



Building A Better Community



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**PLANNING AND LAND USE
COMMITTEE AGENDA
REGULAR MEETING**

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

Tuesday, June 10, 2014
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.)*

In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the board in advance of a meeting, may be viewed at our website by clicking on the following link: www.babcnc.org or at the scheduled meeting. In addition, if you would like a copy of any record related to an item on the agenda, please contact the PLU Chair, Michael Kemp, via email: mkemp@babcnc.org.

CASES TO BE CONSIDERED:

1. Call to order – Committee Member Roll Call

Name	P	A	Name	P	A
Michael Kemp, Chair			Caroline Labiner		
Michael Chasteen, Vice Chair			Don Loze		
Robin Greenberg			Nickie Miner		
Jamie Hall			Gary Plotkin		

2. Approval of Minutes – May 13, 2014 Meeting

3. Approval of Agenda, as presented or amended

- a. **Bold** items are changes to publicly posted agenda.

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

5. Chair Report – Michael Kemp

ALL CASES ARE SUBJECT TO MOTIONS

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

A. Projects and Issues Scheduled for Discussion / Presentation / Review:

1300 N. Sepulveda Blvd., 90049

Application Date: 01/23/2014

Case Numbers: ZA-2005-4805-CU-ZAA-ZAD-PA1 CU – Conditional Use

Project Description:

Leo Baeck Temple: Revise Site Plan & specify phasing

Status: Package Received: 02/03/2014: Committee discussed supporting project with conditions for adequate bus stop on Sepulveda Blvd. No formal action taken. Applicant to present project. Case hearing: June 26, 2014

11749 to 11767 Bellagio Road: Discussion of request by Mr. Bruce Kuyper for a Zone Change

See documentation submitted by Mr. Kuyper at 5/13/14 PLU meeting in Agenda Supplement package

1857 Benedict Canyon

Case # ZA 2014-0620

Demolish (E) non-permitted 8' solid wall and build a (N) 8'-10" fence on the front property line, on in the public right of way, 5' from curb face with an approved revocable permit.

Received: 03/05/14 Application date: 02/20/2014 Also noted on CNC report of 02/22/14

Status: Applicant presented project to PLU Committee at March 11, 2014 Meeting. PLU recommended Applicant go back and meet with BCA first. At 5/13/14 PLU meeting the Committee voted 5-1 to oppose. Since then applicant has made revisions to the proposed project. Presentation made at 5/28/14 BABCNC Board meeting. No vote taken at that time due to lack of quorum.

10615 W. Bellagio Road 90077

Case Numbers: ENV-2013-3687-CE CE-CATEGORICAL EXEMPTION
ZA-2013-3686-F F-FENCE HEIGHT

Project Description: To Allow an over-in-height wall, gate and hedge in the front yard setback

Status: Package Received: 12/10/13 Assigned to PLU Member: Michael Kemp

Committee voted at February 2014 meeting to oppose.

ZA requested Applicant to go back to the BABCNC for re-review.

454 N. Cuesta Way, 90077

Application Date: 01/07/2014

Case Numbers: AA-2014-53-WTM WTM- Waiver of Tract Map
ENV-2014-54-CE CE-CATEGORICAL EXEMPTION
ZA 2014-914-ZAD ZAD-ZA Determination: Application submitted: 03/18/14

Project Description:

Grading as part of demolition of (E) SFD and Construct new SFD, with Accessory Building, pool, and tennis court.

Status: Package Received: 01/30/2014 Assigned: Michael Kemp

Note: New package received, 04/04/14 for ZA request: Project noted above on a lot the fronts three substandard Hillside limited streets. Also noted on CNC report 03/22/14

9422 Sierra Mar Drive

ZA- 2013-3252 ZV ZAA ZAD

Request for reduced side yard, relief from required 3 uncovered parking spaces, reduced separation between buildings.

7.. Current Pending Case Updates:

11767 E. Bellagio Road 90049

Case Numbers: ENV-2013-3734-MND Mitigated Negative Declaration
VTT-72465-SL SL-SMALL LOT SUBDIVISION

Project Description: Tentative Tract Map

Small Lot Ordinance. Demolition of 1 SFD, and Construction of 6 new SFD on a 9,779 s.f. lot

Update on Status : Determination letter pending from Planning

New Cases from 05/13/14 Meeting:

1240 N. Doheny Drive Case # ZA 2014-1016

Project: Approval of existing over in height fence in the front yard.

PLU Member reviewing: Caroline Labiner

9370 Claircrest Drive Case # ZA 2014-1315

Project: Addition of up to 1,000 s.f. to an existing single family residence, fronting on a street less than 20'

PLU Member reviewing: Michael Chasteen

1520 Gilcrest Drive Case # ZA 2014-1020

Project: Additional of Accessory Living Quarters with separate kitchen

PLU Members reviewing: Nickie Miner & Michael Chasteen

10104 Angelo View Drive Case # ENV-2014-1025-CE

Plan Approval to previous ZA cases: Construction of a 1,317 s.f. recreation room for home theater use, 103 s.f. of terrace for restroom, bbq and lap pool

PLU Member reviewing: Michael Chasteen

8. New Packages Received:

739 & 475 Bel Air Road Case # AA2014-1802-PMEX

Lot line adjustment

2104 Stanley Hills Drive Case # ZA 2014-1621-ZAD ZA

Demolish existing 828 s.f. SFD and build new SFD, incorporating 560 s.f. assessor building to create one 2,833 s.f. structure. Request for Sub-standard street, front yard setback, and RFA variance.

2850 N. Benedict Canyon Dr Case# DIR 2014-1135-DRB-SPP-MSP Mulholland Design Review
ENV-2014-1136-CE

Project: Construction of a proposed 2 story, 10,527 s.f. sfd and 2 attached 2 car garages.

9. CNC (Certified Neighborhood Council) Reporting – Entitlement Package Received at Planning:

Review of Reports Current Period: (Copies of relevant CNC report in supplement package)

(Note if BABCNC PLU received a package it will be noted above)

05/04/2014 to 05/17/2014:

05/18/2014 to 05/31/2104

10. Upcoming Hearings:

June 12, 2014:

2166, 2170, 2172 N. Stanley Hills Drive 90046

Case Numbers:	ZA-2013-2087-ZAD	ZAD-ZA DETERMINATION (PER LAMC 12.27)
	ENV-2013-2085-EAF	EAF-ENVIRONMENTAL ASSESSMENT
	ZA-2013-2084-ZAD	ZAD-ZA DETERMINATION (PER LAMC 12.27)

Project Description:

Construction of a new 2,060 s.f. SFD. Remodel and Addition to two existing SFD on the same lot.

PLU Member: Jamie Hall; Status: PLU voted at 5/13/14 meeting to oppose. Letter sent to Planning Dept.

901 N. Airole Way, 90077

Application Date: 02/03/2014

Case # ZA 2014-378-ZAA

To allow 13 s.f. area to locate in the required front yard setback

No package received to date. No action taken by committee

9368 W Sierra Mar Drive

Case Number ZA-2014-0149 ZAA

Project Description: Sub-Standard Lot

Package Received 2/11/14 PLU Member: Caroline Labiner PLU Committee took no action

1542 N. Tower Grove Drive

Case # ZA 2014-0532

Construction of 7'6" high gates, pilasters, and 6' fences in lieu of 3'6" height limit in front yard.

Received: 03/05/14: Status: PLU Committee advised at 3/11/14 that BCA decided to take no position.

PLU voted to take no position,

June 26, 2014

1300 N. Sepulveda Blvd.

Leo Baeck Temple (See Case presentation above)

11. Hearing Updates:

12. Determination Letters Received:

Mulholland Scenic Parkway Specific Plan

2878 Deep Canyon Drive: Approved with Conditions

9517 W. Moonridge Terrace: Approved with Conditions

13. Upcoming Projects (No package received to date) for discussion purposes:

14. Proactive Projects

1. Proactive Projects Update by Committee Members

- a. LA City Building Code Update: RE-Code LA:
- b. Update on recommendations by Dick Platkin, for revisions to the Baseline Mansionization Ordinance, and how they might apply to the Baseline Hillside Ordinance.
- c. Waiver of Tract Map Research Group

15. New Business and General Items for discussion:

1. Community Impact Statements Recommendations to Board:

A. Greater Haul Route requirements on 'large scale' projects.

Note: Recent violations on haul routes.

B. Support for review of revisions to the Small Lot Sub-Division Ordinance Council File 13-1478 CIS from Tarzana NC received.

2. Discussion of position on 1950 Avenue of the Stars, Century City.

16. Adjournment:

**NEXT BABCNC PLU MEETING
 July 8, 2014
 Les & Dorothy River Community Center
 10409 Scenario Lane
 Los Angeles, CA 90077**

ACRONYMS:

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