



Building A Better Community



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

Wednesday, March 25, 2026 | 7:00 PM

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

Meeting convened at approximately 7:03 PM

NAME	BOARD SEAT	Present	Absent
Barcohana, Elizabeth	Private Schools Grades K-6		X
Brand, Jonathan	Bel-Air Association (Arrived 9:10 PM)	X	
Christensen, David	Residents of Beverly Glen	X	
Evans, Ellen	Community Interest At-Large / <i>VP, Leg. Affairs</i>	X	
M. Levinson for Dr. Goodman	Bel-Air Association	X	
Greenberg, Robin	Faith-Based Institutions / <i>VP – Operations</i>	X	
Hall, Jamie	Laurel Canyon Association	X	
Halsey Holmes, Kristie Ph.D.	Public Educational Institutions (Left 9:14 PM)	X	
Kadin, David Scott	Benedict Canyon Association		X
A. Roessel for A. Kamin	North of Sunset District (Left 8:47 PM)	X	
Kaye, Alan	At-Large Traditional Stakeholder	X	
Kemp, Michael	Bel Air Hills Association	X	
Kwan, Robert (Bobby)	Laurel Canyon Association (Left 8:52 PM)	X	
Lawrence, Aaron	At-Large Traditional Stakeholder	X	
Levotman, Vadim	North of Sunset District		X
Longcore, Travis Ph.D.	Custodians of Open Space / <i>President</i>	X	
Mann, Mindy Rothstein	Benedict Canyon Association		X
Marble, Stacy	Private Schools Grades 7-12		X
Marburg, Tad	North of Sunset District	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	X	
Ryan, Sandy	Casiano Estates Association (Arrived 7:15 PM)	X	
Sandler, Irene	Bel Air Crest Master Association (Left 8:53 PM)	X	
Savage, Stephanie	Laurel Canyon Association	X	
Schlesinger, Robert	Benedict Canyon Association	X	
Silver, Jonathan	Bel-Air Association		X
Smith, Maureen	Commercial or Office Enterprise Districts		X
Spradlin, Jason	Holmby Hills HOA		X
Steele, Timothy Ph.D.	Bel Air Glen District / <i>Secretary</i>	X	
Templeton, Patricia	Bel Air Hills Association	X	
<i>Vacant Seat</i>	<i>Laurel Canyon Association</i>		0
Weinberg, Steven	Franklin-Coldwater District	X	
Weisberg, Leslie	Bel-Air Association	X	
Wickers, Alonzo	At-Large Youth Representative (Left 8:50 PM)	X	
Total:		26	9

CALL TO ORDER, FLAG SALUTE & ROLL CALL

Board President Travis Longcore, Ph.D., called the meeting to order at approximately 7:03 PM. He announced that the meeting was being conducted virtually in conformity with the January 1, 2026 enactment of California Senate Bill 707 (Durazo) and LA City Council File 23-1114 and reminded participants of the procedures for public participation via Zoom or telephone. The Pledge of Allegiance was recited. Secretary Timothy Steele, Ph.D., conducted the roll call.

Item 1. Approval of Minutes

A motion to approve the January 28, 2026 Minutes was presented. The February 2026 minutes had not been circulated in advance and were not included in this motion.

Motion: To approve the January 28, 2026 Board Meeting Minutes.

Moved by: Robin Greenberg. Seconded by: Timothy Steele, Ph.D. No corrections, deletions, or amendments were proposed. Motion carried 22-0-3 (Members Sandler, Templeton and Weisberg abstained) with 10 absent: Barcohana, Kadin, Levotman, Mann, Ringler, Brand, Smith, Spradlin, Silver and Marble.

Item 2. General Public Comment

Board President Longcore opened the general public comment period for comments on any topic within the Board's jurisdiction not on the adopted agenda, limited to one minute per speaker.

Two members of the public provided comment:

Josh Sauter (participating under the account name Roy Nwaiser) introduced himself as a candidate for United States Congress in the 32nd District and current President of the Encino Neighborhood Council. He described his platform, including a plan to reduce unsheltered homelessness by 40% in the district within four years, and noted his presence at the district during the 2025 fires. He directed attendees to his campaign website (josautterforcongress.com) and noted the election date of June 2nd.

Dr. James Enstrom addressed the Board as a follow-up to a prior month's comment regarding the Los Angeles Department of Water and Power (LADWP). He noted approximately 440,000 accounts are in arrears citywide, amounting to approximately \$2 billion, and requested an opportunity to meet with President Longcore and Dr. Steele to discuss LADWP's policies and the LA100 plan.

No other members of the public requested to speak. The general public comment period was closed.

Item 3. Updates from Elected Officials and Agencies

The following representatives from elected officials and agencies provided updates:

Kenneth Miller, Office of Councilmember Katy Yaroslavsky (CD5):

Representative Miller reported on two street lighting initiatives. First, CD5 and CD11, jointly allocated \$500,000 to hire a dedicated Bureau of Street Lighting (BSL) crew to address priority

outages in both districts, with the first repairs completed that same day. Second, a motion co-introduced with Councilmember Hernandez to electrify or install solar lighting for streetlights passed with a \$65 million startup budget to address modernization and the copper wire theft problem.

Regarding SB79 (the state law increasing density potential around transit stops), Miller reported that the City Council the previous day passed Option C1, which expands the city's corridor transition program allowing new multifamily housing of 3- and 4-story buildings in higher and moderate opportunity areas along transit corridors, while delaying SB79 implementation in lower-resource areas, high-fire-severity zones, and historic districts until 2030. A second motion was passed to develop an accelerated local alternative plan framework ahead of 2030.

In response to board questions, Miller noted that the San Ysidro traffic situation remains unresolved due to jurisdictional difficulties, that the council office has no remaining budget for the current fiscal year, and that Councilmember Yaroslavsky is exploring a separate "Friends of Five" private fund for items such as the drone fire prevention program.

Amanda Laflen, Office of Supervisor Lindsay Horvath (SD3):

Representative Laflen reported on three Board of Supervisors actions: (1) A motion by Supervisors Horvath and Barger to reform and integrate mental health care within the county's homelessness services system, focusing on field-based care for the approximately 16,000 people experiencing homelessness with serious mental illness; (2) a motion to coordinate wildfire prevention across the Santa Monica Mountains by evaluating the feasibility of a regional wildfire mitigation joint powers authority, with a report back to the Board in 90 days; and (3) a motion addressing LAHSA's failure to pay service providers, including embedding county staff at LAHSA to review financial operations and ensure providers are paid through June 30, 2026, with a financial analysis and corrective action plan due April 14, 2026.

Laflen also announced that the first three stations of the Metro D Line extension to the west side will open May 8, 2026, including the Wilshire/La Cienega station in Beverly Hills within SD3.

Nick Faries, Office of Senator Ben Allen (filling in for Sophia Liebman):

Representative Faries highlighted three bills moving through the legislative session: (1) SB1182 – a new development and Wildland-Urban Interface (WUI) bill requiring developers to be transparent and proactive about the insurability of their proposed projects; (2) SB1209 – the CDI Examination Enforcement bill allowing the Department of Insurance to impose \$20,000 penalties on insurers for noncompliance with examination recommendations; and (3) SB1301 – a non-renewal reform bill ensuring policyholders receive specific reasons for non-renewal and an opportunity to remediate identified issues before a policy is not extended.

Faries also announced a fire safety fair in late April co-hosted with SD3 and CD11 at St. Martin of Tours, focused on home hardening and fire resilience resources.

Sidney Liss, Office of Councilmember Nithya Raman (CD4):

Representative Liss reported that the effort to qualify Measure ULA reform for the June ballot was unsuccessful and that the matter has been referred to an ad hoc City Council committee led by Councilmember Jurado with Councilmembers Lee and Padilla. He also announced the 2026 Empower LA Youth Conference on Saturday, June 6th (registration closes April 24th), and the expansion of unarmed crisis response services into more of CD4, including areas covered by Hollywood LAPD Division.

Erica Gatica Doughty, Department of Neighborhood Empowerment (EmpowerLA):

Representative Doughty announced the following fiscal year-end deadlines: May 20th – final date to submit an event approval form; June 1st – final date to submit check payment requests (including Neighborhood Purpose Grants); June 20th – final date for purchases with the Neighborhood Council credit cards (P-cards). She also promoted the Empower LA Youth Conference (ages 14–17, registration closes April 24th), announced an upcoming virtual Nextdoor workshop on March 26th from 11:30 AM–1:00 PM, and reminded board members with expired or missing training to complete their required trainings.

Following the reports, Board member Maureen Levinson asked Kenneth Miller about whether CD5 would fund the drone fire prevention program presented at a recent CPAB meeting; Miller indicated the council office has no remaining funds for the fiscal year but that it would be explored through the potential "Friends of Five" private fund structure.

Item 4. President's Report

President Longcore reported that in the interest of a full agenda, he would not be making a President's Report at this meeting.

Item 5. Monthly Expenditure Report

The February 2026 Monthly Expenditure Report (Attachment C) was presented for Board approval.

Motion approving the February 2026 Monthly Expenditure Report. Moved by: Robin Greenberg. Seconded by: Maureen Levinson. No questions or discussion. Motion **carried** 19-0-0, with 10 absent: Barcohana, Kadin, Levotman, Mann, Ringler, Brand, Smith, Spradlin, Silver and Marble. and 6 ineligible: Hall, Holmes, Roessel, Kwan, Schlesinger and Weisberg.

Item 6. The Web Corner – Website Maintenance Contract

The Board was asked to approve continuation of the existing contract with The Web Corner for website maintenance and support services at \$199.00/month for FY 2025/2026. It was confirmed that no change of rate is planned by The Web Corner for the remainder of the fiscal year. President Longcore noted that while this expenditure is included in the approved budget, a standalone board motion is required.

Motion: That the BABCNC will continue on the existing contract for The Web Corner's website maintenance and support services at \$199.00/month for FY 2025/2026. Moved by: Maureen Levinson. Seconded by: Timothy Steele, Ph.D. No discussion. Motion **carried** 19-0-0, with 10 absent: Barcohana, Kadin, Levotman, Mann, Ringler, Brand, Smith, Spradlin, Silver and Marble. and 6 ineligible: Hall, Holmes, Roessel, Kwan, Schlesinger, Weisberg.

Item 7. Updated Funding Expenditure – Outreach Event Tablecloths (Attachment D)

Background: At the February 2026 meeting, the Board approved a motion (18-0-0) to purchase two fitted tablecloths for \$780.00 from Extreme Canopy Inc. (Quote #SQ310637), inclusive of tax. Upon entering a shipment address, zip-code-specific sales taxes of \$81.90 were added, bringing the revised total to \$861.90. Because the total amount differs from the original approved amount, a new motion and vote are required.

Motion: To approve the addition of \$81.90 in zip-code-specific sales taxes to the previously board-approved expenditure, raising the total from \$780.00 to \$861.90 for the purchase of two fitted tablecloths from Extreme Canopy Inc. **Moved by:** David Christensen. **Seconded by:** Maureen Levinson. No discussion. Motion **carried 18-0-0**, with **11 absent:** Barcohana, Kadin, Levotman, Mann, Ringler, Brand, Smith, Spradlin, Silver, Marble and Savage; and **6 ineligible:** Hall, Holmes, Roessel, Kwan, Schlesinger and Weisberg.

Item 8. Budget Advocates Guest Speaker – Jay Handal (Budget Rep: Leslie Weisberg)

President Longcore noted that the Board Treasurer had advised that the item to contribute up to \$500 to "Neighborhood Council Budget Day" is not in the current budget and recommended the item be pulled. Rather than pulling it entirely, Longcore invited Jay Handal, co-chair of the Budget Advocates, to present so the Board could consider including the contribution in next year's budget. Board member Leslie Weisberg introduced the item.

Jay Handal (Budget Advocates Co-Chair) addressed the Board, providing an overview of the Budget Advocates, a civilian budget watchdog committee formed under Mayor Jim Hahn. He explained that the committee of 36 members—three per neighborhood council region—meets with every city department annually and prepares white papers and recommendations to City Council and the Budget and Finance Committee. He noted that the city eliminated their \$10,000 annual budget three years ago and that they now rely entirely on neighborhood council contributions to fund Budget Day, which costs over \$22,000 to host. Handal noted that the committee has made over 3,000 recommendations over the years, with more than 1,500 adopted by City Council. Budget Day 2026 is scheduled for Saturday, June 27, 2026, at City Hall, from 7:30 AM to 12:30 PM.

President Longcore recommended that, because amending the current year's budget would be needed, no action be taken tonight. Instead, if this is a priority for the Board, it should be included as an explicit budget line item when next year's budget is developed.

Action: No motion made. The Board took no action on this item. The Budget Advocates contribution will be considered for inclusion in the FY 2026/2027 budget.

Item 9. Virtual Outreach Event – Town Hall on California Insurance Commissioner Candidates (Weisberg, Miner & Lawrence)

Board member Leslie Weisberg provided an update on planning for a virtual town hall focused on candidates for California Insurance Commissioner, tentatively scheduled for Sunday, May 3, 2026, from 3:30 PM to 5:30 PM (or 3:30 PM to 5:00 PM). She reported that every declared candidate had been contacted and that confirmed participation from two of the leading candidates—Jane Kim and Senator Ben Allen—remained outstanding.

Weisberg noted that once confirmations are received, a flyer would be distributed through the BABCNC mailing list and outreach through RAC and the Hillside Federation. She anticipated knowing the status of confirmations within the following week.

Action: Discussion item only. No motion made.

Item 10 & 11. Planning and Land Use Items – Gilcrest Drive Projects (Heard Together)

Item 10: 1665 North Gilcrest Drive – ZA-2023-6125-ZAD / ENV-2023-6127-CE

Applicant: GT Dave (Gilcrest LLC). Representative: Abhi Kalra (Crest Real Estate). Staff: Esther Serrato. ZA Hearing Date: March 11, 2026.

Item 11: 1660 & 1670 North Gilcrest Drive – ZA-2023-6126-ZAD / ENV-2023-6127-CE

Applicant: GT Dave (Gilcrest LLC). Representative: Abhi Kalra (Crest Real Estate). Staff: Esther Serrato. ZA Hearing Date: March 11, 2026.

Project Descriptions:

For 1665 North Gilcrest Drive (Item 10): Major remodel and addition of an existing single-family dwelling resulting in a new two-story, 7,729 square foot single-family residence (28'6" in height) with hardscape, decks, pool, and spa. The project includes approximately 2,246 cubic yards of grading and a haul route for the export of 3,433 cubic yards of earth.

For 1660 & 1670 North Gilcrest Drive (Item 11): Demolition of the existing single-family dwelling at 1670 North Gilcrest Drive and a major remodel and addition to the existing dwelling at 1660 North Gilcrest Drive, resulting in a new two-story, 13,230 square foot single-family residence (32'8" in height) with a basement, attached ADU (per state law), indoor and outdoor pool/spa, decks, and two retaining walls with maximum heights of ten feet. The project includes approximately 5,974 cubic yards of grading and a haul route for the export of 6,951 cubic yards of earth.

Combined, the two residences total over 21,000 square feet (not including basement or ADU), with over 10,000 cubic yards of export.

Entitlements Requested:

Zoning Administrator Determinations (ZAD) under LAMC Section 12-21-C10-I-2, seeking relief from the requirement that a lot have frontage on a continuous paved roadway of at least 20 feet in width. Both parcels access a private driveway off Gilcrest Drive, which is itself narrower than 20 feet in some sections.

Applicant Presentation:

Tony Russo (Crest Real Estate) and Abhi Kalra (Representative, Crest Real Estate) presented on behalf of Gilcrest LLC. Kalra provided an overview of both project sites, including demolition plans, grading plans, site elevations, the location of a hammerhead turnaround, and a deemed-to-be-approved private street and lot line adjustment (both previously approved) providing 20 feet of frontage on the shared community driveway. He cited precedent cases at nearby addresses. Russo addressed the status of the project following the ZA hearing, noting that the zoning administrator agreed—at the community's request—to a 90-day advisement period to allow the applicant to engage with neighboring property owners and develop construction conditions. Russo outlined preliminary conditions agreed to with one neighbor prior to the hearing, including flagmen at turns, limiting truck traffic, and commitment to haul route conditions. He stated that construction traffic is planned to route via Coldwater Canyon (not through Beverly Hills via Schuyler) and acknowledged that the primary neighbors' concern relates to the construction impact on narrow roads along the path of travel (from Coldwater Canyon up Lindacrest, Lloydcrest, and Gilcrest Drives). Russo committed to holding a meeting with neighbors in early April.

PLU Committee Motion:

Motion (from Planning and Land Use Committee): That the BABCNC recommend to the City that it *not* approve the projects at 1665 North Gilcrest Drive (ZA-2023-6125-ZAD) and 1660 & 1670 North Gilcrest Drive (ZA-2023-6126-ZAD) as presented, as they do not meet the standard of the Zoning Administrator Determination findings, particularly Finding No. 2, that "the project's location, size, height, operations, and other significant features will be compatible with and not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety." The motion came from committee and required no second.

Pre-Vote Board Questions:

Board member Alan Kaye confirmed with the applicant that all construction traffic is intended to route via Lloydcrest and Coldwater Canyon and not via Schuyler Drive through Beverly Hills. Sandy Ryan asked about the expected construction timeline; Russo estimated the project would take "a few years" and committed to providing greater clarity in upcoming neighbor meetings. Jamie Hall confirmed the PLU Committee had no dissenting votes on the recommendation.

Public Comment:

Six members of the public provided testimony, all in opposition to the project as presented:

Tobey Cotsen (neighbor, Gilcrest Drive area): Expressed concern that the applicant's claim of outreach was inaccurate, noting contact was made only with the adjacent property. He estimated approximately 1,000 truck trips (2,000 passes) would be required for grading export, which the narrow concrete streets built a century ago cannot withstand. He raised concerns about Thursday trash pickup conflicts and questioned the adequacy of the flagmen proposed by the applicant, who are employed by Crest Real Estate.

Dr. Derek Mason, MD (resident, SE corner of Gilcrest and Lloydcrest Drives): Stated that at the March 10 PLU Committee meeting, the applicant representative claimed widespread community outreach and a letter of support from a neighbor on Gilcrest Drive; he alleged that the supporting neighbor's property is owned by the same entity behind the applicant LLC. He noted the streets are 17 feet wide with no sidewalks, homes as close as 6 feet from the curb, and that thousands of construction trucks over the course of years would constitute a serious quality-of-life impact.

Charlotte Wayne Bamford (resident, **** Gilcrest Drive, near the end of the public roadway): Agreed that the construction impact is the central concern, but also emphasized that the scale of the project—a compound exceeding 20,000 square feet in a neighborhood of homes mostly 2,000–3,000 square feet—is completely inconsistent with the character of the neighborhood and sets a problematic precedent.

Call-In User, Dr. Pamela Pierson: Raised questions about whether the 1952-era home foundations on the sites are on certified fill and whether major remodeling would adequately address slope-stability concerns given the proposed additional stories and fully excavated basement. Also asked whether 5- and 6-car garages proposed would carry covenants running with the land preventing conversion to ADUs.

Lisa B. (neighbor along path of travel): Asked whether additional undisclosed parcels under the same ownership are planned for future development, citing concern about the full cumulative scope of construction. She referenced ongoing daily disruption from existing construction in the neighborhood, described the two-week interruption in garbage pickup caused by truck traffic,

and asked whether neighboring residents on the opposite (Heather Road) side of the hill had been informed of the proposed project.

Jay Marciano (resident, corner of Gilcrest and Lloydcrest): Questioned the engineering basis for the 1,000-truck estimate, suggesting it may be understated, and asked for an independent civil engineering report on truck count and road impact. He also raised concerns about on-site batch concrete mixing and environmental runoff and expressed that neighborhood sentiment would be unanimously opposed to the project as presented.

Cheryl Karton (neighbor): Raised environmental concerns regarding on-site batch mixing of concrete, including dust and runoff impacts on downslope neighbors. She questioned whether the bond figure proposed by the applicant (\$100,000 to \$1 million) would be adequate to repair road damage from Coldwater Canyon to the top of Gilcrest, suggesting actual repair costs could far exceed that amount.

Board Discussion:

Board member Stephanie Savage raised a long-standing concern about hammerhead turnarounds in hillside projects frequently being used as parking rather than maintained clear for fire truck access and offered to research specific addresses where this has occurred. Jamie Hall provided additional context from the PLU Committee, noting that the volume of public testimony in opposition was substantial, that standard regulatory compliance measures were deemed insufficient to address impacts, and that the applicant's representative declined to request a continuance of the ZA hearing when asked by the committee. Hall emphasized the importance of the Board acting before the 90-day advisement period expires and noted that if the applicant successfully addresses community concerns, they could return to request reconsideration.

Michael Kemp reiterated the committee's concern about the overall scale, noting 13,236 square feet for 1660 Gilcrest alone (not including basement or ADU), with a combined project total exceeding 21,000 square feet and over 10,000 cubic yards of export. Patricia Templeton noted that a Google Street View examination of the streets confirmed narrow conditions inconsistent with sustained heavy truck traffic over a multi-year construction period and agreed the project would set a significant precedent. Nickie Miner expressed that the project failed to meet hillside ordinance findings and raised concerns about inconsistency in the size and weight of modern trucks compared to when neighboring homes were built, wildlife habitat impacts, and public safety.

President Longcore clarified that a "Yes" vote recommends that the City deny the projects as presented, and that a "No" vote reflects not wishing to take a position. He noted he would vote "Yes" so that, if the applicant successfully resolves community concerns and the project is substantially revised, he could be on the prevailing side and bring a motion for reconsideration. Tony Russo thanked the Board and neighbors and provided his contact information (phone: 408-655-0998; email: tony@crestrealestate.com), committing to continue community engagement.

The motion to deny **passed** 19-0-0 with 12 absences: Barcohana, Kadin, Roessel, Levotman, Mann, Ringler, Brand, Ryan, Smith, Spradlin, Silver and Marble, and 4 ineligible. 6 ineligible: Hall, Holmes, Schlesinger and Weisberg.

Item 12. 778 & 772 N. Sarbonne Road – ZA-2025-1668-F / ENV-2025-1669-CE

Applicant: David Dollinger (778 Sarbonne LLC). Representative: Benjamin Eshaghian (Crest Real Estate). Staff: Esteban Martorell.

Project Description:

The applicant is seeking a Fence Exception (ZA-2025-1668-F) to permit an 8-foot maximum height vehicular gate, Ficus nitida hedge, and chain-link fencing (with native landscaping) in the front yard setback of two parcels and within the public right-of-way at 778 and 772 North Sarbonne Road in Bel Air. (Note: The request was originally for a 6-foot maximum fence and hedge; it was revised to 8 feet maximum at the March 10, 2026 PLU Committee meeting.)

Background:

The item was first heard by the PLU Committee on August 12, 2025, and continued with a list of conditions the applicant was asked to address, including: outreach to the Bel Air Association (BAA); obtaining neighbor approvals; reviewing plans for LA Fire Code compliance; consideration of setting the fence further back from the public right-of-way; providing a parking plan; and showing the dimension of the fence from the curb line. The applicant subsequently reported at the March 10, 2026 PLU Committee meeting that these items had been addressed, including LAFD Brush Fire Clearance Unit approval of the landscape plan. The PLU Committee moved to recommend approval pending inclusion of stipulations from the BAA.

Applicant Presentation:

Benjamin Eshaghian (Crest Real Estate) presented site plans and elevations for both parcels showing the location of the proposed 8-foot Ficus nitida hedge and chain-link fence along with a 6-foot interior chain-link fence shielded behind the hedge. He confirmed LAFD Brush Fire Clearance Unit approval of the landscape plan, which includes Ficus nitida (assessed as flame-retardant by the applicant). He showed parking plans documenting 7 spaces at 778 Sarbonne and 5 spaces at 772 Sarbonne (12 total). He explained that the fence cannot be set further back from the public right-of-way because it is planted directly against a pre-existing slope. Tony Russo noted one open question regarding updated post-fire code requirements for hedge/shrub heights that has not yet been fully resolved with City Planning.

BAA Communication:

Jonathan Brand (Bel Air Association Director), who arrived late to the meeting, confirmed via text message read by Leslie Weisberg and then directly in his own words that: the landscaping is set back from the curb the same amount or more as the previous fence; there is queuing space in the driveway so vehicles being buzzed in are not blocking the street; and the fence and hedge do not constitute a visibility obstruction to adjacent driveways. Brand stated that the only outstanding issue is lighting—the BAA requested ambient, downward-facing low-level lighting rather than bright LED floodlights. Tony Russo agreed that lighting would be downward-facing and low-level and committed to sharing the lighting plan with the BAA for review prior to installation.

PLU Committee Motion:

Motion (from Planning and Land Use Committee): To recommend approval of the over-height fence and hedge at 778 and 772 N. Sarbonne Road (ZA-2025-1668-F), pending the inclusion of stipulations made by the Bel Air Association. Moved by: Jamie Hall (committee recommendation). No second required.

Board Discussion:

Patricia Templeton asked whether the landscaping plan had been reviewed by a landscape architect and whether the plantings meet state fire safety standards (50% less flammable than the average native plant). Eshaghian confirmed the plans were prepared by a licensed landscape architect and reviewed and approved by the LAFD Brush Fire Clearance Unit, which evaluates compliance with

applicable fire code standards. Maureen Levinson asked why the hedge needs to be 8 feet (Russo cited security and privacy, noting many Bel Air properties have similar heights) and noted that the existing slope against which the fence is planted was not pre-existing but was created during construction of the houses. Levinson identified two neighboring households (the Burnissons and the Taylors) whose concerns had not been fully addressed; Russo stated willingness to contact them directly.

After hearing from Jonathan Brand directly, Patricia Templeton changed her preliminary abstention to a "yes" vote. President Longcore abstained given his role on the prevailing side for procedural purposes.

The PLU Committee motion **passed** with Board vote count as follows:

14 yes: Aaron Lawrence, Ellen Evans, Robin Greenberg, Lynn Roth, Alan Kaye, Michael Kemp, David Christensen, Tad Marburg, Jonathan Brand, Sandy Ryan, Timothy Steele, Amir Navab, Steven Weinberg, Patricia Templeton;

2 noes from Maureen Levinson and Stephanie Savage.

2 abstentions from Nickie Miner and President Travis Longcore.

4 ineligible: Jamie Hall, Leslie Weisberg, Robert Schlesinger; Kristie Halsey Holmes.

13 absent: Elizabeth Barcohana, David Scott Kadin, Angela Roessel, Bobby Kwan, Vadim Levotman, Mindy Mann, Robert Ringler, Irene Sandler, Maureen Smith, Jason Spradlin, Jonathan Silver, Alonzo Wickers, and Stacy Marble

Item 13. Megafire Prevention Package

This item was deferred to the April 2026 meeting. President Longcore noted that the proposed bills are relatively new and that the item could be revisited next month.

Action: Item **deferred** to April 22, 2026.

Item 14. Los Angeles Open Space Element of the General Plan – 2026 Preliminary Draft (Attachment H)

Board member Jamie Hall presented a draft letter to the Department of City Planning commenting on the Preliminary Draft Open Space Element of the Los Angeles General Plan. President Longcore noted that the public comment deadline is March 31, 2026. Hall explained that the letter was designed to contain actionable, specific recommendations rather than generalized language.

The draft letter contained the following recommendations:

1. Rezone as open space all land already acquired by the Santa Monica Mountains Conservancy (SMMC), the Mountains Recreation and Conservation Authority (MRCA), and other private land trusts.
2. Extend first-right-of-refusal for excess or remnant city land to conservancies and nonprofits beyond the Santa Monica Mountain Zone to include other hillside communities such as northeast Los Angeles.
3. Map and identify desirable open space areas to provide a shared, coordinated framework for acquisition priorities.
4. Consider an open space impact fee for development of vacant land to fund acquisition and preservation of comparable habitat elsewhere.
5. Explore expanded use of Quimby fees to include open space acquisition, rather than limiting funds solely to active recreational uses.

6. Review the draft wildlife ordinance and incorporate any widely supported provisions into the open space element.
7. Inventory and formally designate paper streets and vacant lots used as informal trails as designated trail networks.
8. Explore public-nonprofit partnerships for park maintenance, modeled on the TreePeople agreement at Coldwater Canyon Park.

Board Discussion:

Patricia Templeton raised concerns regarding: (a) the trail network recommendation, citing fire safety risks from under-monitored trails; (b) the wildlife ordinance recommendation, noting the ordinance did not pass due to broad homeowner objections and contained provisions (such as significant tree replacement requirements) that are impractical in hillside neighborhoods with steep terrain; and (c) Quimby fees, suggesting they are needed for active recreational uses including field capital improvements. Templeton moved to remove the wildlife ordinance element. Hall accepted removing that element from the letter, saying he would include it in his own separate submission. Jonathan Brand echoed concerns about Quimby fees being needed for active recreation capital improvements; Hall suggested softening the language to broadly encourage the city to explore all available funding streams for open space. Nickie Miner objected to removing the wildlife ordinance language, calling it "chicken," but the Board proceeded with the amendment. Sandy Ryan offered to connect Hall with Deputy Mayor of Infrastructure Randall Winston for follow-through.

Motion: To approve the draft letter (Attachment H) commenting on the Los Angeles Open Space Element Preliminary Draft, as amended to remove the recommendation regarding the draft wildlife ordinance, and to authorize submission by the March 31, 2026 deadline. Moved by: Committee recommendation (Jamie Hall). No second required. Motion **carried**. (All eligible members present voted Yes; Jamie Hall abstained from voting.)

Item 15. Charter Reform, Part I – Voting Provisions

VP for Legislative Affairs Ellen Evans introduced the item, which concerns proposed charter amendments related to: (1) ranked-choice voting for municipal elections; (2) lowering the voting age to 16 for municipal elections; and (3) potentially allowing non-citizen voting (Evans noted this proposal was not moving forward as presented).

After a brief straw poll, the Board found little support for lowering the voting age to 16 and mixed views on ranked-choice voting. Evans moved that the Board write a letter to the City Council file recommending that ranked-choice voting and the lowering of the voting age—if placed on the ballot—be placed as separate, standalone ballot measures rather than bundled with other Charter items, allowing the public to vote on each proposal individually.

Motion: To send a letter to the City Council (for inclusion in the applicable Charter Reform file) recommending that proposals to implement ranked-choice voting and to lower the voting age for municipal elections be placed as separate, individual measures on any future ballot, rather than bundled with other Charter amendments. Moved by: Ellen Evans. Seconded by: Aaron Lawrence. Motion **carried**. (All eligible members present voted Yes.) 18-0-0, with 14 absent and 3 ineligible.

Item 16. Charter Reform, Part II – Parks & Recreation Land Sales

The Board discussed a proposed Charter amendment that would allow the Department of Recreation and Parks to sell unused land (excluding land used as open space). Evans expressed concern that the

proposal lacks adequate guardrails to prevent the sale of land being used for non-park purposes such as parking lots.

After discussion, the Board agreed this item warrants further analysis, including review of the full Charter Reform item tracker. Jamie Hall suggested reconstituting the Charter Reform Subcommittee to go through all pending Charter reform items systematically.

Action: Item postponed to the April 22, 2026 meeting by consensus. No roll call vote required.

Item 17. Request for Council Action on LAWA's Van Nuys Airport Development Plans (Attachment I)

President Longcore introduced this item, noting that the Los Angeles World Airports (LAWA) has issued multiple Requests for Proposals (RFPs) for commercial and special aviation land uses at Van Nuys Airport (VNY) that may violate Ordinance No. 177327 and existing land-use designations within the VNY Airport Plan area, potentially circumventing the ongoing Specific Plan update process. These developments bear on noise, pollution, and operational impacts experienced in the BABCNC district.

Public Comment:

A speaker identified as "Timi," a formerly contracted subject matter expert on Van Nuys Airport development history, addressed the Board. She explained that LAWA has released at least two (arguably three) RFPs that would open general aviation land to uses beyond those permitted under Ordinance 177327. LAWA also initiated a process to swap two commercial properties—including the Airtel Hotel—for aviation use, likely as a Fixed-Base Operator (FBO) facility. These actions, she stated, could substantially increase aircraft operations at the airport on a weekly basis, constituting bad actor conduct in violation of existing zoning ordinances. The motion, she noted, asks City Council to direct City Planning to clarify that all land use or zoning changes within the VNY Airport Plan area may occur only through the ongoing Specific Plan process.

Motion: To send the enclosed draft letter to the City Council urging it to direct the Department of City Planning, in consultation with the City Attorney, to prepare an amendment clarifying that any land use or zoning changes within the Van Nuys Airport Plan area may occur only through the ongoing Specific Plan process; and to strongly urge the City Council, in developing the new Specific Plan, to preserve the existing land-use designations established in Ordinance No. 177327 to ensure continuity, protect the community, and maintain the integrity of the airport's planning framework, particularly given the dense population of the San Fernando Valley. Moved by: Travis Longcore, Ph.D. (President). Seconded by: Michael Kemp. No board discussion following public comment. Motion carried. (All eligible members present voted Yes); 19-0-0, 14 absent; 2 ineligible.

Item 18. WRAC Motion – Support CF 25-1484 (Regulation of Sober Living Density in Los Angeles)

This item was not reached due to time constraints. It will be carried over to the April 22, 2026 meeting.

Action: Item deferred to April 22, 2026.

GOOD OF THE ORDER & ADJOURNMENT

Board member Robin Greenberg announced that WRAC hosted a Council District 11 Candidate Forum on March 1, 2026, which drew approximately 500 attendees.

President Longcore thanked all board members and attendees for their dedication and reminded board members with outstanding training requirements to complete them. He noted that the letter regarding the Open Space Element (Item 14) was posted on the BABCNC website shortly before the meeting.

The meeting was adjourned at approximately 9:45 PM.

The next regular meeting will be held on Wednesday, April 22, 2026, at 7:00 PM (virtual).

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