



BEL AIR-BEVERLY CREST NEIGHBORHOOD COUNCIL

Planning & Land Use (PLU) Committee

MINUTES

Virtual Meeting via Zoom | Tuesday, June 9, 2026 | 7:00 PM

Webinar ID: 819 6041 6466

IN CONFORMITY WITH THE JANUARY 1, 2026 ENACTMENT OF CALIFORNIA SENATE BILL 707 (DURAZO) AND LA CITY COUNCIL FILE 23-1114, THIS MEETING WAS CONDUCTED VIRTUALLY.

CALL TO ORDER, FLAG SALUTE & ROLL CALL

The meeting was called to order by Co-Chair Michael Kemp at 7:07 PM on Tuesday, June 9, 2026. Co-Chair Michael Kemp presided. Co-Chair Jamie Hall was absent (excused; attending a hearing). Travis Longcore, Ph.D. served as ex-officio member. The Pledge of Allegiance was led by Travis Longcore, Ph.D.

ROLL CALL / ATTENDANCE

Member	P	A	Member	P	A
Jamie Hall, Co-Chair		A	Michael Kemp, Co-Chair	P	
Leslie Weisberg, Vice-Chair	P		Stephanie Savage	P	
Robin Greenberg	P		Robert Schlesinger	P	
Nickie Miner	P		Patricia Templeton	P	
Maureen Levinson	P		Stella Grey	P	
Jason Spradlin		A	Steven Weinberg	P	
Travis Longcore (ex officio)	P				

Also present: Cathy Palmer (Minutes Taker / BABCNC staff)

Attendees / Public: David Kadin (Bel Air Hills Association board member); Iztchel Iannantuono (Iztchel Designs, applicant representative, Item 5); Teresa Aldave (public speaker, Item 6); Raffaella (attendee)

ITEM 1 — APPROVAL OF THE JUNE 9, 2026 AGENDA

Co-Chair Kemp announced the agenda and asked whether there was a motion to approve. Robin Greenberg moved; Maureen Levinson seconded. There was no discussion. The agenda was approved on unanimous consent with no objection.

ITEM 2 — APPROVAL OF MINUTES: APRIL 14, 2026 AND MAY 12, 2026 MEETING MINUTES

Co-Chair Kemp presented both sets of minutes for joint consideration. Stella Grey moved to approve. Before a second was called, Patricia Templeton identified two corrections to the May 12, 2026 minutes:

- Under "Other Notes," comments attributed to Ms. Templeton regarding CEQA legislation were misattributed; the reference should be to CEQA legislation, not to different legislation.
- An abbreviation in the minutes was listed as "UJA" or "UGA" and should read "AJU" (American Jewish University/Milken).

Co-Chair Kemp confirmed the Minutes Taker received both corrections. The motion was amended to approve the April 14, 2026 minutes and the May 12, 2026 minutes as corrected per Ms. Templeton's changes.

MOTION
Move to approve the April 14, 2026 and May 12, 2026 PLU Committee Meeting Minutes, with corrections to the May 12, 2026 minutes as noted by Patricia Templeton.
Moved by: Stella Grey Seconded by: Maureen Levinson (confirmed during discussion) Vote: APPROVED Yeas: Leslie Weisberg, Robin Greenberg, Nickie Miner, Maureen Levinson, Stephanie Savage, Robert Schlesinger, Patricia Templeton, Stella Grey, Steven Weinberg, Michael Kemp (9 confirmed ayes; Robert Schlesinger confirmed by gesture/nod) Nays: None Abstentions: Travis Longcore, Ph.D. (ex officio) Absent/Not Voting: Jamie Hall and Jason Spradlin

ITEM 3 — GENERAL PUBLIC COMMENT

Co-Chair Kemp opened the General Public Comment period and invited members of the public to speak on any topic within the Committee's jurisdiction that was not on the adopted agenda. Public comment is limited to one (1) minute per speaker unless adjusted by the presiding officer. Co-Chair Kemp confirmed there were three attendees in the waiting room/attendee list. No hands were raised and no public comment was offered. The General Public Comment period was closed.

ITEM 4 — CHAIR REPORTS

Co-Chairs: Jamie Hall, Co-Chair, was absent. Co-Chair Michael Kemp reported he had no items to add. Vice-Chair Leslie Weisberg indicated she had nothing to add. No formal report was presented.

ITEM 5 — 9988 W REEVESBURY DRIVE | ZA-2025-3828-CU1 | ENV-2025-3829-EAF

Case Filed: July 9, 2025 | **Assigned:** July 11, 2025 | **Staff:** Esther Serrato

Applicants: Ulara and Andrew Rogers

Representative: Iztchel Iannantuono, Iztchel Designs (818-437-4535)

Entitlement Requested: Class 1 Conditional Use Permit

Project Description: Remodel existing home; add adjacent staircase; convert basement.

APPLICANT PRESENTATION

Iztchel Iannantuono, of Iztchel Designs, presented the project via screen share. The following is a summary of the presentation:

Property Overview: 9988 West Reevesbury Drive is located at the end of a cul-de-sac in the Bel Air Crest community. The lot is approximately 10,558 square feet. The existing permitted structure is 1,255 square feet. The city recognized 1,255 square feet as the existing permitted area; the basement (previously built out but unpermitted) and new staircase will result in a new total of approximately 2,285 square feet of permitted area.

Scope of Work: The project involves permitting the existing basement (previously used without permits) and adding a new enclosed staircase to connect the street-level floor to the basement. The construction will remain within the existing building footprint, with the exception of the staircase addition. The garage will be converted to an open carport in order to comply with the required 5-foot side setback. The front wall of the structure will also be pulled back to comply with the 5-foot front yard setback, which the existing structure was not meeting. The natural hillside landscape will be maintained; no existing landscaping will be demolished.

Construction Status: The structure has been stripped to the studs on both levels. The property has been vacant for approximately six years and has been an eyesore in the neighborhood. The applicant stated the property was not red-tagged by Building & Safety during an inspection two months prior.

Permits and Clearances: The applicant reported receiving clearances from the Fire Department, and slope analysis approval (topography, grading). On the day of the meeting (June 9, 2026), the applicant submitted the Traffic Management Plan, which was stamped that day — the last required clearance for the Board of Engineering Hillside Ordinance approval. Once Planning clears the project, Building & Safety clearance will follow. The applicant offered to provide the Committee with a full list of clearances upon completion.

ADU: An ADU was permitted on the property approximately five or six years ago and has received its Certificate of Occupancy. The ADU is not part of the current project. The applicant confirmed the ADU is not currently occupied; the owners plan to use it as an art studio. Two parking spots will be provided on-site (via the carport); ADU parking may rely on available street parking.

Traffic Management: Because the road width is 18 feet (triggering the Hillside Ordinance), a Traffic Management Plan was required. The plan specifies construction routes, identifies the nearest hospital and fire station, and requires the contractor's and applicant representative's contact information to be posted visibly on-site for inspectors and neighbors. Workers will be carpooling; the applicant stated a maximum of 2 vehicles would be parked on-site at a time.

COMMITTEE DISCUSSION

The Committee asked detailed questions of the applicant. The following key points were raised:

Staircase: Nickie Miner asked about the staircase location and character. The applicant clarified that while the staircase will be built adjacent to the exterior of the existing structure, it will be enclosed with walls and windows and is therefore treated as an interior staircase by Building & Safety.

Turnaround / Street Width: Multiple committee members — Leslie Weisberg, Stephanie Savage, and David Kadin — raised concerns about the lack of a formal turnaround at the end of the street. The applicant acknowledged the cul-de-sac arrangement, noting construction vehicles have historically been able to turn around by coordinating with the open carport area. Concerns were raised about access for cement mixers, trash trucks, ambulances, and other large vehicles. The applicant stated the contractor would coordinate with workers using communication devices for large vehicle access.

Code Violations: Robin Greenberg and Stephanie Savage noted a history of code violations on the property visible in city records — approximately 11 violations, with the most recent filed in late May 2026 (listed as "miscellaneous complaints — under investigation"). The applicant stated that completing the permitted construction will address the outstanding code violations. Building & Safety conducted a site safety inspection two months prior and did not red-tag the property.

Zoning / Entitlement Type: Patricia Templeton and Michael Kemp raised a question about why the project is filed as a Class 1 Conditional Use Permit rather than a Zoning Administrator Determination (ZAD), which is the more typical entitlement for substandard street exemptions. Travis Longcore noted that a ZAD is the usual mechanism. The Committee requested that the applicant seek clarification from the Planning Department on this matter and also asked whether a public hearing would be required.

Waiver of Dedication: Stephanie Savage noted she could not find a waiver of dedication on the permit application clearance list in connection with the street setback improvement. The applicant acknowledged it is on file with the Planning Department and agreed to provide a copy to the Committee.

Property History / Sale: Patricia Templeton noted the property had been listed for sale approximately a year ago with "ready-to-issue plans." The applicant confirmed the owners are not planning to sell and intend to occupy the home after construction. The representative noted the owners have spent 14 months obtaining all necessary clearances and intend to move forward with construction.

PUBLIC COMMENT ON ITEM 5

David Kadin (attendee; Benedict Canyon Association representative on the BABCNC board, not a PLU Committee member) was recognized to speak. He noted he had notified neighbors at 10,000 and 10,050 Reevesbury about the meeting but they were unable to attend on short notice. One neighbor had believed the property was red tagged. He also raised questions about trash truck access and the turnaround situation at the end of the street. The applicant responded that trash pickups are currently ongoing and vehicles coordinate at the widened end of the cul-de-sac near the gate.

MOTIONS ON ITEM 5

Co-Chair Kemp made an initial motion to take no exception to the project, subject to conditions, including receiving feedback from the Homeowners Association (via David Kadin), confirmation of the waiver of dedication, clarification on the conditional use permit entitlement type and hearing status, a carpool requirement for construction workers, and receipt of Planning Department sign-off. Nickie Miner seconded.

After further discussion — including Stella Grey's questions regarding enforcement of the Traffic Management Plan, Leslie Weisberg's concern that open questions should be resolved before the project advances, and Nickie Miner's statement that there were too many loose ends — Leslie Weisberg moved to strike the initial motion. Nickie Miner seconded.

MOTION
Move to STRIKE the initial motion to take no exception to ZA-2025-3828-CU1 (9988 W Reevesbury Drive).
Moved by: Leslie Weisberg Seconded by: Nickie Miner Vote: APPROVED Yeas: Robin Greenberg, Stella Grey, Maureen Levinson, Patricia Templeton, Leslie Weisberg, Nickie Miner, Robert Schlesinger, Steven Weinberg, Stephanie Savage Nays: None Abstentions: Travis Longcore, Ph.D. (ex officio) Absent/Not Voting: Jamie Hall and Jason Spradlin absent; Michael Kemp (chair, did not vote)

Following the strike, Patricia Templeton moved to continue the project to a future PLU Committee meeting, pending receipt of the requested materials listed in the discussion above. Nickie Miner and Maureen Levinson seconded (Co-Chair Kemp recognized Maureen Levinson as the second). Co-Chair Kemp stated he would abstain. There was no further discussion.

MOTION
Move to CONTINUE Case ZA-2025-3828-CU1 (9988 W Reevesbury Drive, Class 1 Conditional Use Permit) to a future PLU Committee meeting, pending receipt by the Committee of: (1) Homeowners Association feedback (via David Kadin); (2) proof of waiver of dedication; (3) clarification from

Planning regarding the use of a CUP rather than a ZAD and whether a hearing is required; (4) Planning Department sign-off; and (5) applicant's agreement to a worker carpool requirement.

Moved by: Patricia Templeton **Seconded by:** Maureen Levinson

Vote: APPROVED

Yeas: Robin Greenberg, Stella Grey, Maureen Levinson, Patricia Templeton, Leslie Weisberg, Nickie Miner, Robert Schlesinger, Steven Weinberg, Stephanie Savage

Nays: None

Abstentions: Travis Longcore, Ph.D. (ex officio); Michael Kemp (Co-Chair, abstained)

Absent/Not Voting: Jamie Hall and Jason Spradlin absent.

Co-Chair Kemp advised the applicant that the Committee would provide her with a written list of requested conditions and that the matter would return to the PLU Committee before being taken to the full BABCNC Board.

ITEM 6 — 1400 N LINDA FLORA DRIVE, 90049 | DIR-2024-8287-PR-HCA | ENV-2024-8288

Purpose: Presentation and public comment to give voice to concerned stakeholders and constituents affected by ongoing conditions at this location; discussion and possible motion to recommend that the full BABCNC Board approve a letter to appropriate city agencies requesting investigation of stated violations and enforcement of any applicable code violations at the property.

PROCEDURAL NOTES

Before the item was taken up, Co-Chair Kemp announced that he was stepping away from chairing this item, noting that in his capacity as President of the Bel Air Hills Association, the Association had taken prior action related to the property. Leslie Weisberg also noted her membership in the Bel Air Association and expressed a similar concern about the appearance of partiality.

Travis Longcore, Ph.D. (ex officio) clarified for the record that the circumstances did not constitute a formal recusal under city policy — a recusal for a financial conflict of interest would require the member to leave the meeting entirely, a step not warranted here given that neither member lives within 1,000 feet of the property and both serve on the committee as representatives of relevant associations. Travis Longcore volunteered to chair the remainder of Item 6 to ensure a fair process. Both Co-Chair Kemp and Vice-Chair Weisberg agreed. Travis Longcore chaired Item 6.

Additionally, Co-Chair Kemp clarified on the record that the draft letter attached to the agenda as Attachment C was intended as background reference material only, and not as the final letter to be adopted. Any letter sent by the Neighborhood Council would be a separate document.

PUBLIC COMMENT / STAKEHOLDER PRESENTATION

Teresa Aldave — a neighbor at **** Roscomare Road who, along with her husband and a neighboring property owner, has been in litigation with the previous owners since June 2019 and subsequently filed a complaint against the new owner — was promoted to panelist and gave a detailed screen-share presentation. The following summarizes the key points of the presentation:

Property Overview: 1400 N Linda Flora Drive sits on a razor-thin ridgeline that serves as an important wildlife corridor connecting to Hoag (Senderos) Canyon. Prior to any development, it was a lush, ecologically significant area. The property is accessible only by a private road through a locked gate, making it difficult for neighbors and the public to monitor activity.

History of Issues (2007–2026): In 2007, a letter co-signed by previous BABCNC PLU Committee members was sent to City Planning, Building & Safety, and then-CD5 Councilman Jack Weiss raising the same concerns that remain unresolved today. The project was strongly opposed by the community but proceeded as a by-right project without a full environmental impact report. Building and grading permits were issued to the previous owners (1400 Linda Flora LLC) in 2013.

Slope Failures and Orders to Comply: The property has experienced multiple documented slope failures beginning in 2014, with additional failures in 2015, 2016, 2017, and 2018. At least 10 orders to comply have been issued by Building & Safety since 2014. The 2014 order cited debris flow from excess excavation spoils, drilling of piles near the top of the east-facing slope, and inadequate erosion control. Grading activities and irrigation installations were performed on adjacent properties (1455 and 1467 Roscomare) without off-site grading permits, including trespassing and unauthorized installation of irrigation systems.

Illegal Fill / 2020 Order to Comply: Approximately 25,000 cubic yards of fill were pushed over the west-facing slope — a known landslide area — without benefit of plans, inspections, or Building & Safety approval. More than half of this fill encroaches onto an adjacent property, requiring an off-site grading permit and haul route (a public hearing before the Board of Building and Safety Commissioners) to move it. The fill is currently covered by black tarp and remains in place.

2024 Mudslide / Displacement: In 2024, after a few hours of rain, much of the hillside came down, resulting in the red tagging of the Aldave home at **** Roscomare and displacement of the family for approximately 10 months. The debris included cut timber and trees that had been cleared from the upper slopes and dumped onto the hillside, eventually forming a dam that broke during the rain event. The applicant raised concerns that additional debris may remain on the hillside, posing ongoing fire and landslide risks, particularly following the 2025 Palisades fire.

Retaining Walls: A double retaining wall, extending approximately 2,000 feet around the property and above approximately 30 homes on Roscomare Road, remains unapproved. Building & Safety conducted 141 inspections during construction of the wall from 2013–2016, but outstanding corrections from 2016 have never been resolved. A supplemental pile permit (2013) and an extension wall permit (2017) both expired with unresolved corrections.

Permit History and Grading Permit Reactivation: The property sold to a new owner in July 2021. Building and grading permits expired in August 2022. The development team disputed the city's calculation of grading completion (claiming 81% complete vs. the city's lower estimate) and succeeded in reactivating the grading permit without going through PlanCheck again. In 2024, the developer submitted plans for a smaller home (under 17,500 sq. ft.) to avoid site plan review and a public hearing, while simultaneously submitting plans for a much larger two-story single-family dwelling (over 17,500 sq. ft.) with accessory structures including a guardhouse, living quarters, sun house, pool, and cabana. As of May 28, 2026, grading has resumed.

Conservation Easement: A voluntary conservation easement in favor of the Mountains Recreation and Conservation Authority (MRCA) was to be recorded prior to issuance of the first grading permit. The easement was never recorded. Travis Longcore confirmed he had contacted the MRCA and verified that the easement was never received, and that MRCA still wants it recorded.

Fire Safety Concerns: The fire department site plan shows three private fire hydrants and notes that fire department access for the two public fire hydrants serving neighboring hillside properties must traverse the private road through the 1400 Linda Flora property. The private road is shown as 20 feet wide (the minimum for a fire road) but appears narrower in some areas. Because of the proposed double-height residence, a minimum 26-foot road width may be required to accommodate ladder trucks.

Stakeholder Requests: Ms. Aldave asked the Committee to recommend that the full BABCNC Board: (1) assist in obtaining transparency regarding what is constructed and permitted at the property; (2) request city assistance in confirming whether debris remains at the base of the graded slope; (3) obtain information on outstanding 2016 corrections to the retaining wall; (4) require removal of the illegal fill via proper permits including an off-site grading permit and haul route; and (5) ensure the wildlife corridor is protected by recording the conservation easement. Ms. Aldave also noted she had obtained 18 signatures on a letter of concern, which she agreed to send to Co-Chair Kemp.

ADDITIONAL PUBLIC COMMENT

David Kadin commended the presentation as compelling and thorough.

COMMITTEE COMMENTS

Steven Weinberg noted parallels to the Mohammed Hadid development issues in Franklin Canyon, and recommended the stakeholders use drone monitoring given the difficulty of accessing the site. He also raised questions about the legal status of the permit reactivations, given that courts in the Hadid case found that reactivating expired permits under unchanged conditions was not permissible. He offered to share legal resources.

Nickie Miner expressed strong support for Committee action, citing the property as an "egregious and rogue situation," and urged the Committee to advocate for wildlife habitat and wildlife crossings in addition to property safety issues.

Maureen Levinson indicated she may have video footage of grading activities from 2014 and committed to reviewing her files. She raised the question of adverse possession given the encroachment on adjacent properties; Ms. Aldave confirmed that litigation filed in 2019 addressed this concern.

Stephanie Savage expressed concern about the fire hydrant spacing (approximately 850 feet apart), the adequacy of private fire hydrants, and the after-the-fact grading calculations, noting that material that has not been recompacted cannot be tested or certified structurally.

Co-Chair Kemp noted for the record that, in his role as Co-Chair and President of the Bel Air Hills Association, he had separately attempted to contact the property's representatives (two law firms and a development representative) and had received no response. He also reported having contacted CD5 Deputy Kenneth Miller at least three times and requested a meeting with CD5 and the grading department; that request was not answered.

Patricia Templeton noted that the project had been discussed in neighborhood WhatsApp groups and that other residents beyond Ms. Aldave reported being affected by the slides.

COMMITTEE DISCUSSION

Travis Longcore (chairing) facilitated committee discussion. The following key points were discussed:

CD5 Engagement: The committee discussed engagement with Council District 5. Ms. Aldave reported having worked with CD5 Hillside Deputy Haley Martinez following the 2024 mudslides, but that the current CD5 contact, Kenneth Miller, had not been responsive to emails. Travis Longcore recommended that the Committee formally empower the Co-Chairs to pursue inquiries with CD5 (including outreach to Deputy Kenneth Miller and Councilmember Jennifer Torres's office), LADBS, and Planning.

Permit Review by Neighborhood Council: Travis Longcore noted that the revised project (the larger home over 17,500 sq. ft.) would likely be subject to site plan review and that the BABCNC should ensure it has the opportunity to weigh in formally. The committee noted that a planning case had previously been submitted, then withdrawn, and then re-filed; the BABCNC was not aware of the reinstatement until raised by Ms. Aldave.

Nature of Next Steps: Leslie Weisberg noted the urgency given that an El Niño year was approaching. Stella Grey and Stephanie Savage both emphasized the need for aggressive enforcement action by LADBS and the Fire Department, and for a shutdown of the project until outstanding violations are remedied. Patricia Templeton framed the issue as fundamentally one of enforcement failure: the city issues orders to comply, but no one follows through.

MOTION

Co-Chair Kemp moved (as restated and refined by Travis Longcore), and Patricia Templeton seconded, a motion directing the Co-Chairs to act on behalf of the Committee. The motion passed unanimously among eligible voting members.

MOTION
Move that the Planning & Land Use Committee directs the Co-Chairs to pursue, on behalf of the Committee, information about the property at 1400 N Linda Flora Drive by: (1) engaging with Los Angeles Department of Building and Safety (LADBS) to determine the status of unremedied code violations and outstanding corrections; (2) engaging with Council District 5 (including outreach to Deputy Kenneth Miller and Councilmember Jennifer Torres's office); (3) engaging with Planning to

identify the status of the pending project application and to ensure the Neighborhood Council is able to participate in any required review of the larger proposed project; and (4) gathering additional information to enable the Neighborhood Council to take further formal action as appropriate. The draft letter (Attachment C) is background information only; any letter approved by the full BABCNC Board will be a separate document.

Moved by: Michael Kemp (as restated by Travis Longcore, Ph.D.) **Seconded by:** Patricia Templeton

Vote: APPROVED

Yeas: Robin Greenberg, Maureen Levinson, Patricia Templeton, Leslie Weisberg, Nickie Miner, Robert Schlesinger, Steven Weinberg, Stephanie Savage, Stella Grey, Michael Kemp

Nays: None

Abstentions: Travis Longcore, Ph.D. (chairing; abstained)

Absent/Not Voting: Jamie Hall and Jason Spradlin absent.

Travis Longcore noted that the letter to be sent to CD5 and LADBS, when finalized, will be reviewed by the BABCNC City Attorney before going to the full Board for adoption, to ensure that any specific allegations about named individuals are appropriately hedged (e.g., "apparently fraudulent" where no legal adjudication has occurred) to protect the neighborhood council from potential libel exposure.

ITEM 7 — 1523 3/8 N DOHENY DRIVE, 90069 — ALLEGEDLY FRAUDULENT PERMIT APPLICATION

Purpose: Discussion and possible motion to recommend that the full BABCNC Board approve the draft letter (Attachment D) requesting appropriate enforcement of permit violations at this property.

PRESENTATION BY STELLA GREY (Committee Member)

Stella Grey presented the matter, which she described as one of several examples in the area of fraudulent electronic permit submissions. The following is a summary:

Pattern of Abuse: A pattern has emerged locally in which property owners use online permit applications — which are approved nearly instantaneously without review — to obtain what appear to be minor permits (e.g., replacement of windows/doors and minor roof work under 10 square feet). In at least three observed and reported cases, the actual work performed was a complete gut of the residence, including new structural openings such as skylights and windows, with no structural calculations, drawings, or proper permits.

The Specific Property: The property at 1523 3/8 N Doheny Drive was previously demolished. When sold at auction, the remaining structure consisted only of a dilapidated garage and four metal columns in the corners of the former house location. The new owner — a Mr. Galili, who previously was the subject of a 20-year City of Los Angeles prosecution related to multiple unpermitted and code-violating structures on Laurel Canyon (which ultimately required City Attorney action and resulted in a settlement) — purchased the property and submitted an online permit application requesting replacement of 12 windows and doors and other minor alterations. The application was approved instantaneously, despite the fact that the house did not exist and there were no windows to replace.

Status of the Property: At the time of the meeting, the property does not have a completed house. Some unpermitted construction has begun — including installation of a second floor and some exterior walls — but was stopped. Building & Safety reportedly allowed the owner to apply for subsequent permits despite the fraudulent initial permit.

Enforcement Failures: Ms. Grey stated she had contacted CD4, had multiple conversations with Kevin James (Deputy City Attorney handling building safety matters), and had written to senior Building & Safety officials. None of these contacts produced resolution. Letters were acknowledged with responses indicating the matter would be investigated, but no enforcement action followed.

Draft Letter (Attachment D): Ms. Grey prepared Attachment D1 (the draft letter) requesting that LADBS take appropriate action as required by code for fraudulent permit applications. Attachment D2 is a combined PDF of supporting photos and documents. She noted she would finalize the letter on BABNC letterhead if the Committee and Board approved it, combining all attachments into a single PDF for transmittal.

COMMITTEE DISCUSSION

Steven Weinberg asked whether D1 was a proposed or previously sent letter. Ms. Grey confirmed it is a proposed draft. He also suggested the City Attorney be copied; Ms. Grey confirmed she had previously spoken with Kevin James (Deputy City Attorney) directly.

Steven Weinberg and Travis Longcore discussed the potential privilege protections available to a quasi-public body making good-faith reports on public safety matters. Travis Longcore noted that before the letter goes to the full Board for adoption, he would like to review it with the BABNC City Attorney to ensure appropriate hedging of language that makes specific allegations about named individuals, to protect the neighborhood council against potential libel claims.

Nickie Miner expressed strong support.

Patricia Templeton asked clarifying questions about the property's permit history prior to the current owner. Ms. Grey noted the permit history is not long; the key issue is that when the new owner applied for the online permit, there was nothing to replace — only four metal columns remained.

MOTION

MOTION
Move that the Planning & Land Use Committee recommend to the full BABNC Board that it adopt and transmit the letter prepared by Stella Grey (Attachment D1, to be finalized on BABNC letterhead with Attachment D2 exhibits incorporated), requesting that the Los Angeles Department of Building and Safety take appropriate enforcement action for the allegedly fraudulent permit application at 1523 3/8 N Doheny Drive, 90069.
Moved by: Michael Kemp Seconded by: Steven Weinberg Vote: APPROVED Yeas: Robin Greenberg, Maureen Levinson, Patricia Templeton, Leslie Weisberg, Nickie Miner, Steven Weinberg, Stella Grey, Stephanie Savage, Michael Kemp Nays: None Abstentions: Travis Longcore, Ph.D. (ex officio); Nickie Miner's affirmative vote was confirmed verbally after a brief technical difficulty Absent/Not Voting: Jamie Hall and Jason Hall absent; Robert Schlesinger (not on record)

Travis Longcore noted he would review the letter with the BABNC City Attorney before it is presented to the full Board, to assess appropriate language regarding specific allegations and named individuals.

GOOD OF THE ORDER & ADJOURNMENT

Co-Chair Kemp opened Good of the Order. There was brief discussion among members about the 901 Stradella Road / Hadid Bel Air matter (judicially ordered demolition, subsequent sale at auction, and hillside stabilization). No formal action was taken.

The meeting was adjourned by Co-Chair Michael Kemp at 9:29 PM.

Next meeting: July 14, 2026, 7:00 PM.