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

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

Tuesday, February 10, 2015
7:00-8:30pm

LOCATION (Note new location this month only):

**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			Dan Love		
Robin Greenberg			Don Loze		
Jamie Hall			Nickie Miner		
			Gary Plotkin		

- 2. Approval of Minutes** – January 13, 2015 Meeting
- 3. Approval of Agenda**, as presented or amended, including Section 8, Consent Agenda.
 - 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. Discussion on clarification of types of Motions & Action taken by Committee:

1. Proposed types of Recommendations and/or position presented to the BABCNC and LA City Planning.
 - A. “Recommend that the ZA Approve the application”
 - B. “Recommend that the ZA Approve with Conditions the application”
 - C. “Recommend that the ZA Deny the application”
 - D. “Recommend that the BABCNC Take No Position”

NOTE: ALL CASES ARE SUBJECT TO MOTIONS

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

Projects Scheduled for Presentation, Discussion and possible action:

a. 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.

Received at 12/09/14 Meeting

Assigned to: Dan Love

c. 10101-10107 Angelo View Drive:

ENV 2014-4540

Haul route to allow the total export of 51,050 cubic yards of dirt for the construction of a 41,206 s.f. SFD with a basement that includes 19,500 s.f. of habitable space and a 13,189 s.f. underground garage.

Package received: 01/05/15

Update on Project Status:

January 13, 2015: BABCNC PLU Committee voted to oppose the haul route

January 28, 2015: BABCNC Board voted to oppose the haul route

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, and Addition of two (2) new SFD, with pools. Project update: Review of “Letter of Concern” to CD-5 and City Planning

b. 10580 Selkirk Lane:

Proposed modifications to previously approved project.

Update on Project and review of update letter stating the official position of the BABCNC to oppose the application.

c. 210 to 250 N. Delfern Drive

ENV 2014-2688 MND

Comment period ends February 11, 2015

8. Current Case Updates by PLUC Members on continued & new projects from December Mtg.:

Note: this section shall be governed under the provisions of a “Consent Agenda”. All cases noted will be automatically continued unless action and/or update is requested by a Committee Member:

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 to 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 12/09/2014 Meeting

Assigned to: Jaime Hall

b. 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.

Continued from 12/09/2014 Meeting

c. 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.

Assigned to: Jaime Hall

Continued from 12/09/2014 Meeting

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.

Assigned to: Dan Love.

Continued from 12/09/2014 Meeting

e. 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 12/09/2014 Meeting

Assigned to: Mike Kemp

f. 8413 Grandview Drive

ZA 2014-2854

Continued from 12/09/2014 Meeting

Assigned to: Jamie Hall

g. 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. Continued from 12/09/2014 Meeting

Assigned to: Jamie Hall

h. 320 North Carolwood

ZA 2014-3242-F

To allow an 8' wall, 8'5" gates, pilasters, and 15' hedge in the required front yard setback in lieu of the 3'6" allowed by code. Continued from 12/09/2014 Meeting

Assigned to: Dan Love.

Project update:

January 13, 2015: BABCNC PLU Committee voted to oppose the application.

January 28, 2015: BABCNC Board voted to continue the case and send it back to the PLU Committee, as applicant advised that there has been a revision to the application.

i. 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.

Assigned to: Jaime Hall

Received at 12/09/14 Meeting; Continued from 01/13/2015 Meeting.

m. 8150 Sunset Blvd: Mixed-Use Project

ENV-2013-2552-EIR

Draft Environmental Impact Report Received on CD. Comments were due by January 20, 2015

Received at 12/09/14 Meeting. Update from HHWNC presentation 01/07/15. Assigned to: Michael Kemp

n. 778, 780 & 800 Tortuoso

AA 2014-4545

Lot line adjustment between 4 neighboring parcels

Assigned to: Dan Love.

o. 8815 W. Crescent Drive

ZA 2014-4541-ZAD

Construct a new 5,778 s.f. SFD, and construct an undeveloped street (Crescent Drive) leading up to the proposed project, with a Fire Department approved emergency “turn-around”. Assigned to: Jaime Hall

p. 924 Bel Air Road

ZA 2014-4571 ZAA

ZA adjustment to allow an 8’ wall & driveway gates to be constructed on top of a retaining wall varying in height from 0’ to 3’6” for a combined variable height of 8’ to 11’6” within the required front yard setback and right of way, in lieu of 3’6” otherwise permitted in the front yard setback.

Assigned to: Dan Love

q. 11007 W. Bellagio Place

ZA 2014-4714 ZAD

The request is for the ZAD to permit four retaining walls in conjunction with additions/revision made to an existing SFD.

Assigned to: Dan Love

9. New Packages Received: (01/13/2015 to 02/06/2015): Pending Assignment to Committee Members:

a. 11201, 11077, & 10995 Chalon Road

ZA 2014-4882-ZV-ZAA

1. Zone variance to permit an accessory living quarters (guest house) to have a kitchen in addition to the two kitchens already permitted by the Dept. of Bldg. & Safety within the main dwelling.
2. Zoning Administrator’s adjustment to permit elements within the required front-yard setback to a max. height of 8’5” including pilasters, consisting of two segments of wrought-iron fence a total of approximately 300 feet in length and a portion of the main gate, in lieu of 3’-6” otherwise permitted.

b. 862 N. Moraga Drive

DIR 2014-4936-DB

Demolition of an existing 5-unit apartment and the construction of a new 13 unit apartment.

Request relief from Code Section 12.22-A, 25:

Density Bonus: project provides 7% very low income units and adds 3 bonus units.

Base density = 9 units; 1 Very Low Income Unit (11%); + 3 Bonus units = 13 units.

c. 1540 Skylark Lane

ZA 2015-366 ZAD

Demolition of an existing SFD and construction of a new SFD on a lot fronting a substandard hillside street that is improved with widths less than 20 feet wide and with said lot not having a vehicle access route from a street improved with a minimum 20’ wide width from SFD to boundary of hillside area.

d. 2430 N. Bowmont Drive

DIR 2015-239-DRB SPP MSP

Addition and remodel of an (E) 2 story SFD w/new basement and new accessory structure – New Pool Cabana – New 2-10ft retaining walls. Public Hearing was February 5, 2015.

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)
12/28/2014 to 01/10/2015:
01/11/2014 to 01/24/2015:

11. Upcoming Hearings:

Friday, February 13, 2015:

78 South Beverly Park Land

ZA 2014-1949-AV

ENV 2014-1950-CE

A variance to allow a 2nd Kitchen in an existing SFD, otherwise not permitted by Section 12.07.01-A,1 in conjunction with the conversion of an existing pottery studio into a kitchen within an existing SFD.

Tuesday, February 24, 2015: Central Planning Commission

2166 Stanley Hills Drive

ZA-2013-2087-ZAD-1A

An appeal to the ZA decision to approve the above noted case.

2170-2172 Stanley Hills Drive

ZA-2013-2084-ZAD-1A

An appeal to the ZA decision to approve the above noted case.

12. Hearing Updates:

13. Determination Letters Received:

a. 1737 & 1748 North Queens Court

AA-2013-3213-PMEX

ENV-2013-3214-CE

The Central Area Planning Commission at it's meeting on November 25, 2014, took the following action:

1. Denied the appeal.
2. Did not find the project is Categorical Exempt as referenced in ENV-2013-3214-CE.
3. Sustained the action of the Deputy Advisory Agency in disapproving AA-2013-3213-PMEX

14. Appeals filed Update:

15. Proactive Projects

1. Proactive Projects Update by Committee Members
 - a. Haul Route Matrix Status Update
 - b. Proposed new discussions for a Ridgeline Ordinance -
Update on meeting with Councilman Koretz on January 20, 2015: Attended by Don Loze & Michael Kemp

16. New Business and General Items for discussion:

17. Adjournment:

NEXT BABCNC PLUC MEETING

Tuesday March 10, 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

Planning & Land Use Meeting
Tuesday, January 13, 2015
Stephen S. Wise
15500 Stephen S. Wise Drive
L.A. Calif. 90077

1. Call to Order:

Present:

Michael Kemp, chair
Michael Chasteen
Robin Greenberg
Caroline Labiner
Dan Love
Don Loze
Nickie Miner

Absent:

Gary Plotkin

2. Approval of Minutes of December 9, 2014 meeting (1) Michael Chasteen (2) Dan Love
pass - unanimous
3. Approval of Agenda (1) Caroline (2) Michael Chasteen pass unanimous
follow up on 800 Stradella
4. Public Comments on non-agendized items
(1) Perugia Way
Nigel Lythgoe lives on Perugia Way
Perugia Way is a small cul de sac
there are accidents regularly
the amount of trucks needs to be limited
the no parking signs have been removed illegally
Dan Love: "it's outrageous"
(2) 901 Strada Vecchia- there is a stop order and he is still
building. Shawn Bayliss went to the sight. Noah
Muhlstein said that the owner is securing glass.
Caroline Labiner "photograph it"
(3) 1314 Shadybrook
Jeff Gordon "what shall we do?"
5. Chair Report - Michael Kemp-2015 meeting dates 2nd Tuesday of the month at Stephen Wise
6. Project Review, Staff Assignments & Coding of De Minimis Cases
 - (a) 9309 Sierra Mar MOTION:(1) Michael Chasteen(2)Caroline
That the land use committee not oppose the
project - pass with 5 yeses and 1 no(Caroline)
Request to permit a building height of 36' in
lieu of the maximum envelope height of 30'for
flat roofed structures
 - (b) 10701 W. Sunset Blvd.
continued until next month, the applicant
called & wants to present in February
construction & installation of a wireless
telecommunications facility
 - (c) 10101-10107 Angelo View Drive
MOTION: (2)Don (2) Michael Chasteen
That the land use committee oppose
pass - unanimous
Haul route to allow the export of 51,050
cubic yards of dirt for the construction of
41,206 s.f. SFD with a basement that includes
19,500 s.f. of habitable space & 13,189 s.f.
underground garage.

7. Upcoming Projects(No package received to date)
- a) 10220 Scenario Lane: pending lot line adjustment, demolition of existing SFD, addition of 2 new SFD with pools
Katherine Bard on Oletha Lane
Mike Kemp will send a letter of concern to Paul Koretz + ZA
 - b) 10580 Selkirk Lane: proposed modifications to previously approved project
Rhoda Holabird saw it in the newspaper
substandard street, blind intersection
Mike Kemp will write a letter to update our opposition
8. Current Case Updates
- a) 8289 Grand View Drive LA 90046-Jamie Hall
A zone variance to allow the construction of one family dwelling with a height of 50' in lieu of the permitted 28'
 - b) 880 Stone Canyon-Dan Love
Demolish existing sfd and construct a new 2 story 7715 s.f.sfd continued for 60 days
 - c) 2104 Stanley Hills Drive-Jamie Hall
Demolish existing 828 s.f.sfd and build new sfd
 - d) 10513 Rocca Place-Dan Love
Request for 1) an 8' entrance gate 2) a 6' retaining wall continued
 - e) 1609 Viewmont Drive-Mike Kemp
New raised pool & attached deck continued
 - f) 8413 Grandview Drive - Jamie Hall
continued
 - g) 1751-1781 N. Viewmont Drive-Jamie Hall
The applicant is requesting a Zone variance to permit the construction of a 55 foot high, two story, 3490 s.f. addition continued
 - h) 320 N. Carolwood-Dan Love
MOTION: (1) Dan (2) Michael Chasteen - vote to oppose-pass unanimous
To allow 8'wall, 8'5" gates, pilasters, and a 15' hedge in the required front yard setback in lieu of the 3'6" allowed by code
 - i) 2301 Kimridge Road-Michael Chasteen
MOTION: (1)Michael Chasteen(2)Dan not to oppose 4 yes, 2 no-pass
Increase the height of concrete fence walls in the required front yard from 6' to 8' for a new dwelling currently under construction
 - j) 1533 & 1541 Marlay Drive-Michael Chasteen
MOTION:(1)Michael Chasteen (2)Dan not to oppose-pass 5 yes, 1 abstain(Nickie)
Adjust lot line between parcels 1 and 2 to follow existing fence
 - k) 1650 Marmont-Michael Kemp
MOTION: (2) Michael Chasteen (2) Dan to take no position- pass unanimous
 - l) 8904 Crescent Drive-Jamie Hall
Demolish existing one story 1200 s.f.sfd and attached carport received at 12/09/14 meeting
 - m) 8150 Sunset Blvd(mixed use project)-Michael Kemp
Draft Environmental Impact Report Received on CD
Michael Kemp went to the Hollywood NC meeting

9. New Packages Received
 - a. 10101-10107 Angelo View Drive-Michael Chasteen
 - b. 778,780 + 800 Tortuoso-Dan Love
 - c. 8815 W. Crescent Drive-Jamie
 - d. 924 Bel Air Road-Dan Love
 - e. 8503 Skyline Drive-Jamie
 - f. 11007 W. Bellagio Place-Dan Love
10. CNC
11. Updated Hearings:
 - a. 454 N. Cuesta Way
The BABCNC at its November 2014 meeting voted to oppose the variance request
 - b. 8503 Skyline Drive
 - c. 9309 W. Sierra Drive
12. Hearing Updates
13. Determination Letters Received
14. Appeals filed
 - a. 10830 W. Chalon Road
Challenge to haul rout and mnd
15. Proactive Projects
16. New Business
17. Adjournment: 9:10 pm Next meeting Tuesday, February 10, 2015

Robin Greenberg,


Secretary

**Entitlement Applications Received by Department of City Planning
(Sorted by Certified Neighborhood Council)
12/28/2014 to 01/10/2015**

Certified Neighborhood Council -- Arroyo Seco							
Application Date	Case Number	Address	CD#	Community Plan Area	Project Description	Request Type	Applicant Contact
12/30/2014	DIR-2014-4920-SPP	1053 N NORDICA DR 90065	1	Northeast Los Angeles	CONSTRUCTION OF A NEW SECOND STORY 681 ADDITION AND CONSTRUCTION OF A NEW 472 SF 2 CAR GARAGE.	SPP-SPECIFIC PLAN PROJECT PERMIT COMPLIANCE	RAUL PODESTA (310)748-6531
12/30/2014	ENV-2014-4921-CE	1053 N NORDICA DR 90065	1	Northeast Los Angeles	CONSTRUCTION OF A NEW SECOND STORY 681 ADDITION AND CONSTRUCTION OF A NEW 472 SF 2 CAR GARAGE.	CE-CATEGORICAL EXEMPTION	RAUL PODESTA (310)748-6531

CNC Records: 2

Certified Neighborhood Council -- Bel Air - Beverly Crest							
Application Date	Case Number	Address	CD#	Community Plan Area	Project Description	Request Type	Applicant Contact
12/31/2014	DIR-2014-4936-DB	870 N MORAGA DR 90049	5	Bel Air - Beverly Crest	DENSITY BONUS FOR A 15,248 SF, 4-STORY, 38'4" HIGH, 13-UNIT RESIDENTIAL BUILDING THAT SETS ASIDE ONE VERY LOW INCOME UNIT IN EXCHANGE FOR A REDUCED FRONT YARD SETBACK OF 12 FT, AN INCREASED HEIGHT...	DB-DENSITY BONUS	PAMELA DAY (310)405-0901
12/31/2014	ENV-2014-4937-CE	870 N MORAGA DR 90049	5	Bel Air - Beverly Crest	DENSITY BONUS FOR A 15,248 SF, 4-STORY, 38'4" HIGH, 13-UNIT RESIDENTIAL BUILDING THAT SETS ASIDE ONE VERY LOW INCOME UNIT IN EXCHANGE FOR A REDUCED FRONT YARD SETBACK OF 12 FT, AN INCREASED HEIGHT...	CE-CATEGORICAL EXEMPTION	PAMELA DAY (310)405-0901

CNC Records: 2

Certified Neighborhood Council -- Boyle Heights							
Application Date	Case Number	Address	CD#	Community Plan Area	Project Description	Request Type	Applicant Contact
01/06/2015	ENV-2015-24-EAF	456 S BREED ST 90033	14	Boyle Heights	CONDITIONAL USE PERMIT FOR A NEW VERIZON ROOFTOP WIRELESS TELECOMMUNICATIONS FACILITY.	EAF-ENVIRONMENTAL ASSESSMENT	SARAH FREED (818)472-6933
01/06/2015	ZA-2015-23-CUW	456 S BREED ST 90033	14	Boyle Heights	CONDITIONAL USE PERMIT FOR A NEW VERIZON ROOFTOP WIRELESS TELECOMMUNICATIONS FACILITY.	CUW-CONDITIONAL USE - WIRELESS	SARAH FREED (818)472-6933
01/06/2015	CHC-2015-39-NR	506 N EVERGREEN AVE 90063	14	Boyle Heights	FORSYTHE SCHOOL FOR GIRLS NATIONAL REGISTER OF HISTORIC PLACES	NR-NATIONAL REGISTER	NELS YOUNGBORG (213)978-1192

**Entitlement Applications Received by Department of City Planning
(Sorted by Certified Neighborhood Council)
01/11/2015 to 01/24/2015**

Certified Neighborhood Council -- Arroyo Seco							
Application Date	Case Number	Address	CD#	Community Plan Area	Project Description	Request Type	Applicant Contact
01/21/2015	DIR-2015-318-CWC	4985 N SYCAMORE TER 90042	1	Northeast Los Angeles	PURSUANT TO LAMC 12.20.31 CONFORMING WORK ON A CONTRIBUTING ELEMENT IN THE HIGHLAND PARK-GARVANZA HPOZ TO INSTALL SOLAR PANELS ON THE REAR WEST ROOF TO AN EXISTING 2-STORY 2,071 SQUARE-FOOT CRAFTSMAN	CWC-CONFORMING WORK CONTRIBUTING ELEMENTS	STEPHANIE MORA (310)955-6576

CNC Records: 1

Certified Neighborhood Council -- Bel Air - Beverly Crest							
Application Date	Case Number	Address	CD#	Community Plan Area	Project Description	Request Type	Applicant Contact
01/14/2015	DIR-2015-239-DRB-SPP-MSP	2430 N BOWMONT DR 90210	4	Bel Air - Beverly Crest	ADDITION AND REMODEL TO/OF EXISTING 2-STY SFD	DRB-DESIGN REVIEW BOARD	MOISES CONTRERAS - VERTOCH DESIGN ARCHITECTS (319)829-6051
01/14/2015	ENV-2015-240-CE	2430 N BOWMONT DR 90210	4	Bel Air - Beverly Crest	ADDITION AND REMODEL TO/OF EXISTING 2-STY SFD	CE-CATEGORICAL EXEMPTION	MOISES CONTRERAS - VERTOCH DESIGN ARCHITECTS (319)829-6051



Michael Kemp <mkemp@babnc.org>

Fwd: MND - 210, 220, 230, 236. 240, and 250 N. Delfern Dr. - comment period ends Feb 11, 2015

Travis Longcore <tlongcore@babnc.org>
To: Michael Kemp <mkemp@babnc.org>

Sat, Jan 31, 2015 at 8:44 PM

Hi Mike, Is this a project that we have addressed or that you are tracking? I'm looking forward to continuing to work with you and thankful you are handling planning. Cheers, Travis

<http://planning.lacity.org/>
Environmental
Public Notices
Publication Notices 2015
January 22, 2015

****MITIGATED NEGATIVE DECLARATION-NG-15-027-PL: ENV-2014-2688. 210, 220, 230, 236, 240 and 250 N. Delfern Dr.; Bel Air-Beverly Crest. CD 5.** The construction, use, and maintenance of a new 2-story, 30 ft. tall, approx. 29,158 sq.-ft. single family dwelling over a 1-level basement. The proposed project also includes development of a swimming pool, pool house, guesthouse, tennis court, and associated retaining walls. The project site is an approx. 80,000 sq.-ft. sloped, vacant lot. The residence and other site improvements were recently demolished, with the exception of the tennis court at the southeast corner of the property. The subject site is designated Minimum Residential on the Bel Air- Beverly Crest Community Plan land use map and zoned RE40-1. The site topographic survey illustrates that there are ten 20"-36" and thirty-four 12"-18" trunk diameter existing trees, several of which will be removed. As proposed, the project requires an approval of a haul route to permit the export of 3,534 cubic yards of soil. REVIEW/COMMENT period ends: Feb. 11, 2015

CITY OF LOS ANGELES
CALIFORNIA



DEPARTMENT OF CITY PLANNING

NOTICE OF PUBLIC HEARING

To Owners: Within a 100-Foot Radius
 Within a 500-Foot Radius
 Abutting a Proposed Development Site

And Occupants: Within a 100-Foot Radius
 Within a 500-Foot Radius
And: Others

This notice is sent to you because you own property or are an occupant residing near a site for which an application, as described below, has been filed with the Department of City Planning. All interested persons are invited to attend the public hearing at which you may listen, ask questions, or present testimony regarding the project.

Hearing: Office of Zoning Administration

Case No.: ZA 2014-1949(ZV)

Date: Friday, February 13, 2015

CEQA No.: ENV 2014-1950-CE

Time: 10:30 a.m.

Council No.: 4

Plan Area: Bel Air-Beverly Crest

Zone: RE40-1-H

Place: Marvin Braude San Fernando Valley
Constituent Services Center
6262 Van Nuys Boulevard, Room 1B
Van Nuys, CA 91401

Applicant: Chatam, LLC

Representative: Steven Somers

Staff Contact: JoJo Pewsawang
Phone No.: (213) 978-1214
JoJo.Pewsawang@lacity.org

PROJECT LOCATION: 78 South Beverly Park Lane

REQUESTED ACTION: The Zoning Administrator will consider:

1. Pursuant to the provisions of Section 12.27 of the Los Angeles Municipal Code, a variance to allow a second kitchen in an existing single-family residence, otherwise not permitted by Section 12.07.01-A,1, in conjunction with the conversion of an existing pottery studio into a kitchen within an existing single-family residence located on a 2.27-acre lot in the RE40-1-H Zone.
2. Pursuant to Section 21084 of the California Public Resources Code, the above referenced project has been determined not to have a significant effect on the environment and which shall therefore be exempt from the provisions of CEQA.

The purpose of the hearing is to obtain testimony from affected and/or interested persons regarding this project. The environmental document will be among the matters considered at the hearing. The decision

Información en Español acerca de esta junta puede ser obtenida llamando al (213) 978-1300.



Address Any Communication To:
CENTRAL AREA PLANNING COMMISSION
200 North Spring Street, Room 272
Los Angeles, CA 90012
(213) 978-1300

NOTICE OF PUBLIC HEARING

- ABUTTING PROJECT SITE
- OWNERS

**Concerning property at
2166 Stanley Hills Drive**

Case No.: ZA-2013-2087-ZAD-1A
Community Plan: Hollywood
Council District No.: 4

Hearing Date: Tuesday, February 24, 2015
Hearing Time: after 4:30 P.M.
Hearing Place: City Hall, 10th Floor
200 North Spring Street
Los Angeles, CA 90012

The Central Area Planning Commission invites you to attend a hearing regarding the property highlighted above. *The law requires that owners near this site be notified of this hearing.* If you do not wish to attend the hearing, you may ignore this notice.

The hearing involves an appeal of the Zoning Administrator's decision to approve a Zoning Administrator's Determination pursuant to Los Angeles Municipal Code Section 12.24-X,28, to permit the construction, use and maintenance of a new single-family dwelling on a hillside lot that does not have vehicular access from a street which is improved with a minimum 20-foot wide continuous paved roadway from the driveway apron to the edge of the boundary of the Hillside Area, as otherwise required by Section 12.21-C,10(i)(3) of the Municipal Code, and the Zoning Administrator's decision to adopt the recommendation of the Lead Agency by adopting Mitigated Negative Declaration ENV-2013-2085-MND as the environmental clearance for this action.

APPLICANT: Ryan Noto
Representative: David Johnson

APPELLANTS: Ronald K. Charles, Stanley Hills Drive Community of Neighbors, and 51 additional appellants (see attached list)

AGENDAS are posted for public review in the Main Street lobby of City Hall East, 200 N. Main Street, Los Angeles, California, and are accessible through the Internet World Wide Web at <http://www.lacity.org/pln/index.htm>

TESTIMONY: Written testimony may be submitted prior to the hearing (see instructions below); however, oral testimony **can only be given at the hearing** and may be limited due to time constraints. Sign language interpreters and assistive listening devices may be provided if you contact our office at least three (3) business days before the hearing.

Información en Español acerca de esta junta puede ser obtenida llamando al (213) 978-1300.



Address Any Communication To:
CENTRAL AREA PLANNING COMMISSION
200 North Spring Street, Room 272
Los Angeles, CA 90012
(213) 978-1300

NOTICE OF PUBLIC HEARING
■ ABUTTING PROJECT SITE
■ OWNERS

**Concerning property at
2170-2172 Stanley Hills Drive**

Case No.: ZA-2013-2084-ZAD-1A
Community Plan: Hollywood
Council District No.: 4

Hearing Date: Tuesday, February 24, 2015
Hearing Time: after 4:30 P.M.
Hearing Place: City Hall, 10th Floor
200 North Spring Street
Los Angeles, CA 90012

The Central Area Planning Commission invites you to attend a hearing regarding the property highlighted above. *The law requires that owners and renters near this site be notified of this hearing.* If you do not wish to attend the hearing, you may ignore this notice.

The hearing involves an appeal of the Zoning Administrator's decision to approve a Zoning Administrator's Determination pursuant to Los Angeles Municipal Code Section 12.24-X,28, to permit a remodeling of and an addition to two existing single-family dwellings on a lot that does not have vehicular access from a street which is improved with a minimum 20-foot wide continuous paved roadway from the driveway apron to the edge of the boundary of the Hillside Area, as otherwise required by Section 12.21-C,10(i)(3) of the Municipal Code, and the Zoning Administrator's decision to adopt the recommendation of the Lead Agency by adopting Mitigated Negative Declaration ENV-2013-2085-MND as the environmental clearance for this action.

APPLICANT: Ryan Noto
Representative: David Johnson

APPELLANTS: Matthew Friedman, Stanley Hills Drive Community of Neighbors, and 51 additional appellants (see attached list)

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CENTRAL AREA PLANNING COMMISSION

200 N. Spring Street, Room 272, Los Angeles, California, 90012-4801, (213) 978-1300
www.lacity.org/PLN/index.htm

Determination mailing date: JAN 16 2015

Case No. AA-2013-3213-PMEX-1A
CEQA: ENV-2013-3214-CE

Location: 1737 and 1748 North Queens Court
District: 4 - LaBonge
Plan Area: Hollywood
Zone: R1-1

APPLICANT: David Sun, Fortunate Realty Corp., and Ivo Venkov, PAA Studio

APPELLANT: Greg Taylor, The Taylor Group, for David Sun, Fortunate Realty Corp, and Ivo Venkov, PAA Studio

At its meeting on **November 25 2014**, the following action was taken by the Central Area Planning Commission:

1. Denied the appeal.
2. Did not find the project is Categorically Exempt as referenced in ENV-2013-3214-CE.
3. Sustained the action of the Deputy Advisory Agency in disapproving AA-2013-3213-PMEX.

Fiscal Impact Statement: There is no General Fund Impact as administrative costs are recovered through fees.

This action was taken by the following vote:

Moved: Commissioner Lopez
Seconded: Commissioner Chung Kim
Ayes: Commissioners Lopez, Chung Kim, and Millman
Absent: Commissioners Brogdon and Chemerinsky

Vote: 3 - 0

Effective Date

Effective upon the mailing of this notice

Appeal Status

Not further appealable to City Council


Rhonda Ketay, Commission Executive Assistant I
Central Area Planning Commission

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to the California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Attachments: Advisory Agency Letter dated October 6, 2014

cc: Notification List
Susan Zermeno