



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, November 11, 2014

7:00-8:30pm

NOTE NEW TIME & LOCATION:

**Stephen S. Wise Temple
15500 Stephen S. Wise Drive
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			Dan Love		
Robin Greenberg			Don Loze		
Jamie Hall			Nickie Miner		
			Gary Plotkin		

2. Approval of Minutes – October 14, 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

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

Projects and Issues Scheduled for Discussion / Presentation / Review:

a. 8289 Grand View Drive, LA 90046

ZA 2014-3436 (ZV) ZZAD)

A Zone variance to allow the construction of a one family dwelling with a height of 50' in lieu of the permitted 28'. A Zone variance o allow the construction of a one family dwelling with a residential floor area of 1500 RFA in lieu of the allowed 1122.65 RFA per code section 12.21C.10.1(b)

A Zone variance to allow the construction fo a one family dwelling with a seet back of 7' in lieu of the required 8'.

A Zone variance to allow a retaining wall of 14' in lieu of the 12' permitted by 12.21C.8.(c).

A Zone variance to allow the construction of a SFD on a sub-standard street.

b. 1326 N. San Ysidro Drive

ZA 2014-3685-(ZV) (ZAA)

The legalization of an existing 2nd Floor, 324 s.f. accessory living quarters, on top of an existing legal non-conforming two-car garage (codified under Permit # 1936LA13784), in conjunction with an existing 1,782.0 sf single family dwelling in the RE-15-1 Zone.

7. Current Case Updates & Reports by PLU Members on new projects from Sept. Mtg.:

a. 2104 Stanley Hills Drive

Case # ZA 2014-1621-ZAD ZA

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

Hearing Date: October 14, 2014 (See note below)

Assigned to: Jaime Hall

b. 1609 Viewmont Drive

ZA 2014-2158

New raised pool and attached deck that is 16' in height above natural grade. Pool and deck will be 1' away from the side-yard at the east property line and 2' from the South property line. The deck will be 9'-8" from the rear property line. The lot coverage to be 59%. Request reduced side yard, rear yard and lot coverage from 40% to 59%.

Assigned to: Mike Kemp

c. 8413 Grandview Drive

ZA 2014-2854

Assigned to: Jamie Hall

d. 9309 Sierra Mar

ZA 2014-1779

Assigned to: Caroline Labiner

e. 11065 Sunset Blvd.

ZA 2014 3048 ZAD ZAA

Over in height wall in front yard.

Assigned to: Dan Love

f. 880 Stone Canyon Road

ZA 2014-3229- ZAD ZAA

Demolish existing sfd and construct a new 2 story, 7715 s.f. SFD with a 5,715 s.f. basement (including 1,506 s.f. underground garage), pool, and 897 s.f. accessory building. Project requires 8 retaining walls & 2,581 cubic yards of non-exempt grading.

Assigned to: Dan Love.

g. 10701 Bellagio Road / 627 Carcassonne Road

AA-2014-2980 PMEX

Parcel Map exemption to allow a lot line adjustment between two neighboring parcels that results in no change to the number of legal parcels.

Assigned to: Dan Love

h. 2341 N. Gloaming Way

DIR 2014-3574

Mulholland Design Review

Demolish existing SFD, and construct new SFD.

Assigned to: Mike Kemp

i. 9580 Lime Orchard Road

DIR 2014-3241-DRB-SPP-MSP

Mulholland Design Review

Remodel and addition to existing Guest house, addition to existing hardscape.

Assigned to: Mike Kemp

8. New Packages Received: (October 15, to November 6, 2014)

a. 1751-1781 N. Viewmont Drive

ZA 2014-3877-ZV

The applicant is requesting a Zone variance to permit the construction of a 55-foot high, two story , 3,490 s.f. addition to and remodel of an existing single family house on a hillside lot in the R1-1 Zone, in lieu of the 28 foot maximum permitted height.

b. 320 North Carolwood

ZA 2014-3242-F

To allow a 8’ wall, 8’5” gates, pilasters, and 15’ hedge in the required front yard setback in lieu of the 3’6” allowed by code.

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

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

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

10/05/2014 to 10/18/2014:

10/19/2014 to 11/01/2104:

10. Upcoming Hearings:

Tuesday, November 25, 2014, 9:00am West LA Municipal Building:

1551 N. Summitridge Drive, 90210

Application Date: 01/21/2014

Case Numbers: ZA-2014-208-ZV-ZAD ZV – Zone Variance

ENV-2014-209-ND

Project Description / Requested Action:

1. Pursuant to the provisions of Section 12.27-B of the Los Angeles Municipal Code, a Zone Variance to permit a non-conforming height of approximately 65 feet, in lieu of the maximum permitted height of 30 feet as required by Section 12.21-C, 10(d), and a Zone Variance to permit 4,207 s.f. of Residential Floor Area in lieu of 2,530 s.f. of RFA as otherwise permitted by Section 12.21-C, 10(b), and; pursuant to the provisions of Section 12.24-X, 28(a)(1) of the Los Angeles Municipal Code, a Zoning Administrator’s Determination to allow a reduction in the side yard to 9’ in lieu of 15’ as required by Section 12.21-C, 10(a), and to allow the continued construction of a SFD, which is 85% complete.

2. Pursuant to Section 21082.1(c) (3) of the California Public Resources Code, adopt the Mitigated Negative Declaration (MND) for the above referenced projects.

Status: Package Received: 03/06/14

PLU Status: At the March 11, 2014 the PLU voted to “take no position” on this project. This decision was based in part on the decision of the BCA to allow the construction to be completed.

Tuesday, November 25, 2014, 2:00pm LA City Hall:

1650 North Marmont Avenue:

DIR2014-3322 (BSA)

Requested Action:

Pursuant to Section 12.26-K of the LA Municipal Code, a Director of Planning Determination as to whether the Dept. of Bldg. & Safety erred or abused their discretion in issuing Bldg. Permit # 12014-22222-01434 for the proposed 3 story

addition to the existing SFD with a height of 33' in lieu of the 28' height for a roof with less than 25% slope, and to allow a 2' side yard in lieu of a 9' side yard without a City Zoning Administrator's adjustment for the subject property.

11. Hearing Updates:

12. Determination Letters Received:

10104 West Angelo View Drive

ZA 2010-1966 (ZV) (ZAA)

Approved with conditions:

To allow a westerly side yard setback of 5' to 10.3' in lieu of the required 12' setback, and to allow a 18.2' in length retaining wall to maintain a maximum height of 10' in lieu of the previously approved height of 8.5' in the RE-15-1-H Zone.

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

14. Proactive Projects

1. Proactive Projects Update by Committee Members

15. New Business and General Items for discussion:

16. Adjournment:

NEXT BABCNC PLU MEETING

Tuesday December 9, 2014

Stephen S. Wise Temple

15500 Stephen Wise Drive

Los Angeles, CA 90077

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

ZA – ZONING ADMINSTRATOR

ZAA – ZONING ADMINISTRATOR'S ADJUSMENT

ZAD – ZONING ADMINISTRATOR'S DETERMINATION

ZV – ZONING VARIANCE