oppose the application. The letter included "Attachment 1", a 15-page ZA Determination/Denial, Case No. 2014-0208 dated 10/14/2015, and "Attachment 2", City Letter to Applicant, May 23, 2019, a packet of spoke in opposition to the project.

- The packet included five letters from neighbors in opposition to the project. The first has an illegible signature and no name printed, on letterhead from **Beverly Hills Land Holdings, LLC**, saved on emailed document as **D'Angelo**, dated January 17, 2020, commenting that "the structure should be torn down and remain vacant until a property (sic?) zoned structure is approved. As seen with the Hadid Estate in Bel Air, is another example of the city turning a blind eye to illegal construction in our pristine hillside area."
- Letter from neighbor, **Raj Dhawan**, dated January 17, 2020, commented that they are a family of two voters who are adamantly opposed to the project, and to please stop/deny any variances to it; that the property should be shuttered up, torn down carefully; it is already in violation of building codes. He referred to an incident where a neighbor was killed on this hairpin bend where 1551 is situated. He asks to be protected from this developer. "We don't need new Laws, we need you to enforce existing laws."
- Letter from the **Nobbs family**, commented that they are four registered voters in LA, who reside within 300 yards of the subject property on Ferrari Drive with similar message to that of Raj Dhawan above.
- Letter from **Nancy & Mikael Salomon**, comments that they are neighbors on Summitridge for 20 plus years, asking that the BABCNC be their proxy and vote against illegal construction, "demanding it be brought into compliance with the demands of the city or removed completely."
- Letter from songwriter, **Carol Connors**, described the house as hideous, an eyesore, a hazard, a disaster, unsafe, a total disgrace, dangerous and destroys the beauty of this exceptional beautiful neighborhood.

Public Comment from Members of the Audience:

Mr. Gene Torncello related that his clients have been on that street for a number of years, and have no understanding how they could get this far, since it started in 2008 with illegal grading, illegal construction, multiple notices of failure to comply, and here you are considering approval of continuing construction rather than deconstruction of the property which is an abomination to Summitridge Drive. He read from Nancy and Michael Salomon who live at 1660 Summitridge Drive, always complied with code; see no reason why the new owners should be treated differently. Ask for vote against illegal construction, bring it under code of the city. This should be torn down, eliminated.

Mr. Sean Sansone, opposing the project representing the Saloman family did not wish to speak after all.

Bob Schlesinger, BABCNC Planning and Land Use (PLU) Chairman, noted that the PLU motion was of a “conditional approval,” and explained that the problem with approval is we won’t be able to monitor what they are doing with the city. Nickie Miner, PLU Committee member opined, it was built, problems, vacant, never lived in; over 10 years now; very complicated; we have a white elephant on the side of the hills. The people are willing to fix to the best of their ability. It’s an anomaly. It won’t set a precedent. To demolish would cause more problems than if it were to be fixed by these people who are willing to fix it. She would like to have it habitable, have it fixed the way they plan to fix it and have somebody live there. PLU Committee member Yves Mieszala disagreed, noting that this would reward bad behavior.

Motion: To disapprove this project **moved** by Yves; **seconded** by Larry. Discussion was held.

- Jamie asked what are the new entitlements being sought as a result of the illegal activity.
- Stephanie noted th at there were never any entitlements, and agreed with the comment that they obtained building permit; but never obtained any sort of discretionary permits. She noted that the building permits describe a building that was over height that was not picked up. They are seeking permit for narrow side yards and for exceeding allowable square footage.
- Jamie asked if they have done everything possible on those three things to conform this to what the law allows. Stephanie noted that there is nothing you can do about the side yards.
- Jamie asked about the over height issue, to which Stephanie noted they propose to cut – step the building back. It is a three-story building that already exists. It is 85% finished.
- Jamie noted that to a certain extent these entitlements were necessitated by the illegal construction and asked, what are the required findings for the entitlements sought and can you make those required findings? Jamie would want to dig into the details of the required findings and ask himself, can I make these findings without regard to the fact that this is illegally constructed. Secondly he would like to know how the community truly feels about this, noting that that we have residents here who say they are unhappy and Nickie who thinks this needs to get resolved after a decade.
- Cathy Wayne opined that there are three options: 1) leave it the way it is, derelict, 2) improve it or 3) tear it down. She opined that it is not an option to tear it down because it would be extremely costly and it would undermine the hill.

Additional Public Comment Jenny Mangelsdorf questioned how the illegal house is okay, noting a relationship between smaller side yards and increased fire hazards. She feels it is unconscionable that the developers may say we got to the city but we know it’s wrong. We can’t reward these people; our whole hillside is going to become concrete. We will not have anything left; and it’s not why we moved here. Vote was taken with **8 yes; 4 no; 6 abstained; motion passed.**

Jamie related, for the record, that he would have suggested further deliberation on some of the factual issues, but the motion has passed.

c. 320 N Carolwood Drive ZA-2019-6732-ZAD-ZAA ENV-201-6734-CE
CONSTRUCTION NEW OVER-IN-HEIGHT PEDESTRIAN GATES, WALLS AND PILASTERS
WITHIN THE REQUIRED YARDS AND THE CONSTRUCTION, OF A NEW POOL PAVILION IN

THE REQUIRED STREET SIDE YARD. A ZONING ADMINISTRATOR'S ADJUSTMENT TO ALLOW THREE 9'-6" TALL GATES AND PILASTERS WITHIN THE FRONT AND SIDE YARD SETBACKS OF A REVERSED CORNER LOT, IN LIEU OF THE REQUIRED 3'-6"

Applicant: Bruce Karsh, H25A LLC; Rep.: John Parker (sic) [Chris Parker] Pacific Crest Consultants

PLU Committee Motion: That the neighbors be notified and requested to approve, acknowledge, and okay the setbacks and height moved by Wendy. Chris will send certified letters. Friendly amendment: Conditional approval of the project conditioned upon their notifying the neighbors and certified return receipt moved by Shawn; seconded by Yves; 8/0/0; Passed.

Presenter Chris Parker did not appear this evening. PLU Chair Bob Schlesinger noted that all the walls on Carolwood are over-height, giving them privacy. He noted we are asking that the neighbors approve it, by certified return receipt. No one in the audience came to speak on this. Per Jason, nothing sticks out on this to him. Moved by Bob, seconded by Jason; 20/0/0; passed.

d. 9477 W. Lloydcrest Drive 90210 ZA-2019-4550-ZAD

PURSUANT TO LAMC SECTION 12.24.X.28, A ZONING ADMINISTRATOR DETERMINATION FOR A WAIVER OF IMPROVEMENT ON A LOT FRONTING ON A SUBSTANDARD HILLSIDE LIMITED STREET THAT IS IMPROVED LESS THAN 20 FEET. PURSUANT TO LAMC SECTION 12.24.X.28, A ZONING ADMINISTRATOR DETERMINATION FOR A WAIVER OF IMPROVEMENT ON A LOT FRONTING ON A SUBSTANDARD HILLSIDE LIMITED STREET THAT IS IMPROVED WITH A ROADWAY WIDTH OF LESS THAN 20 FEET, IN RELATION TO A CONSTRUCTION PROJECT FOR AN ADDITION OF 1,900 SQUARE FEET ON THE SECOND FLOOR OF AN EXISTING SINGLE-FAMILY DWELLING, THE REMOVAL OF AN EXISTING SWIMMING POOL, AND THE CONSTRUCTION OF A NEW SWIMMING POOL

Applicant: Richard Eisen [Company: Juice Bar Trust] Representative: Alexander Van Gaalen [Company: Crest Real Estate]

PLU Committee Motion: Conditional confirmation based on what happens with or without the wall. Mention something to the ZA about the wall.

- To approve the project presented this evening to the request to remove and replace pool, to add pool bathroom and the 2nd story addition.
- We want to confirm/verify onsite covered parking requirement is sufficient. Stephanie noted that added stair to second story addition encroaches and dimensions look tight for parking.
- We need to include information about 2nd entitlement request in relation to the extent of the retaining wall required for road-widening, pending further information from the applicant. We need confirmation from the ZA as to the safety regarding the hillside in need of retaining wall, if the road widening occurs. No soils engineering has been performed yet, so we do not understand if safety is the issue. Existing retaining walls are railroad ties. Moved by Stephanie; seconded by Robert. 4 yes; 2 abstained; 2 opposed. Conditionally approved.

Stephanie Savage related that the property isn't just on Lloydcrest; it has Lindcrest, with 15 homes on the street; it's substandard, 18 feet wide, improved. There is a question about putting in a large retaining wall. We asked to see a soils report; they don't have that information. We're unsure how to proceed with this without the information. We don't know about safety issues related to the steep hillside that abuts the house that may or may not need to be widened. Bob noted that the presenter does not want a soils report. There is a big rock that requires a retaining wall, we don't know how stable the earth is there.

Representative Alex Van Gaalen noted that they are seeking a waiver from improvement along Lindcrest Drive, the backstreet of the lot, noting that onsite access is on Lloydcrest; construction of an 1900 square foot addition to an existing building; removal of the pool and the addition of a pool, plus a 60-square foot

pool house. He noted that they have already obtained a waiver of dedication along both Lindacrest and Lloydcrest from BOE. Now there is a required improvement which would require demolition of an existing wood retaining wall and need for a new retaining wall. They don't intend to pursue the option. Bob noted that we don't know how stable the hillside and the area are because there is no soils report.

The property owner, **Suzie Shuster**, introduced herself as LA Coliseum Commissioner. She related that she lives there, they have a soils report for their property but not the slope. They were told they were living on deep deep bedrock; it would cost more money to build up because they are on solid ground.

Yves asked, and she related that they bought the house two to three years ago. She will get the geo report for their property. Because the slope is to the right, they never thought they had to do the soils report for the slope. She noted that every single homeowner around does not want to do the retaining wall. She described the property as very high up. She related that they take responsibility for the entire strip of land for the Fire Department, and of the neighbors. She has lived on the same street for almost 20 years, knows the neighborhood and has support from neighborhood including people below, next door & north of them.

Motion: To approve project pending satisfactory review of the soils information to verify the retaining wall below is not needed; Stephanie **moved**. Shawn noted that there is the hardship of widening the road. They are doing some amount of development which triggers code to upgrade the road. Asked, Ms. Shuster noted that they are building on the existing property a bedroom, bathroom and study hall. Shawn expressed concern about the possibility that the owner will change their minds about the size of what they'll be building and build much greater square footage. Jamie asked to imagine how you would feel to have the little railroad-tie retaining wall with a nice hillside on Lindacrest replaced by a giant 10-foot concrete retaining wall. Ms. Shuster noted two lawyers that live there have told her to please not do it. **19 yes; 0 no; 3 abstentions: Irene, Robert, Chuck; motion passed.**

e. **Next PLU Committee Meeting: Tuesday February 11, 2020 @ 7:00pm @ AJU "Boardroom"**

15. **Bylaws, Standing Rules & Elections Committee – Leisten, Chair + C. Wayne, R. Schlesinger, J. Hall, M. Smith, E. Evans, R. Farber, R. Greenberg, S. Bayliss**
 - a. Update/Report by Chair: Larry has been working on changes to the bylaws and would like to have a Joint Committee meeting between Executive Committee & Bylaws Committee to cover: 1) Consideration of adding another seat to the board to represent North of Sunset District; significant participation; if you want input, come to the Executive Committee meeting. 2) Language Vice President and President to do a biannual update of apportionment of residential groups. 3) That reps of stakeholder groups send letter in writing, documenting that they've been appointed by their boards; procedure to be put into bylaws or standing rules. 4) Discussion of additional vice presidents. 5) Discussion of EP committee; perhaps have a meeting as a workshop and maybe have a quarterly meetings for taking action. Chuck responded would like continue having his meetings as they have been, every other month, with minutes taken.
16. **Outreach Committee – Ellen Evans, Chair + R. Greenberg, N. Miner, M. Smith & A. Stojka**
 - a. Update/Report by Chair – Ellen was absent. No report
17. **Budget & Finance Committee – Jacqueline Kennedy, Chair + Greenberg, Roy, Wayne, Holmes, Farber**
 - a. Update/Report by Chair: Jacqueline related that she has no report.
18. **Traffic Committee – Irene Sandler, Chair + R. Greenberg, L. Leisten, M. Smith, A. Stojka, W. Morris, G. Sroloff, P. Enderwood, M. Levinson, L. Weisberg, P. Templeton, P. Murphy, J. Paige & P. Pierson**
 - a. Update/Report by Chair: The Executive Committee met on January 10th and the following regarding Metro Sepulveda Pass Transit Corridor Motions are proposed as a consent agenda item:

Motion 1. Request from Metro Project Manager, Cory Zelmer, on-going updates of the progress being made regarding the process and progress of the ongoing work during the time period between January 2020 through the summer of 2020, when the Metro Board will vote on the chosen route(s) leading to a final decision which will, potentially, name a chosen partner for the public-private option and the route Metro has decided upon for Phase 2. We request ongoing dialogue with the Project Managers, not just the Metro Public Relations Department. (The Metro Public Relations Department does not want to meet with us at this time. If not now, when?)

Irene **moved**; Maureen **seconded**; **19 yes; 1 no**; Robert; **0 abstentions**; **passed**.

Motion 2. Regarding the time-frame of any contract for maintenance of the project route and the trains, busses, whatever, monorail equipment will be used by a private company, the BABCNC does not want Metro to commit to the possibly 30-year contract. Rather, there should be a minimum of a two-year trial period and, if all goes well, a contract of no more than 10 years. After that ten years, the contract may be extended, based upon performance. (We would like to know what the performance standards will be...but that can become a later motion.).

Moved by Irene; **seconded** by Robert; Discussion was held and the **Motion Withdrawn**.

Motion 3. The BABCNC will not support any alternative, e.g., monorail, over the freeway or other, until 1) our geological and fire safety concerns are thoroughly addressed, and, 2) the practicality of the chosen route is determined. **Moved** by Irene; **seconded** by Bob; **20/0/0**; **passed**.

b. Next Traffic Committee Meeting: Thursday February 13, 2020 @ 10:00am @ Bel Air Crest Clubhouse. RSVP required to isandler@babenc.org or Bel Air Crest Office @ 310-471-3755

19. **Public Works and Telecommunications Committee – Marcia Wilson Hobbs, Chair + N. Miner, M. Mann, P. Enderwood, R. Farber** [considers issues re: water, gas, electric and sewage lines, telecommunication infrastructure and public rights of way and easements.]
 - a. Update/Report by Chair – Absent
20. **Ad-Hoc Committee on Environmental Issues – Mindy Rothstein Mann, Chair + J. Hall, S. Savage, M. Smith, E. Evans, W. Morris, M. Levinson & A. Stojka**
 - a. Update/Report by Chair – No report; will schedule a meeting.
21. **Ad Hoc Committee on Home Sharing & Party House Ordinance Enforcement –Evans & Savage Co-Chairs + Samantha Cannon (Coldwater Canyon), Marlena Doktorczyk-Donahue (Residents of Beverly Glen), and Stella Grey, Darby Manning & James “Jim” Murray (North of Sunset)**
 - a. Update/Report by Chair: **Meeting was held January 16, 2019, 4:30pm @ Bel Air Association.** The following recommendations were made for Board approval as a consent agenda item.

Motion 1: Move that the Neighborhood Council sends a letter to Planning (Bob Duenas) about:

- getting a list of current registrations with addresses and owner names
- asking for clarification on enforcement plans for ensuring hosts don't exceed allowable maximum number of rental days
- asking for clarification regarding steps neighbors should when they identify violating properties
- asking for clarification regarding enforcement of regulations hosts clearly violate in listings (example is listings that expressly state that smoke detectors and carbon monoxide detectors are not present in the home)

Motion 2: Move that the Neighborhood Council send a letter to Veronica de la Cruz and the City Attorney requesting update on ACE program training and enforcement.

Motion 3: Move to send a letter to Patrick Whalen to invite him to the next Neighborhood Council meeting to review specific regulations in the draft Vacation Rental Ordinance.

Moved by Stephanie; **seconded** by Bob; **20/0/0**; **Motions 1, 2 and 3 all passed**.

Old & New Business (Updates, Discussion & Possible Action with possible CIS and/or letters)

22. **Cathy Wayne has been appointed to the City of Los Angeles Housing Update Element Task Force for 2021-2029. Motion:** To nominate an Alternate for the CLA Housing Update Element Task Force. **Deferred**. Cathy had left the meeting, not feeling well.
23. **Discussion & Possible Funding Expenditure Motion on Joint-N.C. Town Hall on CD-4 Candidates taking place on February 16, 2020 @ 4:00pm @ John Marshall High School:** [Use of high school will free of charge; all participating neighborhood councils are asked to contribute funds towards refreshments and publicity.] **Motion** BABCNC to approve a \$250.00 expenditure for outreach at joint neighborhood council CD-4 Debate Town Hall 02/16/2020 @ John Marshall High School **moved** at Executive Cmte. by Robin; **seconded** by Larry; **6/0/0**; **passed**. **Moved** by Robin; **seconded** by Larry; Jamie clarified we are voting on contributing towards a fund to pay for a debate on all three candidates for CD4, not to support one of them, only to pay for the cost to do this. All neighborhood councils in CD4 have been invited to participate. **16 yes**; **4 abstentions**: Irene, Andre & Chuck; **0 no**; (Nickie & Cathy had left.)
24. **Discussion & Motion to Request Extension of Pole Banner Permit as previous permit has expired. Motion:** Request City Council approve BABCNC pole banners to continue hanging through to March 2021 **moved** by Robin; **seconded** by Larry; **20/0/0**; **passed**
25. **Update and Possible Motion on Safe Sidewalks LA:** Draft EIR available for public comment for individuals & associations. 60-day public comment period: December 26, 2019 to February 24, 2020.
- Link includes Upcoming Public Meeting Dates: <https://safesidewalks.lacity.org/>
 - Link includes locations to obtain DEIR: <https://sidewalks.lacity.org/environmental-impact-report>
- Purpose of Proposed Sidewalk Repair Program:**
- Continue & expand implementation of Safe Sidewalks LA.
 - The proposed Sidewalk Repair Program would repair & upgrade sidewalks and curb ramps in the City of LA.
 - Street tree removals and replacements, along with utility relocations, may be needed.
 - The City may adopt policies and/or ordinances to assist in the efficient administration of the proposed Sidewalk Repair Program and its objectives.
 - The Draft Environmental Impact Report (Draft EIR) is prepared to analyze and disclose the potential environmental impacts as a result of the proposed Sidewalk Repair Program.
 - The Draft EIR and technical studies are now available for public review and comment at: <http://sidewalks.lacity.commentinput.com/>.
 - Comments can be made during the 60-day Public Review Period **December 26, 2019 to February 24, 2020**.
 - Comments can be made via the [program website](#), [email](#), mail or at any of the 7 public meetings held during the Public Review Period. Further details are available below and on the program website.
- Motion:** Whereas, the Sidewalk Repair Environmental Impact Report (EIR) proposes to allow removal of 2.0% of tree canopy over 30 years, and only return to 2017 levels again in 2047, and
- Whereas, the EIR proposes to mitigate tree loss at different ratios during different years of the project in a cynical ploy to only plant the minimum number of trees necessary to return to 2017 levels in 2047 to claim the project will have no impacts, and
 - Whereas, tree canopy is an essential first line of defense against extreme heat days, which will become more frequent during the next 30 years and localized tree loss will result in a dangerous increase in local temperatures, especially on extreme heat days,
 - Therefore, the Bel Air-Beverly Crest Neighborhood Council requests 1) that all trees removed for the sidewalk repair program be mitigated at a ratio of 4:1 with species of equal size at maturity and located in the same neighborhood as those removed, 2) that the EIR be amended to consider tree removal a significant adverse impact with binding mitigation measures, and 3) that only those trees absolutely necessary to be removed for sidewalk repair be removed, with no pre-emptive removal of trees not causing problems, and every reasonable effort made to redesign sidewalks around trees.
- Moved** by Robin; **seconded** by Larry; **20 yes**; **0 no**; **0 abstentions**; **passed**.

26. **Discussion & Possible Motion Regarding SB-50** Because of the amendment removing the protection of Very High Fire Hazard Severity Zones (VHFSZ) in the hillsides, we are against SB-50 going through as amended. For sample letter to our councilmembers in CD4 & CD5, along with Deputy Chief Armando Hogan, West Bureau, LAFD, please see the attached letter from PPCC, requesting assistance in obtaining protection for Pacific Palisades, Brentwood and all other Los Angeles communities in the VHFHSZ from the dangerous impacts of SB-50 (Wiener). (**Attachment C**)
Moved by Robin; **seconded** by Yves; **20 yes; 0 no; 0 abstentions; passed.**

Reports from Liaisons, Alliances & Other Representatives

27. **Report from Budget Advocate – Jacqueline Le Kennedy, Budget Advocate:** LAPD wants to meet with them about their budget every quarter.
28. **Reports from DONE–Established Liaisons: Deferred due to time constraints**

Appointments of Liaisons Following June Board Elections Deferred due to time constraints

29. **Appointments to fill vacant additional DONE–established liaison positions:**

Legal; Grievance Panel; Emergency Preparedness & Plan Check Alliance

30. **Appointments of BABCNC–Established City Department Liaisons – Ellen Evans**

Bureau of Street Services; LADOT, RE: Traffic/Parking; Code Enforcement & Bureau of Engineering; DWP Liaisons

31. **Good of the Order:** Wendy reported that there was a meeting last week. The Valley Village group does not want the noise back; they don't care that it's much worse in the hills. Wendy noted that it is really important that we have more people from Bel Air and this side of the hill at the next meeting. Decisions will be made now. There will probably be another meeting in March; 3rd Wednesdays of the month. Decisions will start to be made.

Feb 6th: LAX LAWA meeting will be to ask Van Nuys Airport to have a voluntary nighttime curfew. Burbank has a voluntary night-time curfew. Once Van Nuys has it they'll ask Burbank.

32. **Announcements: Wednesday February 19th 6:30pm: Community Meeting of The Southern San Fernando Valley Airports Noise Task Force at the Burbank Airport Marriott Hotel.**

33. **Adjournment: 9:09 pm**

Next Board Meeting on Wednesday February 26, 2020 @ 7:00 pm @ AJU #223

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