



Building A Better Community



**BEL AIR-BEVERLY CREST NEIGHBORHOOD COUNCIL
MINUTES OF THE REGULAR BOARD MEETING**

Wednesday, February 25, 2026 | 7:00 PM

Virtual Meeting via Zoom (Webinar ID: 832 7016 5200)

NAME	BOARD SEAT	Present	Absent
Barcohana, Elizabeth	Private Schools Grades K-6 <i>(Re-Selected 08/27/2025)</i>		X
Brand, Jonathan	Bel-Air Association <i>(Appointed 05/22/2024)</i>		X
Christensen, David	Residents of Beverly Glen <i>(Appointed 09/24/2025)</i>		X
Evans, Ellen	Community Interest At-Large (2027) / VP, Leg. Affairs <i>(Re-elected 2025)</i>		X
Goodman, Mark MD	Bel-Air Association		X
Greenberg, Robin	Faith-Based Institutions / VP – Operations <i>(Re-Selected 08/27/2025)</i>	X	
Hall, Jamie	Laurel Canyon Association	X	
Halsey Holmes, Kristie Ph.D.	Public Educational Institutions <i>(Appointed 08/27/2025)</i>	X	
Kadin, David Scott	Benedict Canyon Association	X	
Kamin, Aaron	North of Sunset District (2027) <i>(Re-elected 2025)</i>	X	
Kaye, Alan	At-Large Traditional Stakeholder (2027) <i>(Elected 07/23/2025)</i>	X	
Kemp, Michael	Bel Air Hills Association <i>(Appointed 01/19/2025)</i>	X	
Kwan, Robert (Bobby)	Laurel Canyon Association		X
Lawrence, Aaron	At-Large Traditional Stakeholder (2027) <i>(Elected 07/23/2025)</i>	X	
Levotman, Vadim	North of Sunset District (2027) <i>(Re-elected 2025)</i>	X	
Longcore, Travis Ph.D.	Custodians of Open Space / President <i>(Re-Selected 08/27/2025)</i>	X	
Mann, Mindy Rothstein	Benedict Canyon Association <i>(Appointed 07/2025)</i>	X	
Marble, Stacy	Private Schools Grades 7-12 <i>(Re-Selected 08/27/2025)</i>	X	
Marburg, Tad	North of Sunset District (2025) <i>(Re-elected 2025)</i>	X	
Miner, Nickie	Benedict Canyon Association	X	
Navab, Amir	Bel Air Ridge HOA <i>(appt.01/28/26; replacing Andre Stojka, now Alternate)</i>		X
Ringler, Robert	Residents of Beverly Glen		X
Roth, Lynn	Doheny-Sunset Plaza Neighborhood Association <i>Appointed 07/23/2025)</i>	X	
Ryan, Sandy	Casiano Estates Association <i>(Appointed 01/24/2024)</i>		X
Sandler, Irene	Bel Air Crest Master Association	X	
Savage, Stephanie	Laurel Canyon Association	X	
Schlesinger, Robert	Benedict Canyon Association	X	
Silver, Jonathan	Bel-Air Association <i>(Appointed 06/26/2024)</i>		X
Smith, Maureen	Commercial or Office Enterprise Districts (2027) <i>(Re-elected 2025)</i>		X
Spradlin, Jason	Holmby Hills HOA	X	
Steele, Timothy Ph.D.	Bel Air Glen District (2027) / Secretary <i>(Re-elected 2025)</i>	X	
Templeton, Patricia	Bel Air Hills Association	X	
Vacant Seat	Laurel Canyon Association		0
Weinberg, Steven	Franklin-Coldwater District (2027) <i>(Re-elected 2025)</i>	X	
Weisberg, Leslie	Bel-Air Association	X	
Wickers, Alonzo	At-Large Youth Rep (2027) <i>(Re-elected 2025)</i>	X	
Total:		24	11

NOTICE OF VIRTUAL MEETING: This meeting was conducted virtually pursuant to California Senate Bill 707 (Durazo), enacted January 1, 2026, and Los Angeles City Council File 23-1114. Public participation was available via Zoom and telephone.

CALL TO ORDER, FLAG SALUTE, AND ROLL CALL

The regular meeting of the Bel Air-Beverly Crest Neighborhood Council (BABCNC) Board was called to order by President Travis Longcore, Ph.D., at approximately 7:10 PM on Wednesday, February 25, 2026, via Zoom. President Longcore noted that the meeting is conducted as a public body creating a First Amendment space, that all final actions require a roll call vote per state law, and that the board is governed by Robert’s Rules of Order.

Flag Salute - The Pledge of Allegiance was led by board members. Robert Schlesinger and Tad Marburg with flags displayed for the salute.

Roll Call - Roll call was conducted by Secretary Timothy Steele, Ph.D. A quorum of 21 board members was confirmed before the meeting commenced.

ITEM 1 – APPROVAL OF MINUTES

President Longcore announced that the minutes of the January 28, 2026 Board Meeting (Attachment A) were not completed and circulated. Item 1 was deferred. No action was taken.

ITEM 2 – GENERAL PUBLIC COMMENT

President Longcore opened General Public Comment for items within the Board’s jurisdiction but not on the agenda. Members of the public commented on the following topics:

- **LADWP Electricity Rates / LA100 Program:** James Enstrom, a retired UCLA epidemiology professor and 40-year Bel Air resident, requested that the Board take up the issue of high electricity costs in Los Angeles. He expressed concern that the high costs are attributable to LADWP’s goal of 100% renewable energy by 2035 (the LA100 plan), which he argued has not been fully disclosed to ratepayers. He noted he had communicated with LADWP officials and the offices of Councilmembers Yaroslavsky and Nazarian.
- **Oak Bark Beetle Infestation:** A member of the public, Dr. Pamela Pierson, alerted the Board to a news report about the Oak Bark Beetle (the *Goldspotted Oak Borer* (GSOB, *Agrilus auroguttatus*) infesting oak trees. spreading from Arizona along the California coast into Simi Valley and Ventura County, threatening coastal oak trees. Dr. Longcore confirmed the accuracy of the report and advised residents to source firewood locally and not move it. Member Mann noted that Tree People has been addressing this issue and offered to include information in the BABCNC newsletter.

There being no further public comments, General Public Comment was closed.

ITEM 3 – UPDATES FROM ELECTED OFFICIALS AND AGENCIES

Representatives from elected officials’ offices provided the following updates:

Sidney Liss, Office of Councilmember Nithya Raman (CD4) reported significantly increased water flow at an apparent groundwater location on Laurel Canyon Boulevard just south of Mulholland Drive. LADWP is investigating whether it is a groundwater issue. Mr. Liss provided his email for follow-up inquiries. Board member Vadim Levotman requested a response to a previously submitted email.

Erica Gatica Doughty, Department of Neighborhood Empowerment (EmpowerLA) reminded board members that several have expired training certifications and urged them to renew. She offered assistance and noted that a reminder email was sent shortly before the meeting.

Kenneth Miller (Office of CM Yaroslavsky), Amanda Laflen (Office of Supervisor Horvath), Robbie Staenberg (Office of Assemblymember Zbur), Anthony Avila (Office of Assemblymember Irwin), Sophia Liebman (Office of Senator Ben Allen): Not present.

Jamie Hall announced that the Draft Open Space Element has been released by the city. Open Space element comments are due by March 31st.
<https://planning.lacity.gov/plans-policies/environmental-justice#open-space>

ITEM 4 – PRESIDENT’S REPORT

President Longcore stated that in the interest of time, he had no report for the evening.

ITEM 5 – MONTHLY EXPENDITURE REPORT

Treasurer Vadim Levotman moved to approve the January 2026 Monthly Expenditure Report (Attachment B) as circulated prior to the meeting. The motion was seconded by Nickie Miner. There was no discussion.

Roll Call Vote:

Yes	No	Abstain/ Recuse	Absent	Ineligible
Aaron Kamin, Aaron Lawrence, Alan Kaye, David Scott Kadin, Irene Sandler, Jason Spradlin, Lynn Roth, Michael Kemp, Mindy Rothstein Mann, Nickie Miner, Patricia Templeton, Robin Greenberg, Stacy Marble, Stephanie Savage, Steven Weinberg, Timothy Steele, Travis Longcore, Vadim Levotman.	None	None	Elizabeth Barcohana, Ellen Evans, Mark Goodman, MD, Robert (Bobby) Kwan, David Christensen, Robert Ringler, Jonathan Brand, Sandy Ryan, Maureen Smith, Jonathan Silver, Amir Navab	Leslie Weisberg, Jamie Hall, Robert Schlesinger, Kristie Halsey Holmes, Alonzo Wickers, Tad Marburg.

MOTION PASSED – Unanimously by eligible voters (18-0-0) 11 absences, 6 ineligible

ITEM 6 – FUNDING EXPENDITURE (FOR OUTREACH EVENTS)

President Longcore introduced a motion to purchase two (2) fitted tablecloths at \$390.00 each, totaling \$780.00 (inclusive of tax), from Extreme Canopy Inc. (Quote #SQ310637) (Attachment C). The motion was made by Robin Greenberg and seconded by Nickie Miner.

Discussion:

Board member Greenberg explained that BABCNC attends approximately five to six outreach events per year, including events at fire and police departments and at the Skirball Cultural Center, and that the tablecloths are needed for the newly acquired yellow canopy tent.

Roll Call Vote:

Yes	No	Abstain/ Recuse	Absent	Ineligible
Aaron Kamin, Aaron Lawrence, Alan Kaye, David Scott Kadin, Irene Sandler, Jason Spradlin, Lynn Roth, Michael Kemp, Mindy Rothstein Mann, Nickie Miner, Patricia Templeton, Robin Greenberg, Stacy Marble, Stephanie Savage, Steven Weinberg, Timothy Steele, Travis Longcore, Vadim Levotman.	None	None	Elizabeth Barcohana, Ellen Evans, Mark Goodman, MD, Robert (Bobby) Kwan, David Christensen, Robert Ringler, Jonathan Brand, Sandy Ryan, Maureen Smith, Jonathan Silver, Amir Navab	Leslie Weisberg, Jamie Hall, Robert Schlesinger, Kristie Halsey Holmes, Alonzo Wickers, Tad Marburg.

MOTION PASSED – Unanimously by eligible voters (18-0-0) 11 absences, 6 ineligible

ITEM 7 – BUDGET ADVOCATES UPDATE – LESLIE WEISBERG, BABCNC BUDGET REPRESENTATIVE

BABCNC Budget Representative Leslie Weisberg moved to contribute up to \$500 to the Budget Advocates for Budget Day (Attachment D). The motion was seconded by Mindy Rothstein Mann.

Discussion:

Ms. Weisberg noted that the Budget Advocates have requested a \$500 good-faith contribution from all neighborhood councils and that they work on behalf of neighborhood councils. Treasurer Levotman advised that while funds are available, the expenditure does not currently fit within an existing budget category and would likely require a budget amendment. Ms. Weisberg proposed tabling the item until the March meeting so that the Budget Advocates could make a presentation to the Board and a proper budget amendment could be prepared.

Action:

Ms. Weisberg moved to postpone the item to a “time certain” (March 2026 regular meeting). President Longcore took **unanimous consent** on the motion to postpone, finding no objection. As this was not a final action on the item, a roll call vote was not required. The item was postponed to the March 2026 meeting.

ITEM 8 – PUBLIC FORUM FOR INSURANCE COMMISSIONER CANDIDATES

BABCNC Budget Representative Leslie Weisberg presented a proposal to organize a public event for candidates for California Insurance Commissioner, focusing on issues of risk, affordability, and insurability in the Very High Fire Hazard Severity Zone (VHFHSZ). Ms. Weisberg noted that the Bel Air Association was already engaging with candidates and that she was seeking Board interest and a partner to develop a motion for the following month.

Discussion:

Board members Aaron Lawrence and Nickie Miner expressed strong interest in participating and volunteered to work with Ms. Weisberg to develop the event and a formal motion for the March meeting. President Longcore confirmed there was no categorical opposition to the concept. No final action was taken. The matter will be returned to the March agenda.

ITEM 9 – VAN NUYS AIRPORT CITIZENS ADVISORY COUNCIL

President Longcore introduced a motion to support City Council File 25-1514 (introduced by Councilmembers Raman and Padilla), which requests that (1) the City Council be able to review changes to the makeup of the Van Nuys Airport Citizens Advisory Council (CAC), and (2) the current content of the CAC Bylaws be consolidated and posted on the Los Angeles World Airports (LAWA) website.

Background / Presentation:

Board member Mindy Rothstein Mann introduced her husband, Robert Mann, who serves as a representative to the CAC, and he provided background: The CAC was formed by City Council over 50 years ago, with bylaws allowing each council member to nominate two members. Approximately six months ago, the airport manager summarily removed four members from the CAC, alleging they no longer resided in the council districts from which they were appointed. Mr. Mann noted the bylaws do not require district residency for appointees, and that the current CAC chairman does not even reside in Los Angeles County. LAWA and the Board of Airport Commissioners (BOAC) are now seeking to permanently reduce CD5 representation and have assumed control over the CAC bylaw revision process. Mr. Mann characterized this as an effort to diminish the impact of council district appointees who often do not share the airport’s agenda. President Longcore summarized the motion as the City Council’s pushback against unilateral executive action by the airport.

Board Discussion:

Following brief board discussion, the question was called and the roll call vote was taken.

Roll Call Vote:

Yes	No	Abstain/ Recuse	Absent	Ineligible
Aaron Kamin, Aaron Lawrence, Alan Kaye, David Scott Kadin, Irene Sandler, Jason Spradlin, Lynn Roth, Michael Kemp, Mindy Rothstein Mann,	None	None	Elizabeth Barcohana, Ellen Evans, Mark Goodman, MD, Robert (Bobby) Kwan, David Christensen,	Leslie Weisberg, Jamie Hall, Robert Schlesinger, Kristie Halsey Holmes, Tad Marburg.

Nickie Miner, Patricia Templeton, Robin Greenberg, Stacy Marble, Stephanie Savage, Steven Weinberg, Timothy Steele, Travis Longcore, Vadim Levotman. Alonzo Wickers		Robert Ringler, Jonathan Brand, Sandy Ryan, Maureen Smith, Jonathan Silver, Amir Navab	
MOTION PASSED – Unanimously by eligible voters (19-0-0) 11 absences, 5 ineligible			

NEW BUSINESS – LAND USE ITEMS

ITEM 10 – 2555 N. CRESTVIEW DRIVE

Case Numbers: ZA-2024-1881-ZV | ENV-2024-1882-CE | **Case Filed:** 03/21/2024 | **Hearing Date:** 02/10/2026

Applicant: Mulholland Tennis Club | **Representative:** Peter Huie (President, Mulholland Tennis Club); Luis Fernandez

Project Description: Proposed outdoor bar/service station under existing patio cover on the tennis deck (approx. 230 sq. ft.) at the Mulholland Tennis Club, a private members-only club. Zoning Variance (ZV) required in the A (Agricultural) zone.

PLU Committee Motion:

The Planning and Land Use (PLU) Committee recommended approval of the project on the grounds that there is no change of use, the service station is already present at the location, and there will be no associated increase in members. Motion made by PLU Chair Michael Kemp; no second required as it came from committee.

Applicant Presentation (Luis Fernandez, on behalf of Mulholland Tennis Club):

Mr. Fernandez presented the project via screen share. Key points:

- The Mulholland Tennis Club has operated at the intersection of Mulholland Drive, Crestview Drive, and Skyline Drive since the 1960s, conceived by and for the surrounding neighborhood. Membership is capped at 400, with 43% of members living within one mile and 96% within five miles.
- The proposal is for a zoning variance to construct a 230-square-foot outdoor service station/bar on the existing tennis deck to remedy operational and safety inefficiencies. The project is within an existing patio cover and replaces an existing, unplumbed service counter.
- The existing indoor bar is approximately 125 feet away across a narrow breezeway, creating physical congestion, safety hazards for staff carrying loads, and accessibility barriers for members with mobility limitations.
- The club’s existing ABC license covers the entire property; alcohol is already permitted and served outdoors. The new station will add plumbing, a dishwasher, and refrigeration to improve service efficiency.
- The nearest residence is approximately 250 feet away with a 56-foot elevation differential. The station accommodates approximately 8 seats. The club is not open to the public.

- LAFD support was referenced; however, President Longcore questioned the provenance of the letter (unsigned, unusual for a city agency to support a private land use application before another department). Mr. Fernandez acknowledged a club member facilitated it.

Public Comment:

Members of the public testified. A summary is as follows:

Opposition:

- Valentina Palermo (adjacent neighbor and club member for 18 years), speaking on behalf of 70 neighbors who signed a petition, urged denial. She argued the structure constitutes a total change of use, the ABC license premise diagram does not clearly authorize a dedicated outdoor point-of-sale, a 2024 sanitation inspection shut down an unauthorized outdoor service, and there is a ten-year history of nuisance complaints. She also raised questions about the validity of the LAFD support letter.
- Nina Freed (adjacent neighbor, equity member since 1978) opposed the variance, contending an outdoor bar near the dining area could jeopardize the club’s liquor license due to proximity to a children’s play area.
- Unidentified neighbor (phone ending 327), residing 500 feet away, described witnessing loud and rowdy behavior, members vomiting on the street, and noise late into the evening, and opposed the variance as inconsistent with a residential neighborhood.
- Matthew Nichols, land use counsel for the Palermos, argued: (1) no legal hardship has been established; inconvenience to staff is not a variance hardship; and (2) the application on file with the Zoning Administrator seeks a variance to allow “an outdoor bar in the A zone” – the use is not allowed in the zone, and the correct entitlement should be a zone change, not a variance.
- Jordan Wright, co-counsel for the Palermos, argued the club’s operational reality far exceeds its CUP: a 1973 zoning interpretation prohibits commercial events; a 1993 CUP modification requires operation with due regard for surrounding character; the club held approximately one event per week last year (including weddings, bat mitzvahs, and holiday markets); and the outdoor bar would serve as an “operational multiplier” facilitating longer outdoor congregation.
- Lucy Campos (Green Valley Road, 20-year resident) cited concerns over noise travel in the canyon, parking overflow on Crestview Drive creating visibility hazards and potential fire truck obstruction, and the risk of impaired drivers exiting the property.
- Claire Willenson (home shares property line with the club; member for 31 years) presented data showing that of approximately 60 homes within 500 feet notified by the city, 38 were opposed and only 6 in favor; an additional 70 homes beyond the notice area also opposed the project.
- Stephen Burn (within 300 feet of the property) described an inability to sit on his own deck during summer due to noise, primarily music and DJs, and expressed concerns about increased activity.
- Jay Cooper (Skyline Drive, across from club) confirmed strobe lights, music, and parking congestion on event nights making the driveway hazardous.
- Gary German (retired pediatrician, non-member) disputed the claimed health benefit of outdoor drinking and urged the board to watch an opposition video.

Support:

- Ani Y. (Skyline Drive, member) stated that opposition representatives had spread misinformation door-to-door, including false claims of food trucks and disco raves.
- Patrick Y. (Skyline Drive, directly adjacent, member) said he had never experienced excess noise attributable to the club and credited the speed bumps he championed on Skyline as evidence of his broader neighborhood safety record. He characterized opposition as scare tactics without material evidence.
- David Koppelman (club member and attorney) argued that the hardship for the variance was legally sufficient – that physical constraints on the property constitute a practical difficulty, not merely an inconvenience, and that the station would not change existing use.
- Josh Klein (member for 20+ years, former board member) stated that the same neighbors have opposed every club improvement for over a decade including safety-related work. He confirmed there is already a TV and service area on the deck, disputed fire truck access claims, and characterized the opposition as longstanding regardless of project merit.
- Kamall Shaikh (Skyline Drive, 10-year resident, member for 8 years) stated he had never heard noise from the club in his daily walks and that opposition representatives had misrepresented the project to neighbors.
- Peter Huie (President, Mulholland Tennis Club) confirmed the club is a 501(c)(4) nonprofit, that all events are member-sponsored, that the largest event last year had 140 attendees (a member's daughter's wedding), and that the club proactively addressed light concerns when raised.
- Kathleen Hipps (attorney, Skyline Drive, CEQA litigator) testified the site does not compare to rooftop bars she has litigated against, and disputed the hardship argument raised by opposing counsel, noting "hardship" is an amorphous term in the LAMC and that minimizing staff hardship and accessibility barriers can constitute a cognizable hardship.
- Andrew Brunswick, M.D. (Kaiser physician, member) argued for the health benefits of outdoor community gathering for elderly members and cited pandemic-era concerns about indoor gatherings.
- Adam Gorgoni (Skyline Drive, 25-year resident, recording engineer and record producer) stated he had taken a noise meter outside and found the club does not generate significant sound on Skyline Drive due to building mass between the club and the street.

(Letters of opposition and support can also be found on the BABCNC website.)

Board Discussion:

Discussion was robust. Key points raised by board members:

- Aaron Kamin opposed the motion, expressing discomfort about the lack of recourse for neighbors once a variance is granted, noting that sound travels unpredictably in the hills, and that the variance standard should be applied strictly. He urged a "no" vote.
- Nickie Miner opposed, raising concerns about zone variances setting precedent for incremental changes and questioning why a formal outdoor alcohol venue was necessary when alcohol could already be carried to the deck from the indoor bar.
- Patricia Templeton posed clarifying questions: confirming that alcohol is not currently dispensed from the outdoor location (it is carried out from the indoor bar), that the new station would allow both alcohol and non-alcoholic service outdoors, and that there is no ability to relocate the indoor bar closer to the deck. She suggested supporting a non-

alcohol service station, noting that increased alcohol access outdoors with seating would likely increase noise.

- Alan Kaye supported the motion, noting from personal experience attending events at the club that major events are held indoors and the outdoor service would not materially change use.
- Jason Spradlin supported the PLU committee recommendation, finding the restriction on a private members' club unreasonable.
- Timothy Steele, Ph.D. noted that the outdoor bar would make the club a more attractive event venue, even if that was not the stated intent.
- Alonzo Wickers noted the board's purview: the ABC license already permits alcohol everywhere on the property; the board is not the appropriate body to relitigate that. He suggested the board focus on the land use question rather than a broader moral question about alcohol.
- President Longcore expressed surprise at the LAFD support letter, noting he had never seen a city agency formally support a private land use application under another agency's purview, and questioned whether the letter had official standing.

First Motion (PLU Committee Recommendation – Approval):

The motion to recommend approval of the variance, as brought from the PLU Committee, was called to a vote.

Yes	No	Abstain/Recuse	Absent	Ineligible
Aaron Lawrence, Alan Kaye, Michael Kemp, Nickie Miner, Robin Greenberg, Stacy Marble, Jason Spradlin, Steven Weinberg [8]	Aaron Kamin, Irene Sandler, Lynn Roth, Mindy Rothstein Mann, Timothy Steele, Patricia Templeton, Vadim Levotman, and Travis Longcore [8]	David Scott Kadin & Alonzo Wickers abstained [2] Stephanie Savage recused (conflict re: Mulholland) [1]	Elizabeth Barcohana, Ellen Evans, Mark Goodman, MD, Robert (Bobby) Kwan, David Christensen, Robert Ringler, Jonathan Brand, Sandy Ryan, Maureen Smith, Jonathan Silver, Amir Navab	Leslie Weisberg, Jamie Hall, Robert Schlesinger, Kristie Halsey Holmes, Tad Marburg.

MOTION FAILED – 8 Yes / 8 No / 2 Abstain / 1 recused. 11 absences; 5 ineligible. A majority of eligible voters was not achieved. Motion did *not* carry.

Note on Vote Tally: President Longcore cast the deciding vote No, **resulting in 8 Yes and 8 No** (with his vote), confirming failure to achieve a majority.

Second Motion (Conditional Approval – No Alcohol Service):

Patricia Templeton moved to recommend approval of the service station structure, conditioned on the station not being used for alcohol service. Alan Kaye seconded. Discussion ensued with several board members expressing opposition to any form of approval, finding the conditions impractical or unenforceable. Ms. Templeton withdrew her motion by consent of the board, with a majority of board members signaling by a show of hands that she should do so.

Outcome:

No motion achieved a majority. **The Board took no position on the project.** President Longcore noted that the minutes and meeting recording will be publicly available. The PLU Committee's prior vote in favor will be reflected in any correspondence. President Longcore indicated he may or may not send a letter to the Zoning Administrator, but if so, it will accurately reflect the Board's split vote.

ITEM 11 – 9830 & 9832 W. WANDA PARK DRIVE

Case Numbers: ZA-2023-4255-ZAD-HCA | ENV-2023-4256-CE | Associated: ZA-2022-3147-CU1-HCA | ZA-2023-4254-ZAA

Case Filed: 06/22/2023 | **Hearing Date:** 01/06/2026 | **Staff:** Alan Como

Applicant: Dennis Banks, Banks Consulting

Project Description: Demolition of one existing single-family dwelling on two adjacent lots under common ownership. Construction of two new single-family dwellings (one per lot) each with an Accessory Dwelling Unit (ADU). Properties at 9830 Wanda Park (approx. 2,200 sq. ft.) and 9832 Wanda Park (approx. 2,600 sq. ft.) in the RE15 zone. Both lots are substandard (approx. 9,900–10,000 sq. ft., versus the 15,000 sq. ft. RE15 minimum; 50-ft. width vs. 80-ft. minimum).

Entitlements Requested: (1) ZAD: 4-foot side yard setbacks in lieu of required 6 feet; (2) ZAD: Development on a road without 20-ft. continuous paved roadway width to the edge of the hillside (per California State Minimum Fire Safe Regulations, Title 14); (3) Haul Route (if approved).

PLU Committee Motion:

The PLU Committee moved to recommend denial of the project on the grounds that: (a) 4-foot side yard setbacks are inadequate fire mitigation to prevent structure-to-structure fire spread; (b) the site lacks adequate emergency access including location on a dead-end street, no fire truck turnaround, no front yard dedication, and non-compliant roadway width; and (c) additional concerns set forth in Attachment E. Motion made by PLU Chair Michael Kemp; no second required as it came from committee.

Applicant Presentation (Dennis Banks, Banks Consulting):

Mr. Banks provided the following key clarifications:

- Updated plans (provided to the Board prior to the meeting) reflect a 4-foot right-of-way dedication plus a 5-foot front yard setback, for a total 9-foot building setback from the current street edge. Plans have undergone plan check twice and received comments from all city departments.
- A Bureau of Engineering (BOE) analyst confirmed the street width in front of the subject property is 20 feet, which led to a reduced dedication of 4 feet rather than 8 feet. The BOE analyst could not administratively waive the dedication entirely.
- Grading: Each property proposes approximately 624 cubic yards (updated to approximately 680 CY with the revised setback), well under the 750 CY limit per property. Applicant disputed that the two properties must be aggregated into a single "site" for grading purposes.
- A tree report approved by the Office of Urban Forestry confirmed that no protected trees will be removed; orange fencing and tree protection zones are already in place.
- State Minimum Fire Safe Regulations: Mr. Banks argued that the regulation (Title 14, CCR) requires new roads to be constructed to 20-foot width but does not prohibit

construction of a new home on a pre-existing substandard road. President Longcore disputed this interpretation.

- A construction staging plan has been reviewed and approved by LADOT; staging will occur on driveways, not the street.

Public Comment:

- Cristina Colissimo (Wanda Park Drive resident) showed a video of current pavement failures, sinkholes, and water flow on Wanda Park Drive. She stated fire trucks cannot reach all homes on the street because the roadway does not achieve 20 feet in front of many homes. She urged the Board to uphold the PLU Committee's recommendation to deny.
- Jordana (Wanda Park Drive resident) noted the two proposed homes each include ADUs, further increasing occupancy, traffic, and strain on a substandard dead-end hillside street, and supported denial.
- Craig and Jane Morrison live on Wanda Park Drive, directly adjacent to the project stated both have autoimmune conditions and expressed concern about demolition toxins. Jane Morrison noted several elderly and medically-vulnerable neighbors on the street and that emergency access delays could be life-threatening. She urged denial.
- David Henderson (immediately adjacent on the other side) recounted a 2022 incident in which a fire truck and ambulance could not fully reach his home when his son had an allergic reaction, even before any additional development.
- Philip Proctor and Adele Abrams (on Wanda Park Drive) cited inconsistencies in filed documents, including a claim of no groundwater despite an underground river causing sinkholes; the CEQA report records street width as only 17 feet; and structural integrity concerns related to crane/construction equipment vibration.
- Mindy Rothstein Mann (public comment, speaking on her own behalf and not as a board member) characterized the project as classic overdevelopment on a substandard street. She noted the 4-foot dedication is meaningless because the city will not widen a single-parcel street frontage; there is no community benefit; and the sole beneficiary is the speculative developer.

Board Discussion:

- Mindy Rothstein Mann (board discussion) stated she has traveled on Wanda Park Drive many times and confirmed it is very difficult to navigate. She supported the PLU recommendation.
- Stephanie Savage (PLU member) raised several unresolved technical concerns: (a) the updated plans showing 9-foot setback were not provided to PLU members; (b) new setback will require increased grading, undermining the claimed compliance with the 750 CY limit; (c) grading approval letter (item 9) flagged concerns and requested accurate volume determination; (d) reliance on a 1952 rear yard retaining wall for slope support is impractical; (e) State Fire Safe Regulations appear not to allow exceptions for new construction on non-compliant streets, and the Department of Forestry explicitly noted this in the rule adoption history.
- Michael Kemp (PLU Chair) confirmed: (a) the 4-foot side yard hardship argument fails because reducing the house footprint to achieve the required 6-foot setback is not a hardship when designing a brand-new home; (b) the applicant confirmed the 4-foot side yard request remains.
- Patricia Templeton asked whether there are exceptions to the State Fire Code for new construction. President Longcore confirmed there are none for vacant lots, and that this was explicitly discussed during the State Board of Forestry's rulemaking proceedings.

Roll Call Vote:

Yes	No	Abstain/Recuse	Absent	Ineligible
Aaron Kamin, Aaron Lawrence, Alan Kaye, Alonzo Wickers, David Scott Kadin, Irene Sandler, Lynn Roth, Michael Kemp, Mindy Rothstein Mann, Nickie Miner, Patricia Templeton, Robin Greenberg, Stacy Marble, Stephanie Savage, Steven Weinberg, Timothy Steele, Travis Longcore, Vadim Levotman [18]	None	None	Elizabeth Barcohana, Ellen Evans, Mark Goodman, MD, Robert (Bobby) Kwan, David Christensen, Robert Ringler, Jonathan Brand, Sandy Ryan, Maureen Smith, Jonathan Silver, Amir Navab Jason Spradlin	Leslie Weisberg, Jamie Hall, Robert Schlesinger, Kristie Halsey Holmes, Tad Marburg.
<p>MOTION TO RECOMMEND DENIAL PASSED – Unanimously by eligible voters 18-0-0 with 12 absent and 5 ineligible</p>				

ITEM 12 – 14410 W. MULHOLLAND DRIVE

Case Number: AA-2024-7366-DPS

Case Filed: 11/13/2024 | **Staff:** Katie Knudson

Applicant: Haig Bagerdjian | **Representative:** Jimmy Toetz & Tony Russo, Crest Real Estate

Project Description: Deemed to Be Approved (DPS) private street application in conjunction with a remodel of an existing single-family dwelling (pre-September 6, 1961) and addition of one ADU on a private street. Present use: SFD. Proposed: SFD + ADU. New two-story home with basement, balancing cut and fill on site (no haul route required).

PLU Committee Motion:

The PLU Committee moved to recommend approval of the private street application, conditioned on: (1) installation of no-parking signage on the private roadway; and (2) appropriate conditions to ensure longevity and maintenance of Knox boxes to the satisfaction of LAFD. The project was reviewed for compliance with state minimum fire safe regulations. Motion made by PLU Chair Michael Kemp.

Applicant Presentation (Tony Russo and Jimmy Toetz, Crest Real Estate):

Mr. Russo provided a brief overview:

- The project replaces an existing SFD with a new two-story home with basement. Cut and fill are balanced on site; no haul route is needed.
- The property is at the end of a private street with no existing turnaround. The project will provide a fire department turnaround on-site, a net improvement to fire safety. A private gate will be served by Knox boxes so LAFD can access the property.

- Because the property has an existing structure, the State Minimum Fire Safe Regulations provide accommodation for reconstruction when fire safety is otherwise improved, unlike a vacant lot.
- No-parking signage on the private roadway is a community/neighbors’ arrangement rather than a LADOT requirement, as the roadway is private.

Board Discussion:

Patricia Templeton asked who would install the no-parking signs; Mr. Russo confirmed these are private street signs coordinated with neighboring property owners. No members of the public testified on this item. Board discussion was brief. President Longcore summarized the PLU Committee’s rationale: because the site is already developed, regulations accommodate reconstruction where fire safety is improved, and this project provides a turnaround and functioning Knox boxes as net improvements.

Roll Call Vote:

Yes	No	Abstain/Recuse	Absent	Ineligible
Aaron Kamin, Aaron Lawrence, Alan Kaye, Alonzo Wickers, Lynn Roth, Michael Kemp, Mindy Rothstein Mann, Nickie Miner, Patricia Templeton, Robin Greenberg, Stacy Marble, Steven Weinberg, Timothy Steele, Travis Longcore, Vadim Levotman	Irene Sandler	Stephanie Savage (recuse – conflict re: Mulholland Drive)	Elizabeth Barcohana, Ellen Evans, Mark Goodman, MD, Robert (Bobby) Kwan, David Christensen, Robert Ringler, Jonathan Brand, Sandy Ryan, Maureen Smith, Jonathan Silver, Amir Navab Jason Spradlin David Scott Kadin	Leslie Weisberg, Jamie Hall, Robert Schlesinger, Kristie Halsey Holmes, Tad Marburg.
MOTION TO RECOMMEND APPROVAL PASSED 15-1-0; 1 recusal; 5 ineligible and 13 absent				

ITEM 13 – 10327 TUPELO LANE

Case Number: ZA-2023-1289-ZAA-ZAD-HCA

Applicant: Katherine Kelly | **Representatives:** Jimmy Toetz and Tony Russo, Crest Real Estate | **Staff:** Ariel Jones

Project Description: New 1,997 sq. ft. (RFA), two-story single-family dwelling with occupiable rooftop deck, pool, and spa over a basement garage with three new retaining walls on a Substandard Hillside Limited Street (Tupelo Lane). Project includes extension of Tupelo Lane paving approximately 56 feet to the west edge of the lot, with a new 14-foot driveway and 2-foot gutter in the public right-of-way. Three APNs totaling approximately 13,400 sq. ft. in the RE40 zone.

Entitlements Requested:

- (1) ZAD: Construction of SFD on a lot without minimum adjacent roadway width of 20 ft.

- (2) ZAD: Construction on a lot without continuous paved roadway width of 20 ft. from the driveway apron to the hillside boundary.
- (3) ZAD: Construction of one additional retaining wall (3 total, vs. 2 otherwise allowed).
- (4) Haul Route: Export of approximately 1,551 CY of soil.

Disclosure:

President Longcore disclosed that he resides between 500 and 1,000 feet from the project site. He consulted with the City Attorney, who advised that no recusal was required, as he has no financial or material interest in the outcome of the application.

PLU Committee Motion:

The PLU Committee moved to recommend that the City deny the requested entitlements due to: (1) failure to comply with State Minimum Fire Safe Regulations as pertaining to roadway width and grade; and (2) the project cannot satisfy the required findings in the Municipal Code due to non-compliance with those state regulations and because improving Tupelo Lane to 20-foot width is not feasible. Motion made by PLU Chair Michael Kemp; no second required as it came from committee.

Applicant Presentation (Jimmy Toetz and Tony Russo, Crest Real Estate):

Representatives presented via screen share. Key points:

- The proposed home is approximately 2,000 sq. ft. (modestly sized compared to neighboring homes of 3,100–4,200 sq. ft.) and is nestled between two converging hills to minimize visual and acoustic impacts on neighbors.
- The rooftop level includes a small deck, pool, and spa. A basement garage is included.
- Tupelo Lane is not currently paved at the project frontage (66 feet of undeveloped paved roadway will be extended to serve the property).
- Grading is proposed at approximately 1,551 CY for export (haul route required). Applicant stated this is below site-specific maximums.
- Site improvements include a concrete gutter, drainage ditch (concrete-lined mud flow channel) to capture hillside sediment and redirect it away from the roadway — a benefit to the neighborhood.
- Two protected trees will be preserved; two smaller trees will be removed and replaced one-to-one. A conservation easement with the Mountains Recreation and Conservation Authority (MRCA) is being negotiated for undeveloped portions of the property.
- LAFD has not yet taken a position; fire department review will occur during plan check if entitlements are granted.
- Representatives noted two other homes on Tupelo Lane received ZAD approvals in 2003 and 2006 for similar road width non-compliance; one in 2006 was on a vacant lot.
- A LADOT-approved construction management plan requires all staging on private driveways, not the street.

Public Comment:

No members of the public testified on this item. (Note: The meeting had proceeded past 10:00 PM.)

Board Discussion:

- Patricia Templeton asked whether there are exceptions to the State Fire Safe Regulations for new construction on non-compliant roads. President Longcore confirmed there are none, and that this was the explicit intent expressed by the State

Board of Forestry during rulemaking — to preclude new construction where minimum fire safety conditions cannot be met.

- Mindy Rothstein Mann stated that while the project appears attractive, it is a house in a location where it should not be. She noted that granting the requested three retaining walls (in lieu of two) represents additional impact, not mitigation.
- Nickie Miner expressed concern about outdoor decks and rooftop pools in the VHFHSZ, noting wildlife habitat in the converging hills, and stating that Tupelo Lane should probably never have been developed to begin with.
- Stephanie Savage (PLU member) acknowledged the project has evolved significantly since first review, noted the applicant’s professionalism, and raised the question of neighbor outreach (applicant confirmed direct outreach with no formal opposition received).
- Steven Weinberg asked about the drainage benefit. Tony Russo acknowledged it is a modest benefit — converting unmanaged hillside runoff into a captured, maintained drainage system — but acknowledged this benefit may be outweighed by committee concerns.

Roll Call Vote:

Yes	No / Abstain / Recuse	Absent	Ineligible
Aaron Kamin, Aaron Lawrence, Alan Kaye, Alonzo Wickers, Irene Sandler, Lynn Roth, Michael Kemp, Mindy Rothstein Mann, Nickie Miner, Patricia Templeton, Robin Greenberg, Stacy Marble, Stephanie Savage, Timothy Steele, Travis Longcore, Vadim Levotman	Steven Weinberg abstained	Elizabeth Barcohana, Ellen Evans, Mark Goodman, MD, Robert (Bobby) Kwan, David Christensen, Robert Ringler, Jonathan Brand, Sandy Ryan, Maureen Smith, Jonathan Silver, Amir Navab, Jason Spradlin, David Scott Kadin	Leslie Weisberg, Jamie Hall, Robert Schlesinger, Kristie Halsey Holmes, Tad Marburg.

MOTION TO RECOMMEND DENIAL PASSED – Unanimously by eligible voters 16-0-1, 13 absent and 5 ineligible

President Longcore thanked representatives Tony Russo and Jimmy Toetz for their professionalism in presenting the best possible version of the project.

The motion to recommend denial of the applicant’s requests passed 16-0-1, with 13 absences, 5 ineligible and 0 recusals.

GOOD OF THE ORDER & ADJOURNMENT

President Longcore invited brief announcements from board members.

- Robin Greenberg announced that the Westside Regional Alliance of Councils (WRAC) is hosting a debate for candidates running for City Council District 11 on Sunday at 815 Venice Boulevard, Venice, from 1:00–3:00 PM.
- President Longcore suggested the board consider an in-person meeting in the coming months, possibly at Tree People, in March or April.
- Minutes Taker, Cathy Palmer, acknowledged and appreciated Secretary Steele's thoroughness in calling all roll call names during votes.

There being no further business, President Longcore adjourned the meeting at approximately 10:21 PM.

The next regular meeting of the BABCNC Board will be held virtually on Wednesday, March 25, 2026, at 7:00 PM.

www.babcnc.org

info@babcnc.org