

## Attachment "B"



Bel Air-Beverly Crest Neighborhood Council  
PO Box 252007 Los Angeles, CA 90025  
[info@babnc.org](mailto:info@babnc.org) 310-479-6247 [www.babnc.org](http://www.babnc.org)

### *Planning & Land Use Committee*

Dear Interested Parties,

The BABCNC reviews projects for consistency with the City of Los Angeles Planning, Zoning and Building Codes and advises on discretionary decisions in the implementation of those codes. BABCNC does not have additional requirements beyond those noted in the City Code and Charter or that otherwise come up at a City Department or Hearing. The BABCNC Planning & Land Use Committee and subsequent Board decisions are advisory in nature; we are not an Architectural Review Committee. However, the BABCNC, through its Planning & Land Use Committee, does review projects that have requested a discretionary approval from the City of Los Angeles. These requests may include, but not are limited to, Zone Variances, Zoning Administrator's Determination, Mulholland Design Review, Lot Splits, Haul Route requests, etc. In these cases, a copy of the application(s) is sent to the BABCNC PLU Committee directly from the Department of City Planning. Once an application is received by the BABCNC, the Planning & Land Use Committee will contact the applicant and invite them to present their project at one of the regularly scheduled meetings. The Agenda with link to the meeting will be posted on the BABCNC website: <http://www.babnc.org> and sent to presenters 72 hours prior to the meeting.

Currently the PLU Committee meets on the 2nd Tuesday of the month, from 5:00-7:00pm, through virtual (Zoom) Meetings. Note, presenting before the PLU Committee is not mandatory although encouraged and an appearance before this Committee is strongly suggested by the City Planning Department and Council members before a project proceeds to a City Hearing or the City Council itself. The public is invited to all PLU Committee meetings. Upon review of a project, the PLU Committee may elect to act, and make a recommendation to the full BABCNC Board on the merits of the project (e.g., to Recommend Approval/Support, Approval with Conditions, Deny/Oppose or Continue the project until the next meeting).

Page 3 of this letter includes a checklist for you to provide project information to the PLU Committee by Thursday before the Tuesday meeting.

#### **OFFICERS**

President  
**Travis Longcore, Ph.D.**  
Vice President – Operations  
**Robin Greenberg**  
Vice President – Leg. Affairs  
**Jamie Hall**  
Secretary  
**Nicole Miner**  
Treasurer  
**Vadim Levotman**

#### **COMMITTEES/CHAIRS**

Executive – **Travis Longcore, Ph.D.**  
Planning and Land Use – **R. Schlesinger & S. Savage**  
Bylaws, Rules and Elections – **Cathy Wayne**  
Emergency Preparedness – **Vadim Levotman**  
Outreach – **Robin Greenberg**  
Traffic Committee – **Irene Sandler**  
Public Works and Telecommunications –  
Budget and Finance – **Nicole Miner**  
Neighborhood Purpose Grant – **André Stojka**

#### **STAKEHOLDER GROUPS**

Bel Air Association  
Bel Air Crest Master Association  
Bel Air Hills Association  
Bel Air Ridge Association  
Benedict Canyon Association  
Casiano Estates Association  
Doheny-Sunset Plaza Neighborhood Assn.  
Holmby Hills Homeowners Association  
Laurel Canyon Association  
Residents of Beverly Glen

#### **RESIDENTIAL DISTRICTS**

Bel Air District  
Bel Air Glen District  
Franklin-Coldwater District  
North of Sunset District

#### **NON-RESIDENTIAL REPRESENTATION**

At-Large Members  
Commercial or Office Enterprise Districts  
Custodians of Open Space  
Faith-Based Institutions  
Public Schools & Private Schools

The BABCNC Board reviews the recommendations of the PLU Committee at its regularly scheduled monthly meetings. Those meetings are currently held on the 4th Wednesday of the month. Full details can be found at [www.babcnc.org](http://www.babcnc.org). The public is welcome to attend all BABCNC meetings. At the BABCNC Board meeting, the applicant will have the additional opportunity to present their case to the Board or be available to answer questions.

Should the BABCNC take a position on a case, a letter stating their recommendation is sent to the City Zoning Administrator and the City Council District in your area. In cases when a City hearing is scheduled between the PLU Committee meeting and the Neighborhood Council Board meeting, the PLU Committee will write a letter based on its action at that time, which may be followed by a letter from the Board at a later date reflecting any subsequent position taken by the Board.

Please note that a position taken by the BABCNC is a recommendation to the City of Los Angeles, the City Planning Department, and the City Council. It is non-binding upon the applicant but does carry weight with the various City Departments and City Councilmember(s). Should you need further information, please feel free to contact us at the phone number noted above or by email at: [info@babcnc.org](mailto:info@babcnc.org).

Please note the BABCNC, and the PLU Committee, cannot advise on land use potential or development feasibility of any area or property. Also, please note there are several homeowner's associations (HOAs) in the BABCNC area that do require a plan submittal for review or have an Architectural Review process. These HOA requirements are, in many cases, enforced by CC&Rs that are binding with the property. We suggest that all applicants reach out to their HOA and check their Title Report.

Thank you again for your interest in the Bel Air-Beverly Crest Neighborhood Council.



Robert Schlesinger, Chair  
Bel Air-Beverly Crest Neighborhood Council  
Planning & Land Use Committee  
[rschlesinger@babcnc.org](mailto:rschlesinger@babcnc.org)



Stephanie Savage, Vice Chair  
Bel Air-Beverly Crest Neighborhood Council  
Planning & Land Use Committee  
[ssavage@babcnc.org](mailto:ssavage@babcnc.org)

<b><i>Bel Air-Beverly Crest Neighborhood Council - Planning and Land Use Committee Project Checklist</i></b>		<b>Completed</b>
	DCP Master Land Use Application - Including all entitlements CP 7771.1	
	DCP Hillside Area Development Standards Form CP-4061	
	DCP Geographic Referral Form CP-7812	
	Required (5) Findings for each entitlement request, Per LAMC	
	Radius Map of abutting notification & BTC labeling receipt	
	Notification of Neighbors & Support Letters, if any	
	Hillside Referral Form, waiver of dedication (if any), basic investigation (if any)	
	Environmental- Linkage Maps, Biological Report, Protected Tree Report, MND, EIR- required per ENV filing	
	Grading Approval letter(s)	
	Grading plan and Cut & Fill Calculations	
	Rough Construction Schedule and Parking /Staging Plan	
	Project Plans- site plan, grading plans, all floor plans	
	Project Plans -Sections & elevations, Landscape plans	
	Project Plans-Topographic Survey (to scale) & Slope Analysis if part of project	
	<i>Additional Questions to be prepared to answer and provide:</i>	
	Does property have all utilities in street such as Sewer, Gas, Electric Service, Water	
	Is the project subject to the HCR? If so, what are the measures to accommodate?	
	Are there any easements on the property or any proposed?	
	Are there any Covenants or Restrictions on the property or any proposed?	

**Provide project information as it applies to the checklist (above) to the PLU Committee on the Thursday before the Tuesday meeting. Send via PDF, Google Drive, Dropbox, or other to: [PLU@babnc.org](mailto:PLU@babnc.org)**