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

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

Tuesday, December 9, 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** – November 11, 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 –
 - a. Schedule:** 2015 Meeting dates (2nd Tuesday of the Month)

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

Projects Scheduled for Presentation, Discussion and possible action:

a. 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 s.f. single family dwelling in the RE-15-1 Zone.

Continued from 11/11/2014 Meeting

Assigned to: Michael Kemp

b. 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 of a one family dwelling with a set 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.

Continued from 11/11/2014 Meeting

Assigned to: Jaime Hall

c. 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.

Continued from 11/11/2014 Meeting

Assigned to: Dan Love.

d. 10513 Rocca Place

ZA 2014-4162 (ZAA)

ENV 2014-4162-EAF

Request for 1) an 8' entrance gate within the required front yard, and 2) a 6' retaining wall with a 42" guardrail within the required side yard of a hillside area.

PS-1423:

Request for a private street to continue use of the 40-FT variable easement for access to Lot 5, TR 22942 to allow the construction of a (N) SFD.

Case received 11/17/2014

Assigned to: Dan Love.

7. Upcoming Projects (No package received to date) for discussion, notification, and update purposes:

a. 10220 Scenario Lane:

Pending Lot Line Adjustment, Demolition of existing SFD, Addition of two (2) new SFD, with pools.

8. Current Case Updates by PLUC Members on continued & new projects from November 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.

Continued from 11/11/2014 Meeting

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%. Continued from 11/11/2014 Meeting

Assigned to: Mike Kemp

c. 8413 Grandview Drive

ZA 2014-2854

Continued from 11/11/2014 Meeting

Assigned to: Jamie Hall

d. 9309 Sierra Mar

ZA 2014-1779

Continued from 11/11/2014 Meeting

Assigned to: Caroline Labiner

e. 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.

Assigned to: Jamie Hall

f. 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.

Assigned to: Dan Love.

9. New Packages Received: (November 7, to December 4, 2014)

a. 2301 Kimridge Road

ZA 2014-4243 (F)

Increase the height of concrete fence walls in the required front yard from 6'-0" to 8'-0" for a new dwelling currently under construction under permits: 12010-20000-01619. 6'-0" height was previously approved under case ZA 2012-1758 ZAD, ZAA, DRB, SSP, MSP.

b. 1533 & 1541 Marlay Drive

AA 2014-4248- PMEX

Adjust lot line between parcels 1 and 2 to follow existing fence.

c. 10701 W. Sunset Blvd.

ZA 2014-3929 CUW

Construction and installation of a wireless telecommunications facility for Verizon Wireless consisting of (12) panel antennas, (12) RRUs, and (1) parabolic dish mounted on a new 45' high monopine; placement of equipment cabinets, standby generator, and (2) raycaps at grade behind 8' high CMU enclosure.

d. 1650 N. Marmont

ZA 2014-4122 (ZAD)

A ZAD to allow a SFR to maintain a 31' height, in lieu of the maximum 28 feet, with a roof slope of less than 25% in an RE9 Zone. As originally permitted by permit # 12014-20000-01434.

e. 8904 Crescent Drive

ZA 2014-3721

Demolish existing one story 1200 sf SFD and attached carport. Build a new 3 story 3226 sf SFD with attached 2-car garage, and associated swimming pool on a substandard hillside street, with less than 20' improved roadway.

f. 8150 Sunset Blvd: Mixed-Use Project

ENV-2013-2552-EIR

Draft Environmental Impact Report Received on CD.

Comments due by January 5, 2015

g. 10513 Rocca Place

ZA 2014-4162 (ZAA)

ENV 2014-4162-EAF

PS-1423:

(See Case 6 (d) above)

10. 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)

11/02/2014 to 11/15/2014:

11/16/2014 to 11/29/2104:

11. Upcoming Hearings:

12. Hearing Updates:

13. Determination Letters Received:

14. Appeals filed:

a. 10830 W. Chalon Road

ENV 2014-962-MND

Challenge to Haul Route and MND; filed by Bel Air Homeowners Alliance

15. Proactive Projects

1. Proactive Projects Update by Committee Members

a. Haul Route Status Matrix

16. New Business and General Items for discussion:

17. Adjournment:

NEXT BABCNC PLUC MEETING

Tuesday January 13, 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

**Entitlement Applications Received by Department of City Planning
(Sorted by Certified Neighborhood Council)
11/02/2014 to 11/15/2014**

Certified Neighborhood Council -- Arroyo Seco							
Application Date	Case Number	Address	CD#	Community Plan Area	Project Description	Request Type	Applicant Contact
11/06/2014	DIR-2014-4173-SPP	822 N ONEONTA DR 90065	1	Northeast Los Angeles	PERMITTED BUILDING CONSTRUCTION TO BE ALTERED DUE TO INCREASE OF SIDE YARDS FROM 7 FEET TO 13 FEET ON BOTH SIDE YARDS & 5 FOOT FRONT YARD FOR TWO NEW SINGLE FAMILY DWELLINGS.	SPP-SPECIFIC PLAN PROJECT PERMIT COMPLIANCE	WERNER R. VIELMAN (323)899-9878
11/06/2014	ENV-2014-4174-EAF	822 N ONEONTA DR 90065	1	Northeast Los Angeles	PERMITTED BUILDING CONSTRUCTION TO BE ALTERED DUE TO INCREASE OF SIDE YARDS FROM 7 FEET TO 13 FEET ON BOTH SIDE YARDS & 5 FOOT FRONT YARD FOR TWO NEW SINGLE FAMILY DWELLINGS.	EAF-ENVIRONMENTAL ASSESSMENT	WERNER R. VIELMAN (323)899-9878
11/06/2014	DIR-2014-4175-SPP	828 N ONEONTA DR 90065	1	Northeast Los Angeles	PERMITTED BUILDING CONSTRUCTION TO BE ALTERED DUE TO INCREASE OF SIDE YARDS FROM 7 FEET TO 13 FEET ON BOTH SIDE YARDS & 5 FOOT FRONT YARD FOR A NEW SINGLE FAMILY DWELLING.	SPP-SPECIFIC PLAN PROJECT PERMIT COMPLIANCE	WERNER R. VIELMAN (323)899-9878

CNC Records: 3

Certified Neighborhood Council -- Bel Air - Beverly Crest				
Application Date	Case Number	Address	Request Type	Applicant Contact

11/05/2014	ENV-2014-4167-EAF	11401 W CHALON ROAD 90049	5	Bel Air - Beverly Crest	ADDITION TO EXISTING 1ST FLOOR; ADDITION TO EXISTING SECOND FLOOR; CONSTRUCTION OF NEW ACCESSORY STRUCTURE WITH NEW SUBTERRANEAN GARAGE. EAF & HAUL ROUTE FOR EXPORTING 2,100.	EAF-ENVIRONMENTAL ASSESSMENT	THOMAS DUMARY III (310)595-5034
11/03/2014	ENV-2014-4112-EAF	8693 W FRANKLIN AVE 90069	4	Hollywood	HAUL ROUTE FOR NEW SINGLE-FAMILY DWELLING	EAF-ENVIRONMENTAL ASSESSMENT	ASHRAF HEIMMATI (310)709-3854
11/13/2014	ENV-2014-4242-CE	2301 N KIMRIDGE ROAD 90210	4	Bel Air - Beverly Crest	FRONT YARD FENCES AND GATES	CE-CATEGORICAL EXEMPTION	RANDALL AKERS (661)251-0565
11/13/2014	ZA-2014-4243-F	2301 N KIMRIDGE ROAD 90210	4	Bel Air - Beverly Crest	FRONT YARD FENCES AND GATES	F-FENCE HEIGHT	RANDALL AKERS (661)251-0565
11/14/2014	AA-2014-4248-PMEX	1533 N MARLAY DR 90069	4	Hollywood	ADJUST LOT LINES BETWEEN PARCELS 1 AND 2 TO FOLLOW EXISTING FENCE.	PMEX-PARCEL MAP EXEMPTION	AMY STUDARUS (661)644-6212
11/14/2014	ENV-2014-4249-CE	1533 N MARLAY DR 90069	4	Hollywood	ADJUST LOT LINES BETWEEN PARCELS 1 AND 2 TO FOLLOW EXISTING FENCE.	CE-CATEGORICAL EXEMPTION	AMY STUDARUS (661)644-6212
11/03/2014	ENV-2014-4123-CE	1650 N MARMONT AVE 90069	4	Hollywood	REQUEST TO ALLOW AN (E) SFD PERMITTED PER PERMIT 12014-20000-01434 TO MAINTAIN 31-FT HEIGHT WHERE A MAXIMUM OF 28-FT IS PERMITTED	CE-CATEGORICAL EXEMPTION	KRISTINA BADARAITE (818)907-8755
11/03/2014	ZA-2014-4122-ZAD	1650 N MARMONT AVE 90069	4	Hollywood	REQUEST TO ALLOW AN (E) SFD PERMITTED PER PERMIT 12014-20000-01434 TO MAINTAIN 31-FT HEIGHT WHERE A MAXIMUM OF 28-FT IS PERMITTED	ZAD-ZA DETERMINATION (PER LAMC 12.27)	KRISTINA BADARAITE (818)907-8755

11/04/2014	ENV-2014-4163-EAF	10513 W ROCCA PL 90077	5	Bel Air - Beverly Crest	REQUEST FOR: 1) AN 8-FT ENTRANCE GATE WITHIN THE REQUIRED FRONT YARD; AND 2) A 6-FT RETAINING WALL WITH A 42" GAURDRAIL WITHIN THE REQUIRED SIDE YARD OF A HILLSIDE AREA	EAF-ENVIRONMENTAL ASSESSMENT	LARRY GRAY (818)782-2788
11/10/2014	PS-1423	10513 W ROCCA PL 90077	5	Bel Air - Beverly Crest	REQUEST FOR A PRIVATE STREET TO CONTINUE USE OF THE 40-FT VARIABLE EASEMENT FOR ACCESS TO LOT 5, TR 22942 TO ALLOW THE CONSTRUCTION OF A (N) SFD		LARRY GRAY (818)782-2788
11/04/2014	ZA-2014-4162-ZAA	10513 W ROCCA PL 90077	5	Bel Air - Beverly Crest	REQUEST FOR: 1) AN 8-FT ENTRANCE GATE WITHIN THE REQUIRED FRONT YARD; AND 2) A 6-FT RETAINING WALL WITH A 42" GAURDRAIL WITHIN THE REQUIRED SIDE YARD OF A HILLSIDE AREA	ZAA-AREA, HEIGHT, YARD, AND BLDG LINE ADJMNTS GT 20% (SLIGHT MODIFICATIONS)	LARRY GRAY (818)782-2788

CNC Records: 11

Certified Neighborhood Council -- Chatsworth							
Application Date	Case Number	Address	CD#	Community Plan Area	Project Description	Request Type	Applicant Contact
11/10/2014	DIR-2014-4202-SPP	21915 W DEVONSHIRE ST 91311	12	Chatsworth - Porter Ranch	INSTALL TWO WALL SIGNS WITH LED DESIGNER CAN STYLE	SPP-SPECIFIC PLAN PROJECT PERMIT COMPLIANCE	TARYN WILSON (661)947-4473
11/10/2014	ENV-2014-4203-CE	21915 W DEVONSHIRE ST 91311	12	Chatsworth - Porter Ranch	INSTALL TWO WALL SIGNS WITH LED DESIGNER CAN STYLE	CE-CATEGORICAL EXEMPTION	TARYN WILSON (661)947-4473
11/10/2014	CPC-2014-4198-GPA-ZC-ZAA-SPR	22001 W NORDHOFF ST 91311	12	Chatsworth - Porter Ranch	PROPOSED CONSTRUCTION OF 58 DETACHED TOWNHOME CONDO UNITS.	GPA-GENERAL PLAN AMENDMENT	SETH BOOTS (661)219-6910

**Entitlement Applications Received by Department of City Planning
(Sorted by Certified Neighborhood Council)
11/16/2014 to 11/29/2014**

Certified Neighborhood Council -- Arroyo Seco									
Application Date	Case Number	Address	CD#	Community Plan Area	Project Description	Request Type	Applicant Contact		
11/21/2014	ENV-2014-4375-EAF	4557 E CLELAND AVE 90065	1	Northeast Los Angeles	CONSTRUCTION OF A NEW 2,572 SF 3 STORY SFD WITH ATTACHED 2 GARAGE INCLUDING 660 CY OF GRADING	EAF-ENVIRONMENTAL ASSESSMENT	YU WANG (626)293-8396		
11/21/2014	ZA-2014-4374-ZAD-SPP	4557 E CLELAND AVE 90065	1	Northeast Los Angeles	CONSTRUCTION OF A NEW 2,572 SF 3 STORY SFD WITH ATTACHED 2 GARAGE INCLUDING 660 CY OF GRADING	ZAD-ZA DETERMINATION (PER LAMC 12.27)	YU WANG (626)293-8396		
11/21/2014	ENV-2014-4385-EAF	607 W ETTA ST 90065	1	Northeast Los Angeles	CONSTRUCTION OF NEW 2,520 SF 2 STORY SFD WITH AN ATTACHED 2 CAR GARAGE	EAF-ENVIRONMENTAL ASSESSMENT	JERRY PAK (949)735-4799		
11/21/2014	ZA-2014-4384-ZAD-SPP	607 W ETTA ST 90065	1	Northeast Los Angeles	CONSTRUCTION OF NEW 2,520 SF 2 STORY SFD WITH AN ATTACHED 2 CAR GARAGE	ZAD-ZA DETERMINATION (PER LAMC 12.27)	JERRY PAK (949)735-4799		
11/21/2014	ZA-2014-4388-ZAD-SPP	615 W ETTA ST 90065	1	Northeast Los Angeles	NEW CONSTRUCTION OF A 2,493 SF 2 STORY SFD WITH ATTACHED 2 CAR GARAGE	ZAD-ZA DETERMINATION (PER LAMC 12.27)	JERRY PAK (949)735-4799		

CNC Records: 5

Certified Neighborhood Council -- Bel Air - Beverly Crest							
Application Date	Case Number	Address	CD#	Community Plan Area	Project Description	Request Type	Applicant Contact
11/26/2014	ENV-2014-4451-CE	1514 N BLUE JAY WAY 90069	4	Hollywood	HAUL ROUTE FOR 2,182 CUBIC YARDS	CE-CATEGORICAL EXEMPTION	DONNAL POPPE (818)998-5454

11/24/2014	CHC-2014-4411-HCM	8941 W WONDERLAND PARK AVE 90046	4	Bel Air - Beverly Crest	ZIEGER HOUSE HISTORIC-CULTURAL MONUMENT	HCM-HISTORIC CULTURAL MONUMENT	NELS YOUNGBORG (213)978-1192
11/24/2014	ENV-2014-4412-CE	8941 W WONDERLAND PARK AVE 90046	4	Bel Air - Beverly Crest	ZIEGER HOUSE HISTORIC-CULTURAL MONUMENT	CE-CATEGORICAL EXEMPTION	NELS YOUNGBORG (213)978-1192

CNC Records: 3

Certified Neighborhood Council -- Canoga Park							
Application Date	Case Number	Address	CD#	Community Plan Area	Project Description	Request Type	Applicant Contact
11/24/2014	AA-2014-4399-PMLA	7041 N MILWOOD AVE 91303	3	Canoga Park - Winnetka - Woodland Hills - West Hills	2- LOT PRELIMINARY PARCEL MAP WITH A MID-POINT WITH OF 20 FEET IN LIEU OF 50 FEET.	PMLA-PARCEL MAP	SHAPOUR SHAJIRAT, DESIGN & CONSTRUCTION (818)755-9000
11/24/2014	ENV-2014-4398-EAF	7041 N MILWOOD AVE 91303	3	Canoga Park - Winnetka - Woodland Hills - West Hills	2- LOT PRELIMINARY PARCEL MAP WITH A MID-POINT WITH OF 20 FEET IN LIEU OF 50 FEET.	EAF-ENVIRONMENTAL ASSESSMENT	SHAPOUR SHAJIRAT, DESIGN & CONSTRUCTION (818)755-9000
11/24/2014	ZA-2014-4400-ZAA	7041 N MILWOOD AVE 91303	3	Canoga Park - Winnetka - Woodland Hills - West Hills	2- LOT PRELIMINARY PARCEL MAP WITH A MID-POINT WITH OF 20 FEET IN LIEU OF 50 FEET.	ZAA-AREA, HEIGHT, YARD, AND BLDG LINE ADJMNTS GT 20% (SLIGHT MODIFICATIONS)	SHAPOUR SHAJIRAT, DESIGN & CONSTRUCTION (818)755-9000
11/19/2014	ENV-2014-4334-CE	22126 W SHERMAN WAY 91303	3	Canoga Park - Winnetka - Woodland Hills - West Hills	INSTALLATION/OPERATION OF 12 PANEL ANTENNAS ON THE ROOFTOP OF AN (E) BUILDING BEHIND NEWLY CONSTRUCTED SCREENING WITH ALL ASSOCIATED EQUIPMENT TO BE LOCATED INSIDE THE (E) BUILDING	CE-CATEGORICAL EXEMPTION	JULIA MALISOS (714)512-4770