



Building A Better Community

**Special General Board Meeting Minutes**  
**Sunday, August 5, 2018 9:30 am – 10:00 am**  
**American Jewish University**

15600 Mulholland Drive, Room 223, Main Campus, 2<sup>nd</sup> Floor, Bel Air, CA 90077

**Present: 18** (Quorum 15)

<u>2018/2019 Stakeholder Groups / Representatives</u>	<u>Present</u>	<u>Not Present</u>
<b>Bel Air Crest Master Homeowner Association</b>		
<i>Irene Sandler, Traffic Committee Chair</i>	<b>X</b>	
<b>Bel Air District</b>		
<i>Maureen Levinson (notified of absence)</i>		<b>X</b>
<i>Leslie Weisberg</i>	<b>X</b>	
<b>Bel Air Glen District</b>		
<i>Larry Leisten, Bylaws Chair (notified of absence)</i>		<b>X</b>
<b>Bel Air Hills Association (BAHA) [Formerly RVA]</b>		
<i>Robin Greenberg, President</i>	<b>X</b>	
<i>Michael Kemp</i>	<b>X</b>	
<b>Bel Air Ridge HOA (Alternate Desiree Lapin)</b>		
<i>André Stojka</i>	<b>X</b>	
<b>Benedict Canyon Association (Alternates: Matt Post &amp; David Scott Kadin)</b>		
<i>Robert (Bob) Schlesinger, PLU Committee Chair</i>	<b>X</b>	
<i>Don Loze</i>	<b>X</b>	
<i>Nickie Miner, Vice President</i>	<b>X</b>	
<i>Mindy Rothstein Mann</i>	<b>X</b>	

<b>2018/2019 Stakeholder Groups / Representatives</b>	<b>Present</b>	<b>Not Present</b>
<b>Casiano Estates Association</b>		
<i>Sam Sanandaji, DPM</i>		<b>X</b>
<b>Commercial or Office Enterprise Districts</b>		
<i>Jacqueline Le Kennedy, Treasurer (notified absence)</i>		<b>X</b>
<b>Custodians of Open Space</b>		
<i>Travis Longcore, Ph.D.</i>	<b>X</b>	
<b>Faith-Based Organizations</b>		
<i>Maureen Smith (notified of absence)</i>		<b>X</b>
<b>Franklin-Coldwater District</b>		
<i>Jeremy Summer (notified of absence)</i>		<b>X</b>
<b>K-6 Private Schools</b>		
<i>John Amato</i>		<b>X</b>
<b>7-12 Private Schools</b>		
<i>Jon Wimbish</i>	<b>X</b>	
<b>Public Educational Institutions (K-12)</b>		
<i>Kathy Copcutt (notified of absence)</i>		<b>X</b>
<b>Holmby Hills Association</b>		
<i>Jason Spradlin (notified of absence)</i>		<b>X</b>
<b>Laurel Canyon Association (Alternate: Heather Roy)</b>		
<i>Jamie Hall</i>		<b>X</b>
<i>Stephanie Savage</i>	<b>X</b>	
<i>Cathy Wayne</i>	<b>X</b>	
<i>Tony Tucci (notified of absence)</i>		<b>X</b>
<b>Members-at-Large</b>		
<i>Dan Love (notified of absence)</i>		<b>X</b>
<i>Chuck Maginnis, Emergency Preparedness Chair</i>	<b>X</b>	

<u>2018/2019 Stakeholder Groups / Representatives</u>	<u>Present</u>	<u>Not Present</u>
<i>Pamela Pierson, M.D.</i>	<b>X</b>	
<b>Member-at-Large / Youth Seat</b>		
<i>Robinson (Rob) Farber</i>	<b>X</b>	
<b>North of Sunset District</b>		
<i>Luis Pardo</i>		<b>X</b>
<i>Ellen Evans (notified of absence)</i>		<b>X</b>
<b>Residents of Beverly Glen</b>		
<i>Robert A. Ringler, Secretary</i>	<b>X</b>	
<i>Dan Palmer</i>	<b>X</b>	
<b>Total:</b>	<b>18</b>	<b>14</b>

- 1. Call to Order** Board President Robin Greenberg called the meeting to order at 9:35 a.m.
- 2. Roll Call (quorum 15)** Board Secretary Robert Ringler called the roll with 17 board members present initially; Pam Pierson arrived at 9:43 a.m., with total of 18 board members present.
- 3. Pledge of Allegiance**
- 4. Approval of August 5, 2018 Agenda** (per Bylaws, Article VIII, Section 2)  
Moved by Cathy Wayne; Seconded by Irene Sandler; 17 yes; 0 no; 0 abstentions; approved.
- 5. Approval of July 25, 2018 Minutes (Attachment A)** Copy was circulated with agenda.  
Moved by Cathy Wayne; Seconded by Leslie Weisberg; 14 yes; 0 no; 3 abstentions; Travis, Irene and Leslie; approved.
- 6. Public Comment:** Patricia Bell Hearst spoke on a NY Times article she read about a town that used to have water in Arizona. She noted that we are paying to subsidize water of mega-mansions; asks how to hold the city accountable; ask that the DWP prove that they have the water when signing off on projects, especially in high fire severity zones in the hillsides. She would like to have a subcommittee who would like to meet with some of us. Robin noted that Mindy Mann is interested in being part of an environmental-issues committee.

### Reports of Officers

- 7. President's Report – Robin Greenberg** – Robin thanked everyone present for coming out on a Sunday.
- 8. Vice President's Report – Nickie Miner** – Nickie expressed concern about building skyscrapers in the Fairfax area and the building boom in Hollywood.

Patricia Bell Hearst, Cathy Wayne, Nickie, Stephanie and Mindy (as well as Jamie & Robert who later at the retreat) volunteered to be members of a sub- or ad-hoc committee of the Planning & Land Use Committee. Cathy would like us to develop a motion to the planning department and the mayor that they are letting things get out of control; that something needs to be done and done now.

[Pamela arrived at 9:43 am.]

**9. Secretary's Report – Robert Ringler – None**

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

**a. Update/Report from Treasurer** In Jacqueline's absence, and no monthly expenditure report available for July, roll call votes were taken by Robert Ringler on c & d together as follows.

**b. Motion:** To approve the July 2018 MER (Monthly Expenditure Report) **None**

**c. Motion:** To approve a one-time **\$10.00 payment retroactively (Attachment D)** and a **\$15.00 monthly** payment going forward for **Mail Chimp upgrade (501-1,000 subscribers, unlimited sends @ \$15.00/mo.)** **Moved** by Cathy **Seconded** by Chuck; **18 yes; 0 no; 0 abstentions; approved.**

**d. Motion:** To approve purchase of **business cards for 18 board members** (one 250 cards/box each) in black & white, with NC logo & city seal @ \$388.80 (\$21.60 each set). . (**Attachment D**)

[Check payment request to be made with vote count sheet; City's publishing agency accepts checks only.]

**Moved** by Cathy **Seconded** by Chuck; **18 yes; 0 no; 0 abstentions; approved.**

**Reports of Committees (Updates, Discussion & Possible Action)**

**11. Planning & Land Use Committee – Robert Schlesinger, Chair / Stephanie Savage, Vice Chair;**

[Greenberg, Miner, Kemp, Hall, Loze, Spradlin, Levinson, Weisberg, S. Twining & Y. Mieszala]

**a. Discussion and Possible Motion Regarding Proposed Amendments to CEQA (continued from June meeting to discuss further).**

The PLUC unanimously approved a motion to have Stephanie prepare a letter for Board approval. At our June 27<sup>th</sup> meeting, the Board tabled this in order to discuss further and to craft a new motion. At our July 25<sup>th</sup> meeting, the item was again deferred due to lack of time.

[All welcome to send to [Azeen.Khanmalek@lacity.org](mailto:Azeen.Khanmalek@lacity.org) (213) 978-1336. & [CPC@lacity.org](mailto:CPC@lacity.org)

RE: Case Number CPC-2018-2657 in your correspondence. Council File # 18-0066.

Deadline for comments to be submitted for consideration in the Staff Report was July 6, but we can continue to submit comment to until **August 10**, and they may consider the comments in presenting to the commission. After that date, we may submit all comments to the commission office.]

Stephanie reviewed use of the Environmental Assessment Form (EAF) which she stated needs to be notarized, and is a great way to determine if project should be exempt or not. Travis noted that the requirement for an EAF is a city form and that the CEQA determination is separate. The EAF is not a CEQA form. Travis noted that there is a process under the law. The question of whether it's a CE has to do with the type of exemption that is being applied for. The next higher level of review, if it is not categorically exempt, can determine that in the city EAF form. However, he would like us to be clear about which projects – to uncover the impacts – and maybe that is anything using residential development exemption should have to do an EAF of in the VHFSZ or per the maps so that anyone in those areas has to fill out this form.

**Motion:** That Travis's comments be incorporated into the body of a letter.

**Moved** by Leslie; **Seconded** by Bob; discussion was held, with Travis relating that this is a City Department implementation issue; that there are two statements with different audiences and the critical one is the recognition that almost every project that's in the hillside area in the city, everybody trying to develop a new sfd or replacement sfd needs to do an EAF whether or not they think they qualify for an exemption. It costs \$2,700 to file an EAF.

**18 yes; 0 no; 0 abstentions; approved.**

**b. Next PLU Committee Meeting: Tuesday August 14, 2018 @ 7:00 pm @ AJU, Room #223**

- 12. Outreach Committee – Robin Greenberg, Chair** [*Nickie Miner, Tony Tucci, Maureen Smith, Irene Sandler, André Stojka, Matt Post & Ron Cornell*]  
 a. Update/Report by Chair – Robin Greenberg – **Deferred**
- 13. Budget & Finance Committee – Kennedy, Chair** [*J. Hall, R. Greenberg, R. Farber & C. Wayne*]  
 a. Update/Report by Chair – **Deferred**
- 14. Traffic Cmte - Sandler, Chair** [*Stojka, Pierson, Copcutt, Templeton, Weisberg, Farber, Greenberg*]  
 a. Update/Report by Chair – **Deferred**

**New Business / Motions & Resolutions** (Carried over from the 07-25-18 meeting)

- 15. Discussion & Action on Infrastructure and Development in the Hillside – Maureen Levinson**  
 a. **Discussion & Motion for the BABCNC to Request Action of our Electeds & Departments**  
**RE: LADWP & LADBS report on the trends of larger homes as it relates to water and power usage in hillsides.**

**Proposed Motion for PAUL KORETZ to bring to City Council:**

- Los Angeles hillside infrastructure is notoriously deficient and underperforming. With many of our hillside neighborhoods having been subdivided and built in the early 1910s to 1930s, power outages and frequent pipe bursts are not uncommon events.

- The current trend in the hillside seems to be demolishing existing housing stock and replacing it with single family dwellings that are considerably larger. Typically, 3 to 10 times larger than the previous home and/or surrounding homes in the community. Additionally, these larger homes bring with them multiple and larger pools, entertainment facilities, and accessory uses/structures. Due to this surge of commercial-sized single-family dwellings, a question must be asked. Do these large commercial-sized homes pose a threat to the surrounding hillside communities? What are the impacts to the surrounding homes that are smaller and have modest power and water facilities? For example:

1. **Water:** Does surrounding water pressure increase or decrease with the introduction of these significantly larger homes and does that increase or decrease in water pressure cause problems for the infrastructure (especially when it comes to water) or to water pressure for life and safety issues? Namely LAFD fire hook-ups etc.?

2. **Power:** Does the power draw from these large commercial-sized developments increase or decrease the likelihood of power loss to the surrounding community? Does it increase or decrease the likelihood of power outages? Does the loss of power or the reinstatement of power — after a loss of power — damage the infrastructure? Additionally, does that reintroduction of power after a power loss increase or decrease the likelihood of surges along the power’s path of travel as it is reintroduced to surrounding homes?

**I THEREFORE MOVE** that within the next 100 days, the Department of Water & Power in consultation with the Department of Building & Safety provide a detailed report to the City Council on the trends of these larger homes as it relates to power and water usage, the City’s hillside infrastructure readiness, the increase or decrease of disruption over the past few decades, increase or decrease of damage to surrounding neighbors and community from power surges, **power outages**, and pipe bursts, and the engineering and cost reality of our infrastructure needs and upgrades.

**Moved:** Robert S.; **Seconded:** Robert R; Cathy’s friendly amendment to add “outages” approved by all 18 and the **motion was approved** by **18 yes; 0 no; 0 abstentions.**

- b. **Discussion & Motion for the BABCNC to Request Action of our Electeds & Departments**  
**RE: LADWP and Los Angeles County Tax Assessor for a simple and accurate comparison report of water and power usage data of existing home sizes (new and old), water and power they consume and hillside vs non-hillside.**

**Proposed Motion for PAUL KORETZ to bring to City Council:**

- With unpredictable rainfall and dwindling snow-pack, California residents are routinely asked to limit their water usage due to drought. Additionally, as our planet becomes more unpredictable due to our

climate impacts, and as our reliance on non-California produced energy grows, limiting our power usage becomes increasingly dire. For more than a decade, Los Angeles has seen a dramatic increase in home size within both its hillside and non-hillside designated areas. The beautiful views and seclusion of our hillsides have masked the quaint neighborhoods and limited infrastructure. In the “flats”, larger yards and spacious living have given way to towering homes and blocked sunlight. However, the need to conserve our limited resources so all may enjoy the California Dream is now on a likely crash-course with our societal push towards “Bigger is Better.”

- We have been told for many years that older homes are less efficient and use more resources than their new and larger counterparts. And while this might be true on a limited scale, it is hard to believe an old 2,500 sq ft home that is replaced with a 10,000 sq ft home actually uses less resources.

- As we are pushed to conserve, it is important that everyone have a simple and clear understanding of when “Bigger is not necessarily Better.” Additionally, for those looking to invest in upgrading their home, they should understand what various sized homes use as it relates to resources. An educated and informed homeowner is paramount to making the best decisions for themselves.

- A simple graphic from the Los Angeles Department of Water and Power (“LADWP”) that shows the water and power usage for multiple categories of square footage of livable space should be created. This graphic can list homes built prior to the year 2000, and those built after. The simplest and most accurate database for home size and year built would likely be the Los Angeles County Assessor, as they include most living space in the home size. Other agencies and departments often exclude portions of the home size for various reasons.

Below is an example of the nine categories in the sliding grouping of single family dwellings by size:

500 sq ft to 1,200 sq ft

1,200 sq ft to 2,500 sq ft

2,500 sq ft to 4,500 sq ft

4,500 sq ft to 6,000 sq ft

6,000 sq ft to 10,000 sq ft

10,000 sq ft to 20,000 sq ft

20,000 sq ft to 35,000 sq ft

35,000 sq ft to 50,000 sq ft

50,000 sq ft and above

**I THEREFORE MOVE** that within the next 100 days, the Department of Water & Power in consultation with the County Assessor, use their existing customer power and water usage data to issue an informational bulletin that simply and accurately compares various existing home sizes, new and old, water and power they consume, and hillside vs. non-hillside.

**Moved:** Robert S; **Seconded:** Andre; Cathy’s friendly amendment to add “outages” approved by all 18 and the **motion was approved** by **18 yes; 0 no; 0 abstentions.**

#### **16. Bel Air Basement HCR Exemption Bel Air Basement HCR exemption (Discussion, Action & Submission of CIS) (Attachment K) – Maureen Levinson**

Discussion and possible MOTION regarding amendments to the existing Bel-Air HCR Overlay. On 4/20/2018 and 5/15/18 MOTIONS were introduced to make various amendments to the Bel-Air HCR Overlay CF#16-1472. On July 5<sup>th</sup>, the Los Angeles City Council Unanimously voted to pass the two MOTIONS and instruct City Departments to begin drafting Code language to effectuate the requested amendments. These amendments include, among other items, the inclusion of basement square footage into the total allowable square-footage, and the limitation and restriction of proposed and existing rooftop decks (party decks).

**Proposed MOTION:** The BABCNC supports Council Member Koretz’s Bel-Air HCR Overlay Amendments MOTIONS, Council File 16-1472-S3 & 16-1472-S4, and a letter shall be drafted and signed **by this Neighborhood Council stating the need for these Amendments and our support for them.** **Deferred**

**For Reference to the 2 Council Files 16-1472-S3 & 16-1472-S4**

**- Bel Air-Beverly Crest Hillside Construction / Supplemental Use District / Regulate Construction of Single Family Homes and Rooftop Decks**

**<https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=16-1472-S3>**

**- Bel Air-Beverly Crest / Follow Up / Interim Control Ordinance (ICO) 183497 / Code Amendment / Establishment of Hillside Construction Regulation District (HCR) / Additional Amendments**

**<https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=16-1472-S4>**

**17. Liaisons for City Departments – (Discussion & Possible Motion) Ellen Evans**

- We have experienced large-scale infrastructure projects in our area that are highly burdensome and come as a complete surprise to neighbors. We have infrastructure projects we are expecting that never seem to happen. DWP communication during the heat wave power outage was inadequate.
- In order to be in a better position to inform our constituents about provision of services and about infrastructure projects as well as to communicate issues to the appropriate City departments, we should strengthen our relationships with those departments.
- To do so, we should consider appointing liaisons to DWP, Sanitation, Street Services, Bureau of Engineering, Department of Transportation, Public Works and other departments as appropriate. These liaisons will establish relationships with specific individuals within those departments and maintain relationships with those individuals and their replacements. The plan would be to touch base on a regular schedule as well as when necessary. **Deferred**

**18. WRAC's Motion: Discussion and possible action: Support CEQA Appeals Code Amendment (WRAC LUPC)**

The BABCNC supports CEQA Appeals Code Amendment of June 6, 2018 (CPC-2018- 2657-CA ENV-2018-2658-CE) and recommends limiting the fee for residents to \$250.

Background: No formalized appeal process exists, and this amendment will allow residents to file appeals. A fee of \$250 is reasonable for the city, which has numerous low-income residents. **Deferred**

**19. Budget Representative Reports – Ellen Evans & Jacqueline Le Kennedy**

**a. Update by Budget Representative(s) on Budget Day June 23<sup>rd</sup> LA City Hall**

**20. Good of the Order – Members of the Board may report on any item of interest to the Council**

**21. Adjournment – Motion to adjourn made and seconded and the meeting adjourned at 10:02**

**Next Board Meeting @ American Jewish University, #223 Wednesday, September 26, 2018 @ 7:00 pm**