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PLANNING AND LAND USE
COMMITTEE AGENDA
SPECIAL MEETING

<http://babcnc.org/committees/planning-and-land-use/>

Tuesday, September 10, 2013
 7:30-9:00pm

Les & Dorothy River Community Center
10409 Scenario Lane
Los Angeles, CA 90077

The public is welcome to speak. Meeting is being audio taped.

*We request that you fill out a **Speaker Card** to address the Council on any item on the Agenda. Comments from the public on other matters not appearing on the Agenda will be heard during the Public Comment period. Public comment is limited to 3 minutes per speaker unless waived by the presiding officer of the Council. (As a covered entity under TITLE of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and upon request, will provide reasonable accommodation to ensure equal access to its programs, services, and activities. Sign language interpreters, listening devices, or other auxiliary aids and/or services will be provided upon request. To ensure availability of services, please make your request at least 3 business days prior to the meeting you wish to attend by contacting the Neighborhood Council Project Coordinator at 213 485-1360.)*

CASES TO BE CONSIDERED:

1. Call to order – Committee Member Roll Call

Name	P	A	Name	P	A
Ramin Kolahi, Chair			Michael Kemp		
Michael Chasteen			Don Loze		
Robin Greenberg			Nickie Miner		
Jaime Hall			Gary Plotkin		

2. Approval of Minutes (if available) – July 2013 and August 2013

3. Approval of Agenda, as presented or amended

4. Public Comments – On non-agenized items related to Land Use and Planning only

5. Chair Report – Ramin Kolahi

- a. Tower Grove update
- b. 360 N. Stone Canyon
- c. Chair

ALL CASES ARE SUBJECT TO MOTIONS

6. New Project Review and Staff Assignments and Coding of De Minimis Cases

a. CNC Reporting – As of 8/27/13

CASE NO.	ADDRESS	DESCRIPTION	CASE TYPE
AA-2013-	11201 N CHALON ROAD	CONSTRUCTION OF A SINGLE FAMILY RESIDENCE WITH	WTM-WAIVER

7. Current Case Updates

CASE NO.	ADDRESS	DESCRIPTION	CASE TYPE	PLU MEMBER
AA-2013-2045-WTM	944 AIROLE WAY	WAIVER OF TRACT MAP	WTM-WAIVER OF TRACT MAP	MICHAEL KEMP
ZA-2013-2087-ZAD	2166 N STANLEY HILLS DR 90046	CONSTRUCTION OF NEW 2,060 SQ FT SFD.	ZAD-ZA DETERMINATION (PER LAMC 12.27)	JAIME HALL
ENV-2013-2085-EAF	2170 N STANLEY HILLS DR 90046	REMODEL AND ADDITION TO TWO EXISTING SFD ON THE SAME LOT.	EAF- ENVIRONMENTAL ASSESSMENT	JAIME HALL
ZA-2013-2084-ZAD	2170 N STANLEY HILLS DR 90046	REMODEL AND ADDITION TO TWO EXISTING SFD ON THE SAME LOT.	ZAD-ZA DETERMINATION (PER LAMC 12.27)	JAIME HALL
ENV-2013-1201-EAF	10453 W SANDAL LANE 90077	NEW TWO STORY SINGLE FAMILY DWELLING WITH ATTACHED GARAGE AND DECK	EAF- ENVIRONMENTAL ASSESSMENT	RAMIN KOLAH
ZA-2013-1202-ZAD-ZAA	10453 W SANDAL LANE 90077	NEW TWO STORY SINGLE FAMILY DWELLING WITH ATTACHED GARAGE AND DECK	ZAD-ZA DETERMINATION (PER LAMC 12.27)	RAMIN KOLAH

8. Upcoming Hearings

CASE NO.	ADDRESS	HEARING TYPE	HEARING DATE
DIR-2013-2712-DRB-SPP-MSP	2210 BOWMONT DRIVE	DRB – DESIGN REVIEW BOARD	SEPTEMBER 19, 2013
ZA-2012-1402-ZV-ZAA-ZAD	10550 BELLAGIO ROAD	ZA/ZV – ZONING ADMINISTRATION ADJUSTMENT	SEPTEMBER 25, 2013
ZA 2013-2095(F)(DRB)(SPP)(MSP)	15000 MULHOLLAND DRIVE	ZA/DRB – ZONING ADMINISTRATION	OCTOBER 4, 2013

9. Hearing Updates

CASE NO.	ADDRESS	HEARING TYPE	OUTCOME
DIR-2013-1560-DRB-SPP-MSP	9716 WENDOVER DRIVE	DESIGN REVIEW BOARD	APPROVE WITH CONDITIONS
ZA 2013-0078 (ZAD) (ZAA)	1423 ORIOLE DRIVE	ZONING ADMINISTRATION	??
ENV-2013-798-MND	924 NORTH BEL AIR ROAD	HAULE ROUTE	??

10. Packages Received

CASE NO.	ADDRESS	DESCRIPTION
AA 2013-2569-WTM	11201, 11077 & 10995 CHALON ROAD	CONSTRUCTION OF RESIDENCE WITH MULTIPLE GUEST AND STAFF HOMES WITH POOLS ON 8 ACRE SITE
AA-2013-2045-WTM	944 AIROLE WAY	WAIVER OF TRACT MAP FOR SINGLE FAMILY HOME CONSTRUCTION
ZA 2013-2717-F	1554 N. TOWER GROVE DRIVE	FENCE HEIGHT ADJUSTMENT
ZA 2000-1843-CUZ-PAI	10847 SUNSET BLVD	EXCEED HEIGHT FOR WIRELESS COMMUNICATION TOWER
CPC 2013-2551-CUB-ZB-DB-SPR	8150 SUNSET BLVD	LARGE SCALE MIXED USE PROJECT
DIR 2013-2712-DRB-SPP-MSP	2210 BOWMONT DRIVE	SINGLE FAMILY HOME CONSTRUCTION

11. Determination Letters Received

CASE NO.	ADDRESS	CASE TYPE	DECISION	APPEAL DEADLINE
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DIR-2013-1560-DRB-SPP-MSP	9716 WENDOVER DRIVE	DESIGN REVIEW BOARD	APPROVE WITH CONDITIONS	AUGUST 27, 2013
ZA 2012-1395-ZA-ZAA-1A	360 NORTH STONE CANYON ROAD	ZONING ADMINISTRATION	DENY APPEAL	90 DAYS FOLLOWING CITY DECISION

12. Proactive Projects

- a. GLEN CENTRE PARKING

13. Adjournment

**NEXT BABCNC PLU MEETING
October 8, 2013**

ACRONYMS:

- A – APPEAL
- APC – AREA PLANNING COMMISSION
- CE – CATEGORICAL EXEMPTION
- DPS – DEEMED TO BE APPROVED PRIVATE STREET
- DRB – DESIGN REVIEW BOARD
- EAF – ENVIRONMENTAL ASSESSEMENT FORM
- ENV – ENVIRONMENTAL CLEARANCE
- MND – MITIGATED NEGATIVE DECLARATION
- PM – PARCEL MAP
- PMEX – PARCEL MAP EXEMPTION
- TTM – TENTATIVE TRACT MAP
- WTM – WAIVER OF TRACT MAP
- ZA – ZONING ADMINSTRATOR
- ZAA – ZONING ADMINISTRATOR’S ADJUSMENT
- ZAD – ZONING ADMINISTRATOR’S DETERMINATION
- ZV – ZONING VARIANCE



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PLANNING AND LAND USE COMMITTEE MINUTES SPECIAL MEETING

<http://babcnc.org/committees/planning-and-land-use/>

Tuesday, July 9, 2013

7:30-9:00pm

Les & Dorothy River Community Center
10409 Scenario Lane
Los Angeles, CA 90077

1. Call to order – Committee Member Roll Call

<i>Name</i>	<i>P</i>	<i>A</i>	<i>Name</i>	<i>P</i>	<i>A</i>
Ramin Kolahi, Chair		X	Nickie Miner	X	
Michael Chasteen	X		Gary Plotkin		X
Carolyn Carradine		X	Carol Sidlow		X
Robin Greenberg	X		Stephen Twining		X
Don Loze	X				

Also Present were:

- Jamie Hall, of Laurel Canyon Association
- Michael Kemp, of Roscomare Valley Association
- Robert Ringler, President of the BABCNC

- 2. Approval of Minutes: Motion** was made to approve the minutes by Robin Greenberg and seconded by Nickie Miner. Note was made to correct spelling of Robin Greenberg and Don Loze in the roll call and the June 11, 2013 minutes were unanimously as amended.
- 3. Approval of Agenda, as presented or amended: Motion** was made to approve the Agenda of July 9, 2013 as presented by Robin Greenberg and seconded by Michael Chasteen. There were 4 yeas. No nays. No abstentions. Agenda was unanimously approved as presented. Subsequently it was noted that an additional item was placed on the agenda, by Ramin and emailed to Michael Chasteen prior to the meeting regarding Charlies Pantry at the Glen Center.
- 4. Public Comments –** On non-agenized items related to Land Use and Planning only: We do not have speaker cards tonight, visitors were invited to introduce themselves. **Anderson Bestona** introduced himself and stated he is working on his Communication Merit Badge for Eagle Scouts, and chose to sit in our meeting for that purpose. He was thanked for coming and welcomed by the Committee.
- 5. Chair Report – Michael Chasteen standing in for Ramin Kolahi**
Committee Nominations: Still pending confirmation by Board and responses by Carolyn Carradine, Carol Sidlow and Stephen Twining, as to whether they are willing to continue on to participate in the Land Use Committee. Michael noted that we have not heard a response from them.

Appointment of Vice Chair: Robert Ringler recommended, since Ramin was not here, Committee appoint Michael who does a very good job in case we needed a backup.

Don Loze nominated Michael Chasteen as Vice Chair for the PLU Committee. Nickie seconded the motion. The question was called. There were 3 yeas; no nays, 1 abstention by Michael Chasteen, and the motion to nominate Michael Chasteen as Vice Chair unanimously passed.

Consideration of New Members: Jamie Hall & Michael Kemp will be brought before the Board for consideration at the August meeting.

Michael asked for a nomination for Jamie Hall as Land Use Board Member. The motion was seconded Robin. The decision was unanimous that Jamie Hall be presented at the August meeting.

Mike Israyelyan, Representing Charlies Pantry at the Glen Center: (Mike noted earlier that Ramin had an informal meeting with them; however, the resident’s meeting planned for last evening was cancelled.) Mike described the restaurant, as 2000 square feet, serving breakfast, lunch. They have been open since February 2013, and are trying to obtain a beer and wine license, for a small wine bar area. They’ve filed an application with Zoning last month, on the fast track within three months. They have 39 interior seats and 42 outside patio seats. He noted that the center has few restaurants, “2-4-2” for light alcohol and 3 beer and wine. They are asking for the support of the Committee. Michael noted that Ramin sent an email regarding this, and one item was that we *had* an informal meeting last night for the Beverly Glen Circle Application. The applicant will attend; one neighbor showed up to support it. It’s a beer and wine, application for liquor license. Many up in that area have that and full line of sales. Ramin was going to move to support the application.

Ron Rosenblatt, who states he happens to be President of this community center and lives in the neighborhood and goes up there all the time, spoke in support of this.

Mike Gowell, a neighbor, stated that he lives about 2 houses away from it, at 2891 N. Beverly Glen, with Susie, and is in full support. He was there last night, met these gentlemen for the first time, but thinks it’s a nice addition to the Glen Center and is proud to have it out there. He would love to see the ability to have a glass of wine with dinner there.

Discussion ensued.

Don Loze asked how this will impact parking.

Mike Israyelyan did not think it will affect the parking at all.

Don Loze asked if there is a business association involved with the Glen Center, and if there has been any objection by that group, to which Mike replied, there is a merchant’s group and that there is “no” objection by them.

Noted was that notice was sent, letters were received by neighbors, and no one else appeared tonight.

Don Loze made the motion to approve the application for Charlies Pantry (for wine and beer). Motion was seconded by Robin. 4 votes were in favor, none opposed, and none abstained. The motion passed to present this to the Board.

6.

a. Case Assignments

ALL CASES ARE SUBJECT TO MOTIONS

7. New Project Review and Staff Assignments and Coding of De Minimis Cases

a. CNC Reporting –

CASE NO.	ADDRESS	DESCRIPTION	CASE TYPE
NO NEW CNC SINCE LAST AGENDA			

8. **Current Case Updates:** Michael noted that Ramin has all the new applications in his car. However, Michael was able to address the following cases with a couple of current ones that just came through that he has in his hand. Michael noted that most updates are on the cases that he and Ramin are managing, as case managers.

CASE NO.	ADDRESS	DESCRIPTION	CASE TYPE	PLU MEMBER
ENV-2013-1201-EAF	10453 W SANDAL LANE 90077	NEW TWO STORY SINGLE FAMILY DWELLING WITH ATTACHED GARAGE AND DECK	EAF- ENVIRONMENTAL ASSESSMENT	RAMIN KOLAHI
ZA-2013-1202-ZAD-ZAA	10453 W SANDAL LANE 90077	NEW TWO STORY SINGLE FAMILY DWELLING WITH ATTACHED GARAGE AND DECK	ZAD-ZA DETERMINATION (PER LAMC 12.27)	RAMIN KOLAHI
AA-2013-1398-DPS	9526 W DALEGROVE DR 90210	ESTABLISH AN EXISTING INGRESS/EGRESS EASEMENT	DPS- DEEMED-TO-BE-APPROVED PRIVATE STREET	MICHAEL CHASTEEN
ENV-2013-1397-CE	9526 W DALEGROVE DR	ESTABLISH AN EXISTING INGRESS/EGRESS EASEMENT	CE-CATEGORICAL EXEMPTION	MICHAEL CHASTEEN

	90210			
2013-41-PMEX	9100 CRESCENT DRIVE & 2460 SUNSET PLAZA DR.		PMEX-PARCEL MAP EXEMPTION	MICHAEL CHASTEEN
AA-2013-1396-PMEX	9559 W SHERWOOD FOREST LANE 90210	A LOT LINE ADJUSTMENT BETWEEN TWO LOTS TO CORRECT THE ENCROACHMENT OF THE SINGLE FAMILY RESIDENCE.	PMEX-PARCEL MAP EXEMPTION	MICHAEL CHASTEEN
ENV-2013-1395-CE	9559 W SHERWOOD FOREST LANE 90210	A LOT LINE ADJUSTMENT BETWEEN TWO LOTS TO CORRECT THE ENCROACHMENT OF THE SINGLE FAMILY RESIDENCE.	CE-CATEGORICAL EXEMPTION	MICHAEL CHASTEEN
ZA 2013 78 ZV ZAD ZAA	1423 ORIOLE DRIVE		ZV-ZONE VARIANCE	MICHAEL CHASTEEN
ENV-2013-1576-EAF	2922 N BEVERLY GLEN CIR 90077	PROPOSED 1;993 SF. RESTAURANT IN AN EXISTING DEVELOPMENT WITH THE ON-SITE SALE OF BEER AND WINE ONLY; HAVING 39 INDOOR AND 42 OUTDOOR DINING PATRONS; LOCATED IN THE RE15-1VL-RPD.	EAF-ENVIRONMENTAL ASSESSMENT	RAMIN KOLAH
ZA-2013-1575-ZV	2922 N BEVERLY GLEN CIR 90077	PROPOSED 1;993 SF. RESTAURANT IN AN EXISTING DEVELOPMENT WITH THE ON-SITE SALE OF BEER AND WINE ONLY; HAVING 39 INDOOR AND 42 OUTDOOR DINING PATRONS; LOCATED IN THE RE15-1VL-RPD.	ZV – ZONING VARIANCE	RAMIN KOLAH

The above cases were discussed and the following noted:

10453 W. Sandal Lane, 90077: There is a meeting set up on July 27th at the site, and at that time, will take it under consideration to PLU. Ramin has been assigned to that case at 10453 W. Sandal Lane. The next item on Sandal Lane, Ramin is dealing with.

9526 W. Dalegrove Drive, 90210 establish an existing ingress/egress easement. Michael doesn't have his files with him either, and he will keep it on the Agenda while he looks into it further.

9100 Crescent Drive & 2460 Sunset Plaza Drive:

- Michael related that this is a land lock, the land owner has asked Michael for those locked to be removed, thus adding that to the overall context of the property. He recalled this as being a volatile property in Laurel Canyon.
- Jamie Hall noted that property owners are actively seeking to shut off access and cut off the roads. Michael stated he looked into it and emailed Carol Sidlow whose email to Michael indicated that she is aware of the application, and spoke to one woman who doesn't know the specifics of what they're trying to do now, but was aware of the past movement on the property. Steve Poster (and another person's name not gotten) were involved in this and Carol specifically expressed interest.
- This is scheduled to go to hearing, date is not known.
- There was no request for a variance; it was simply the notion of eliminating a land-locked piece of property, a small portion; it looked to be blocking – not blocking – but right next to the driveway, the access into the property. It's an internal piece of land, a small piece of property.
- Michael indicated that the Committee could either 1) not respond to it, let the Zoning Administrator make a judgment; 2) based on limited information and the past history of that address, motion to disapprove, but he doesn't know what legal basis of standing we would have.
- Don Loze suggested asking them to come to the next meeting.
- Jamie Hall would like to know what their purpose is; if to cut off access to a road or the like...
- Michael indicated that it's internal.
- Don suggested we ask them to appear to the next PLU meeting with a full report.
- Michael will call the applicant and ask that they make their presence known here.
- Michael noted that he's surprised that he didn't get more information from Carol and Carolyn.
- Noted was an email from Jane Shay Wald indicating that there was a prior court decision denying James Wecker, the then owner of 9100 Crescent, who had requested variances. They are now not asking for a variance; they're asking for a lot line elimination.
- Jamie Hall expressed concern about people getting lot line adjustments and finding ways around...
- Michael will call them asking them to appear before this Committee. Michael noted that there is a new owner.

- Nickie Miner and Robert noted that there was an issue regarding the driveway, and doesn't know if it's the same situation, but that will definitely need more information.
- Jamie noted that there is active litigation right now with the neighbors regarding access issues in this area, and he imagines that this has something to do with that.

9559 W. Sherwood Forest Lane, 90210:

- Michael explained that this is a lot line adjustment between two lots to correct the encroachment of the single family residence, with two case numbers, one is a categorical exemption and one's a parcel map exemption. Michael looked at this parcel, and as they are looking to correct an encroachment, he sees no opposition to this application. We can leave this on the agenda until the carry date is expired; otherwise, he sees no reason to keep this. Jamie agrees.

1423 Oriole Drive.

- Michael recalls that we kept this on the agenda only because he was going to look further into it, which he did. It was a request for a guard gate, within the right of way. It's in the bird streets, above Doheny. No opposition. It was agreed that the ZA deal with it.

The next two are Charlies, 2922 North Beverly Glen Circle, discussed above.

9. Upcoming Hearings

CASE NO.	ADDRESS	HEARING TYPE	HEARING DATE
AA-2013-0091-PMLA	2590 NORTH WALLINGFORD DRIVE	PRELIMINARY PARCEL MAP	JULY 10, 2013
ZA 2013-0805(ZAA)	1924 SAN YSIDRO DRIVE	ZONING ADMINISTRATOR	JULY 11, 2013
ZA 2013-1369(ZAA)(ZAD)	1071 NORTH BROOKLAWN DRIVE	ZONING ADMINISTRATOR	JULY 18, 2013
ZA 2013-0628(ZAD)	11475 THURSTON CIRCLE	ZONING ADMINSTRATOR	AUGUST 1, 2013

Upcoming hearings were discussed as follows:

2590 North Wallingford Drive: Hearing date 07-10-13: No objection.

1924 San Ysidro Drive: Hearing date 07-11-13: No objection.

1071 North Brooklawn Drive: 07-18-13: The Zoning Administrator asked Michael for the ZA determination.

Accessory Guard House within the front half of the property, new gate, (further details were read by Michael from the application). Discussed was that this is in Holmby Hills, with a new president of the association. Michael will contact him to find out if they know about this and if they have an objection that we can weigh in. The Committee decided a couple of months ago that we wouldn't chase this type of thing.

10. Hearing Updates

CASE NO.	ADDRESS	HEARING TYPE	OUTCOME
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11. Packages Received

CASE NO.	ADDRESS	DESCRIPTION
AA 2013-1468 PMEX	2240 STANLEY HILLS	LOT LINE ADJUSTMENT OF 335 SF

No packages present; with Ramin who is not here.

12. Determination Letters Received

CASE NO.	ADDRESS	CASE TYPE	DECISION	APPEAL DEADLINE
DIR-2013-907-DRB-SPP-MSP	2926 NICADA PLACE	DRB – DESIGN REVIEW BOARD	APPROVE WITH CONDITIONS	JULY 2, 2013
Not discussed.				

13. Proactive Projects - Not discussed.

14. Adjournment: There is no new business. **Robin motioned to adjourn, Nickie seconded, 4 voted in favor and the meeting adjourned at 8:13 p.m.**

**NEXT BABCNC PLU MEETING
August 13, 2013**

Planning and Land Use
Committee Minutes
Special Meeting
Tuesday, August 13, 2013
Les and Dorothy River Community Center
10409 Scenario Lane
Los Angeles, California 90077

1. Call to order - committee member roll call- 7:40 P.M.
Present: Ramin Kolahi, Chair
Michael Chasteen
Robin Greenberg
Jaime Hall
Michael Kemp
Don Loze
Gary Plotkin
Absent: Nikki Miner
Neighbor: Benedict Macdonald 1565 N. Beverly Glen
2. Approval of Minutes - because minutes were passed out at the meeting, it was deferred to an agenda item at the board of director's meeting
3. Approval of Agenda - Robin moved and Michael Chastten seconded - unanimous vote to accept
4. Public Comments - Benedict MacDonald of 1565 N. Beverly Glen told of his concern over horizontal trees hanging over Beverly Glen- Ramin recommended that he contact the Bureau of Street Services
5. Chair Report - Ramin Kolahi - welcomed new members Jaime Hall and Michael Kemp. 10291 and 10297 Mariel Lane(off of Chrysanthemum)
The building department issued a permit w/o checking APC.
The neighbors hired a lawyer
6. New Project Review and Staff Assignments and Coding of De Minimis Cases
944 N. Airole Way L.A. 90077(off of lower Stradella)Waiver of Tract Map
4 kitchens- Ramin and Michael Kemp will study
15000 W. Mulholland(between Roscomare and Beverly Glen)fence height
2170 N. Stanley Hills(off of Lookout), 2170 N. Stanley Hills
2 existing SFD on the same lot, construction of new 2060 sq. ft. and remodel and addition- Jaime Hall will study
1825 N. Larurel Canyon- Jaime Hall will study- there will be a community meeting with Tom LaBonge August 27th- there was a slide on this property
7. Current Case Updates
10453 W. Sandal Lane(off of Beverly Glen)Ramin set up an informal meeting on the site-it went well-new 2 story single family dwelling
9526 W Dalegrove Drive 90210(off of Coldwater)adjustment of property line -we won't take this up
9100 Crescent Drive and 2460 Sunset Plaza Drive-denied(move off agenda)
8. Upcoming Hearings
1423 Oriole Drive(off of Doheny)Michael Chasteen hasn't gotten any response- they are adding a 5600 sq. ft. gate house-hearing date 9/3/13
924 N. Bel Air Road-2400 cubic yards haul route
360 N. Stone Canyon Road-August 7 hearing - violation of base line ord.
9. Adjourn at 8:35 Moved by Don Loze, seconded by Robin, unanimous
10. Next Meeting: September 10, 2013