



**Bel Air-Beverly Crest Neighborhood Council
Planning & Land Use Committee Meeting (Virtual)
 Tuesday January 11, 2022 5:00-7:00 P.M.**

DRAFT MINUTES for Committee Approval

Name	P	A	Name	P	A
Robert Schlesinger, PLU Chair	X		Stephanie Savage, PLU Vice Chair	X	
Robin Greenberg	X		Nickie Miner	X	
Don Loze	X		Jamie Hall		X
Shawn Bayliss		X	Jason Spradlin	X	
André Stojka	X		Yves Mieszala	X	
Cathy Wayne	X		Wendy Morris	X	
Maureen Levinson	X		Leslie Weisberg	X	
Stella Grey	X		Travis Longcore, BABCNC President	X	

Vice Chair Savage called the meeting to order at 5:06 P.M. at which time there were 12 members present and 4 absent. Members Levinson & Morris arrived shortly thereafter for a total of 14 present and 2 absent.

1. Motion to approve the January 11, 2022 Agenda passed as moved by Member Wayne.
2. Motion to approve December 14, 2021 Minutes (Attachment) was postponed.
3. General Public Comment: None
4. There were no Chair Reports by Robert Schlesinger, Chair or Stephanie Savage, Vice Chair.

Items Scheduled for Discussion & Possible Action:

5. 2830 Woodwardia Drive PS-1435-MSP ENV-2020-2854-CE

Project Description: Proposed vacation of public portions of Nicada, Woodwardia, and Angelo Drive into private-only access along with improvements entry/exit improvements.

Applicant: Bel Air Glen Homeowners Association

Representative: Margaret Akerblom, Fernando Villa [Allen Matkins Leck Gamble Mallor & Natsis, LLP]

makerblom@allenmatkins.com, fvilla@allenmatkins.com

<https://planning.lacity.org/pdiscaseinfo/search/encoded/MjM3NzE20>

Vice Chair Savage related that there were 55 letters in favor and 76 against the project as of last evening. Those letters have been uploaded to our website.

Representatives of the Bel Air Glen HOA gating project, Fernando Villa & Marty Akerbloom were present. Mr. Villa gave a Power Point presentation explaining and supporting the project. He requested that those present provide comments and noted that it was their goal to make this project friendly to the entire community.

Joan Herman introduced Amir Navab from Bel Air Ridge, who gave a Power Point presentation in opposition to the project. He encouraged this committee to slow down, gather information on the impacts to the environment, to traffic including on other streets if this were to happen, and to vote no; to come up with a better way forward for everybody in that neighborhood.

Member Longcore asked the committee to limit itself to factual inquiries, to allow for public comment. Member Miner noted the common ground and expressed hope that the two groups would work together, acknowledging the heavy traffic that has developed.

Committee comments were made, questions and concerns expressed. Vice Chair noted that this is associated with a City Council hearing on vacating the street. The Bureau of Engineering (BOE) has criteria for vacating the streets, which is relevant to the decisions. She will forward those to the parties who spoke to ask for clarification that they are addressed. Savage read from the BOE design manual.

Public Comment was given by the following individuals:

Sandra Kuschner is opposed

Gallin

Farryl Dickter is opposed

Nora supports

Fred Marcus

Simon

Phyllis Scadron

Steven Stevens supports

Jason Whitt supports

Eddie supports

Marshall Eskowitz supports

Kristin Ayuste supports

Paul Pape supports

David Neelin is opposed

Ken Linzer, President of BAG HOA supports

Don Coyne sees unintended consequences

Len Blonder is opposed

Deb Arjun supports

Joanne Parrent is opposed

Karen Stillman asks that they do a new traffic study.

Gary supports.

Suzenna and husband oppose

Sharon Silver is opposed

Seth Stuart, VP of BAR Association

Kelly Salehi supports

Kevin Topdjian supports

Leanne Mouw supports

Joshua Scher supports

Mark Fischer supports

Scott Smith supports

Price Simon

Carla Koehler is opposed

Yulia Krockhaleva supports

Mark Weinstock

SMR

Steven Eisenman supports

Danielle Cohen is opposed

Judy Ness supports

Derek supports

Rahul Grover's wife supports

Joyce Grunhauer supports

Alvin Galstian

Lorena Costino supports

Andy Diamond supports

Karen Marks is opposed

Marlene Anse is neutral
Colette Ament supports
Ben supports
David & Vanessa Finley support
Zoom User supports
Joanne Feigen (lives with Joanne Parrent) is opposed.
Chris Whitt husband and kids; supports
Rick Bisetti supports
Steven Eisenman supports
Ron Cornell is opposed
Sherri Pellar is opposed
Steve & Amy Levin are opposed
Craig Smidt is opposed
Dr. Steve Lee & Dr. Michelle Kim support.
Liz Rothman needs updated traffic study
Rosa Kaswick supports
Wendy B supports
Robert supports
Roberta Klein & Arlene Ancel & Michelle were called but did not respond.

Representatives of both sides gave brief comments in response to comments given. There was no hearing date at City Council as of this time.

Committee concerns were voiced, including note by Member Weisberg that there are a number of questions by the committee that have not been answered, such as whether the homeowners of both associations have unanimously agreed to take on the costs and liability of the roads within these two communities and that we have to create a list of questions that we would like to see answered by these HOAs and speak with them separately and privately to see if there is room for future negotiation and if they can come together.

Longcore noted that there is another party, Colina HOA, which also has traffic impacts; that we received several letters from that community and everybody who uses Beverly Glen and the park, etc. Longcore noted the option to adjourn to continue this meeting later, start with the discussion; the chair could recognize applicants to answer questions... Make a list of the questions now, and there may be people here who want to make a motion.

Member Loze noted that we have heard a lot of discussion about safety, a nice label, and we all have to have some responsibility for our own safety and the kids at the extent that we can... but one thing we heard distinctly is that both sides say that they want to work together. Loze did *not* think that we could provide the solutions for them but by working together, they can pull together the expertise from the city and whatever they need to bring a sensible solution to the city.

Motion to deny the application and let the applicant and the other parties, and the city with their facilities go forth to work together and get a new solution was **moved** by Member Loze and **seconded**.

Member Loze made an **amendment** to the motion that the application be denied to add that the matter be brought to the full NC on the 2nd anniversary of the next NC meeting. Longcore restated we are an advisory body, we cannot deny anything. We make a motion to recommend to the board to recommend to the City that this proposal be denied. We don't have the power to make the decision. The motion that he heard Member Loze make was to recommend to the Board that the motion be to recommend denial of the vacation but that it not be heard by the board for months; leave it open to see if there is any change in the position and proposals; then we would have a full hearing at the board at which time the full board would have the opportunity to engage. This was **moved** by Loze and **seconded**.

Member Weisberg asked why not pick this back up at this committee level, to which Loze responded that they need to come up with the solutions; we aren't going to be able to come up with the solutions. Let them work out the solutions... Stojka noted that by denying it you create a pressure to get people working together.

Weisberg noted that we have two sides at a stalemate... our job is to help them to see the issues that they have not looked at, perhaps give them a groundwork that they may come around to find... if we do not point out to them what they have not addressed... we are not helping them at all. Loze disagreed and called the question. Longcore noted that to proceed to a vote, there has to be no objection to taking a vote; if there is, you need a 2/3rds vote to do so.

Greenberg related that she has been listening to this, her heart goes out to these people; they are our neighbors. She could have been their neighbor, with her children being threatened. She is not ready to say yes or no and asked why not create a task force to get our questions? She is a mediator. Loze thinks that they can do that without us.

Longcore noted that people could move to table, then Robin could make a motion to have a task force and recommend people. Or someone can call the question, close it on Loze's. If it fails, move on to something else.

Motion to table, moved by Member Weisberg & **seconded**, with **8 yeses** from Members Weisberg, Wayne, Spradlin, Levinson, Savage, Morris, Greenberg & Miner; **4 noes** from Members Grey, Stojka, Loze and Evans. **1 abstention** from Schlesinger. Motion to table Loze's motion **passed**.

Motion: To create a task force to help our neighbors by creating answers to the questions, **moved** by Greenberg and **seconded**.

Mr. Villa expressed concern about a potential conflict of interest if Member Stojka is on the committee, as a resident of Bel Air Ridge. Longcore thanked him for his comment which was noted and stated that it is Mr. Stojka's prerogative to decide if he has a conflict of interest, whether a financial conflict of interest. Mr. Villa disagreed that it is a financial or "other" interest and doesn't want it to be considered that he has waived that concern.

Loze **moved to amend the motion** that the formation of the task force is subject to the Bel Air Glen through Allen Matkins agreeing not to pursue the furtherance of their actions until the completion of this taskforce, and to bring it back to the PLU Committee...The amendment was **seconded**. The amendment also includes that the duration will be two months – that the applicant agree to put a pause for two months, with members that we will decide to go forward. **13 yeses** and **1 abstention** by Longcore; **amendment passed**

Acting Chair Longcore clarified that the motion is that we will have a task force with members, that will go two months, contingent on the applicant agreeing that they won't push the project forward in the meantime. The motion as amended to include volunteers: Schlesinger, Spradlin, Miner, Greenberg and Stojka. **12 yes** and **one abstention** by Acting Chair Longcore; **passed**.

Main motion: Motion to form a taskforce, contingent on the applicant agreeing to a pause in pursuing the application, for a two-month period of fact finding, and to come and report back to this committee, with members Schelsinger, Spradlin, Miner, Greenberg, and Stojka. Mr. Villa hopes to have an answer and will email Schlesinger & cc Longcore in one week.

12 yeses, 1 no by Loze, **1 abstention** by Longcore; **motion passed**.

6. Meeting adjourned at 8:45 pm to meet again on February 8th at 5:00 pm.

ACRONYMS:

A – APPEAL	PM – PARCEL MAP
APC – AREA PLANNING COMMISSION	PMEX – PARCEL MAP EXEMPTION
CE – CATEGORICAL EXEMPTION	TTM – TENTATIVE TRACT MAP
DPS – DEEMED TO BE APPROVED PRIVATE STREET	ZA – ZONING ADMINISTRATOR
DRB – DESIGN REVIEW BOARD	ZAA – ZONING ADMINISTRATOR'S ADJUSTMENT
EAF – ENVIRONMENTAL ASSESSEMENT FORM	ZAD – ZONING ADMINISTRATOR'S DETERMINATION
ENV – ENVIRONMENTAL CLEARANCE	ZV – ZONING VARIANCE
MND – MITIGATED NEGATIVE DECLARATION	