



*Building A Better Community*

**Planning and Land Use Committee  
May 25, 2011**

**Community Magnet School  
6:00- 7:00 p.m.**

**Co-chairs Carolyn Carradine and Carol Sidlow**

*All items on the agenda may receive a motion to support, oppose, or take no position at this time by the Planning and Land Use Committee.*

**Speakers:**

Representatives re: 9115 Wonderland Avenue - ZA-2011-627-ZAA-ZAD - new 2nd story addition to and remodel of existing 1 story SFD with a new height of 35' 10" in conjunction with a new 6 ft retaining wall. Exemptions from code for side and front yard setbacks; relief from Sect. 12/21 A 17 (e) re: roadway; lot coverage

Clean Hands Policy - Wendy Sue Rosen

**New CNC and other properties:**

2377 Roscomare Road - ENV-2011-1048-CE - Removal and replacement of an existing 10'-8' x 12' - CE-Categorical Exemption

1655 Gilcrest - ENV-2011-143-EAF; ZA-2011-142-ZAD - Demolition of existing 4,063 sq. ft. residence and replace with a new 9,619 sq. ft. single family residence and an attached 713 sq. ft. garage along with a relocated access driveway on a lot which fronts on a Substandard Hillside Limited Street improved to a roadway width of less than 20 ft and which does not have vehicular access from streets improved with a min 20 ft. wide continuous paved roadway from the driveway upon that provides access to the main residence to the boundary of the hillside area. EAF-Environmental assessment; ZAD-ZA Determination per LAMC 12.27

65 Beverly Park - renovation and addition to existing 2 story 12,624 sq. ft. single family residence. Construction of new 1 story 995 sq. ft. accessory structure (pool pavilion) and pool.

15510 Aqua Verde - DIR 2011-66 - 1st and 2nd floor addition and remodel.

**Previously Agendized:**

734 N. Tortuoso Way - AA- 2011-603-PMEX and 605

PMEX for 734, 754, 778, 780, 782, 786,788, 800 Tortuoso Way - CE for all listed properties

77 S Beverly Park Lane - DIR-2011-510-DRB-SPP-MSP; ENV-2011-509-CE - Detached eight (8) car garage with a max height of 18 feet

**Up-dates:**

Tower Lane/Tower Grove development

10550 Bellagio Road - Modifications of conditions - City Council hearing update

Report on Community Forum - Hollywood Community Plan meeting - May 16

1400 Linda Flora

Administrative Code Enforcement Ordinance (ACE)

Hoag Canyon

**Up-coming Hearings:**

9118-9229 Crescent Drive - ZA 2010-0634 - Thursday, June 9 - 10:30 am - West Los Angeles Municipal Bldg, Second Floor Hearing Room - the construction of a new approximately 12,205 sq ft SFD to be built on a 17,400 sq ft vacant lot requiring several exemptions to Sect. 12.24-X, 21(a)(1) and (2) to allow the construction of a new SFR fronting on a Substandard Limited Hillside Street that is improved with a roadway width of less than 20 feet and, without a vehicular access route from a street improved with a minimum 20 ft wide continuous paved roadway from the driveway apron to the boundary of the Hillside Area as required by 12.21 A, 17(e) (2) and (3); and 2) - Zoning Administrators Determination pursuant to XSec. 12.24-X, 26 to allow (4) retaining walls ranging from a height of 2 ft to 10'ft in lieu of the one 12 ft high or two 10 ft high each, maximum per Section 12.21-C,8.

8501 Skyline Drive - ZA 2011-0HO(ZAD) - Monday, June 13<sup>th</sup> 1:30pm - ZA's Determination to allow a new two-story, 3,625 sq-foot single-family dwelling to front on a Substandard Hillside Limited Street that is improved to a width of less than 20 feet otherwise required by Section 12.21-A, 17(e)(2), and where vehicular access is not provided from a street improved with a minimum 20-foot wide continuous paved roadway from the driveway apron to the boundary of the Hillside Area otherwise required by Section 12.21-A,17(e)(3).

8635 & 8637 Hollywood Blvd - ZA 201 0-1397(ZAD) - Monday, June 13<sup>th</sup> 1:00pm - to permit six retaining walls (for two separate single-family dwellings, totaling 12 retaining walls) of varying height up to 11 feet in lieu of the one 12 ft or two 10 ft retaining wall maximum per section 12.21-C,8, all in conjunction with the construction of two single-family dwellings on two separate lots in the Hillside Area.

8221 W Marmont Lane - ZA 2Q08-4739(CUB) (PA1) - Monday, June 13<sup>th</sup> 2:00pm - to review the effectiveness of and compliance with the terms of the conditions of the grant for the continued sale of a full line of alcoholic beverages for on-site consumption in the dining room, lobby, arcade terrace and pool deck of a 60,461 square-foot hotel having 64seats indoors ana123-outdoors and hours of 6 a.m. to 2 a.m. daily.

2661 N. Hutton Dr - 2011-0260(ZAA) - Tuesday, June 14<sup>th</sup> 9am - to permit a 0-foot westerly side yard adjoining a covered patio (in lieu of the required minimum 10 feet; to permit a one-story accessory building for a single-family dwelling to be located in a portion of the required westerly side yard approximately 129 feet from the rear lot line and approximately 65 feet from the front lot line, in lieu of within 30 feet of the rear lot line and more than 75 feet from the front lot line; and to permit a separation of approximately 6 feet between an accessory building (covered patio) and a main building (approximately 3 feet eave to eave) in lieu of the required 10 feet; and from Section 12.21-C, 1(g) to permit a maximum fence height of 10 feet 6 inches within the westerly side yard in lieu of the otherwise permitted 6-foot maximum height, and a maximum fence height of 9 feet 4 inches within the front yard, and encroaching into the public right-of-way in lieu of the otherwise permitted 3 feet 6 inches.

10674 Chalon Road -ZA 2010-3071 (ZAD)(ZAA) - Thursday, June 16<sup>th</sup> 10:30am - to allow four retaining walls in lieu of one 12-foot or two 10-foot walls as otherwise permitted by Section 12.21-C,8; and 2) Pursuant to the provisions of Section 12.28-A, a Zoning Administrator's Adjustment from Section 12.21-C, 1(g) to allow a wall with a height of 8.5 feet and a hedge with a height of 15 feet within the front yard setback of a single-family dwelling in lieu of the 3.5 feet otherwise allowed; and to allow a wall with a maximum height of 8.5 feet and a hedge with a maximum height of 15 feet within the side yard setback in lieu of the 6 feet otherwise allowed in a hillside area.

### **New Business/Old Business**

Motion to require Building and Safety to notify Neighborhood Councils, and the respective City Council Offices of all "by right "development in areas designated by the City of Los Angeles as HFSZ and landslide areas.

Small Lot Subdivision Ordinance + Design Guidelines - information

7926-7940 Hollywood Blvd - 40 units - Small Lot Subdivision - CD#5 - motion to support Hollywood Hills West Neighborhood Council's motion of opposition to proposed Small Lot Subdivision on Hollywood Blvd.