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## PLANNING AND LAND USE COMMITTEE AGENDA REGULAR MEETING

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

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

### 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](http://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](mailto: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		
<b>Jamie Hall</b>			Nickie Miner		
			Gary Plotkin		

- 2. Approval of Minutes** – February 10, 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 –

**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. 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.

February 10, 2015 PLU Meeting: Applicant advised that they will forward updated plans to the Committee.

## **7. 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. 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.

Continued from 12/09/2014 Meeting

Assigned to: Dan Love.

### **d. 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

### **e. 8413 Grandview Drive**

ZA 2014-2854

Continued from 12/09/2014 Meeting

Assigned to: Jamie Hall

### **f. 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.

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

Assigned to: Jaime Hall

**g. 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

**h. 778, 780 & 800 Tortuoso**

AA 2014-4545

Lot line adjustment between 4 neighboring parcels  
Continued from February meeting

Assigned to: Dan Love.  
Michael Chasteen

**i. 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  
Continued from February meeting.

**j. 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.

Package received at February 2015PLU Meeting

Assigned to: Dan Love

**k. 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.

Package received at February 2015PLU Meeting

Assigned to: Dan Love

**l. 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.

Package received at February 2015PLU Meeting

Assigned to: Michael Kemp

**8. New Packages Received: (02/11/2015 to 03/06/2015): Pending Assignment to Committee Members:**

**a. 8457-8461 West Grand View Drive**

ZA 2015-718-ZAD-ZAA

1. Request to permit the construction, use of a two story SFD on a 8,660 s.f. lot fronting on a Substandard Hillside Limited Street improved to a width of less than 20' adjacent to the subject property, in lieu of the required 20'.
2. Permit two (2) raised platforms for driveway and pedestrian access.

**b. 8569 Appian Way**

ZA 2015-0613-ZAD

New 2 story rear addition to existing 1 story (971 s.f.) SFD. Substandard Hillside Street.

**c. 9550 Heather Road**

ZA 2015-655-ZAA

Construction of new over-height front yard gates, fences and hedges. The fence height will vary from 7'-7'10". The hedge will grow to 7'11" max. Gates to max. height 8'-2" with pilasters/finals to 11'-10".

**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)

01/25/2015 to 02/07/2015:

02/08/2015 to 02/21/2015:

**10. Upcoming Hearings (See also supplemental documents):**

**Thursday, March 26, 2015, West LA:**

1. 760-808 Stradella Road

ZA 2014-2029 ZAD

Note: the BABCNC at it's October 2014 Meeting voted to oppose this application.

2. 800 North Sepulveda

ZA 2014-2201 (CUB)

Note: the BABCNC at it's November 2014 Meeting voted to oppose this application.

**Tuesday, March 31, 2015; Downtown City Hall:**

1. 8413 Grand View Drive

ZA – 2014-2854 ZAD ZAA

**11. Hearing Updates:**

**12. Determination Letters Received:**

**8760 West Skyline Drive**

DIR 2015-426-DRB-SPP-MSP

Approved with Conditions.

**13. Appeals filed Update:**

**14. 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: Pending Appeal of the Lot Line Adjustment.

**b. 1255 Angelo Drive:**

Assigned to: Caroline Labiner

**c. 250 Delfern**

Assigned to: Caroline Labiner

**15. Proactive Projects**

1. Proactive Projects Update by Committee Members

A. Report by Ad hoc Committee on Mansionization:

**16. New Business and General Items for discussion:**

**17. Adjournment:**

**NEXT BABCNC PLUC MEETING**

**Tuesday April 14, 2014**

**Stephen S. Wise Temple**

**15500 Stephen Wise Drive**

**Los Angeles, CA 90077**

**ACRONYMS:**

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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)  
01/25/2015 to 02/07/2015**

Certified Neighborhood Council -- Arroyo Seco							
Application Date	Case Number	Address	CD#	Community Plan Area	Project Description	Request Type	Applicant Contact
01/27/2015	DIR-2015-403-CWC	4233 N GLENALBYN DR 90065	1	Northeast Los Angeles	PURSUANT TO LAMC 12.20.3 I CONFORMING WORK ON A CONTRIBUTING ELEMENT IN THE HIGHLAND PARK-GARYANZA HPOZ TO INSTALL SOLAR PANELS ON THE SOUTH-EAST SLOPING ROOF TO AN EXISTING 2-STORY CRAFTSMAN HOUSE	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
02/02/2015	AA-2015-469-DPS	1015 N CASIANO ROAD 90049	5	Bel Air - Beverly Crest	REQUEST FOR A DEEMED APPROVED PRIVATE STREET APPROVAL FOR A TWO-CAR GARAGE ADDITION	DPS-DEEMED-TO-BE-APPROVED PRIVATE STREET	RICHARD S. KOLBU - RJK ENTERPRISES (310)918-8197
02/02/2015	ENV-2015-470-CE	1015 N CASIANO ROAD 90049	5	Bel Air - Beverly Crest	REQUEST FOR A DEEMED APPROVED PRIVATE STREET APPROVAL FOR A TWO-CAR GARAGE ADDITION	CE-CATEGORICAL EXEMPTION	RICHARD S. KOLBU - RJK ENTERPRISES (310)918-8197

02/02/2015	ENV-2015-468-EAF	1415 N ORIOLE DR 90069	4	Hollywood	ENVIRONMENTAL ASSESSMENT TO DEMO OF EXISTING SFD (1401 ORIOLE) AND ADDITIONS TO EXISTING SFD (1415 ORIOLE) TO CREATE 25,471 SQ. FT. SFD. PROJECT REQUIRES ZV TO ALLOW 2 KITCHENS (EXISTING & NEW CHEF'S)	EAF-ENVIRONMENTAL ASSESSMENT	LISA KLEIN (818)591-9309
01/28/2015	DIR-2015-426-DRB-SPP-MSP	8765 W SKYLINE DR 90046	4	Bel Air - Beverly Crest	A DESIGN REVIEW AND PROJECT PERMIT COMPLIANCE APPLICATION FOR THE CONSTRUCTION OF A NEW SINGLE FAMILY DWELLING	DRB-DESIGN REVIEW BOARD	ROGER ROZENBERG (323)350-5446
01/28/2015	ENV-2015-427-CE	8765 W SKYLINE DR 90046	4	Bel Air - Beverly Crest	A DESIGN REVIEW AND PROJECT PERMIT COMPLIANCE APPLICATION FOR THE CONSTRUCTION OF A NEW SINGLE FAMILY DWELLING	CE-CATEGORICAL EXEMPTION	ROGER ROZENBERG (323)350-5446
01/28/2015	AA-2015-430-DPS	1920 N SUNSET PLAZA DR 90069	4	Hollywood	DEEMED APPROVED PRIVATE APPROVAL FOR 1920 N SUNSET PLAZA DRIVE.	DPS-DEEMED-TO-BE-APPROVED PRIVATE STREET	IGAL N. AZRAN (310)855-3634
01/28/2015	ENV-2015-431-CE	1920 N SUNSET PLAZA DR 90069	4	Hollywood	DEEMED APPROVED PRIVATE APPROVAL FOR 1920 N SUNSET PLAZA DRIVE.	CE-CATEGORICAL EXEMPTION	IGAL N. AZRAN -NOESIS (310)855-3634
02/06/2015	AA-2015-567-PMLA	1177 N TOWER GROVE DR 90210	5	Bel Air - Beverly Crest	A PARCEL MAP TO SUBDIVIDE A 44,807 SQUARE FOOT LOT INTO TWO.	PMLA-PARCEL MAP	GUSTAVO ZINKEWICH (805)276-2795
02/06/2015	ENV-2015-568-EAF	1177 N TOWER GROVE DR 90210	5	Bel Air - Beverly Crest	A PARCEL MAP TO SUBDIVIDE A 44,807 SQUARE FOOT LOT INTO TWO.	EAF-ENVIRONMENTAL ASSESSMENT	GUSTAVO ZINKEWICH (805)276-2795

02/03/2015	ENV-2015-506-EAF	1700 N VIEWMONT DR 90069	4	Hollywood	CONSTRUCTION OF A SFD WITH ASSOCIATED GRADING	EAF-ENVIRONMENTAL ASSESSMENT	KIMBERLINA WHELTAM & ASSOCIATES (818)674-6779
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CNC Records: 10

Certified Neighborhood Council -- Canoga Park							
Application Date	Case Number	Address	CD#	Community Plan Area	Project Description	Request Type	Applicant Contact
02/05/2015	ENV-2015-546-CE	21628 W SHERMAN WAY 91303	3	Canoga Park - Minnetka - Woodland Hills - West Hills	ADDITION OF BEER AND WINE SALES FOR EXISTING RESTAURANT	CE-CATEGORICAL EXEMPTION	AL PRAIT (818)346-4096
02/05/2015	ZA-2015-545-CUB	21628 W SHERMAN WAY 91303	3	Canoga Park - Minnetka - Woodland Hills - West Hills	ADDITION OF BEER AND WINE SALES FOR EXISTING RESTAURANT	CUB-Conditional Use Beverage-Alcohol	AL PRAIT (818)346-4096

CNC Records: 2

Certified Neighborhood Council -- Central Alameda							
Application Date	Case Number	Address	CD#	Community Plan Area	Project Description	Request Type	Applicant Contact
02/03/2015	ENV-2015-492-CE	4322 S CENTRAL AVE 90011	9	Southeast Los Angeles	FAMILY FARMS MARKET - TO PERMIT THE CONTINUED SALE AND DISPENSING OF A FULL LINE OF ALCOHOLIC BEVERAGES FOR OFF-SITE CONSUMPTION FROM AN EXISTING SUPERMARKET.	CE-CATEGORICAL EXEMPTION	ZONING ADMINISTRATION (213)978-1318
02/03/2015	ZA-2001-4322-CUB-PA2	4322 S CENTRAL AVE 90011	9	Southeast Los Angeles		CUB-Conditional Use Beverage-Alcohol	(-)

CNC Records: 2



**Entitlement Applications Received by Department of City Planning  
(Sorted by Certified Neighborhood Council)  
02/08/2015 to 02/21/2015**

Certified Neighborhood Council -- Atwater Village							
Application Date	Case Number	Address	CD#	Community Plan Area	Project Description	Request Type	Applicant Contact
02/20/2015	ENV-2015-747-EAF	3330 N SUNNYSNOOK DR 90039	13	Northeast Los Angeles	ZONE VARIANCE REQUESTS TO PERMIT 2 SINGLE FAMILY DWELLINGS WITH PARKING AND PASSAGEWAY DEVIATION IN THE R1 ZONE.	EAF-ENVIRONMENTAL ASSESSMENT	STEVEN A. WILLIAMS, AFFORDABLE EXPEDITING (213)330-0484
02/20/2015	ZA-2015-746-ZV	3330 N SUNNYSNOOK DR 90039	13	Northeast Los Angeles	ZONE VARIANCE REQUESTS TO PERMIT 2 SINGLE FAMILY DWELLINGS WITH PARKING AND PASSAGEWAY DEVIATION IN THE R1 ZONE.	ZV-ZONE VARIANCE	STEVEN A. WILLIAMS, AFFORDABLE EXPEDITING (213)330-0484

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
02/10/2015	ENV-2015-614-CE	8569 W APPIAN WAY 90046	4	Hollywood	A ZONING ADMINISTRATOR'S DETERMINATION FOR CONTINUOUS PAVED ROADWAY	CE-CATEGORICAL EXEMPTION	MARK BITTONI (310)841-6857
02/10/2015	ZA-2015-613-ZAD	8569 W APPIAN WAY 90046	4	Hollywood	A ZONING ADMINISTRATOR'S DETERMINATION FOR CONTINUOUS PAVED ROADWAY	ZAD-ZA DETERMINATION (PER LAMC 12.27)	MARK BITTONI (310)841-6857

02/19/2015	ENV-2015-719-EAF	8461 W GRAND VIEW DR 90046	4	Hollywood	NEW SINGLE-FAMILY RESIDENCE AND DRIVEWAY BRIDGE FROM A LESS THAN 20 FT. WIDE PAVED ROADWAY AND A 10 FT. HIGH RETAINING WALL WITHIN THE REQUIRED FRONT YARD IN THE R1-1 ZONE.	EAF-ENVIRONMENTAL ASSESSMENT	NATHAN FREEMAN (213)220-1070
02/19/2015	ZA-2015-718-ZAD-ZAA	8461 W GRAND VIEW DR 90046	4	Hollywood	NEW SINGLE-FAMILY RESIDENCE AND DRIVEWAY BRIDGE FROM A LESS THAN 20 FT. WIDE PAVED ROADWAY AND A 10 FT. HIGH RETAINING WALL WITHIN THE REQUIRED FRONT YARD IN THE R1-1 ZONE.	ZAD-ZA DETERMINATION (PER LAMC 12.27)	NATHAN FREEMAN (213)220-1070
02/12/2015	ENV-2015-656-CE	9550 W HEATHER ROAD 90210	4	Bel Air - Beverly Crest	CONSTRUCTION OF NEW OVER HEIGHT FRONT-YARD GATES, FENCE & HEDGE. THE FENCE HEIGHT WILL VARY FROM 7 FEET 7 FEET 10 INCHES MAX. GATE TO MAX HEIGHT 8 FT 2 IN. WITH PLASTERS/LIGHT/FINALS TO 11 FT. 10IN.	CE-CATEGORICAL EXEMPTION	JOHN PARKER (805)388-3355
02/12/2015	ZA-2015-655-ZAA	9550 W HEATHER ROAD 90210	4	Bel Air - Beverly Crest	CONSTRUCTION OF NEW OVER HEIGHT FRONT-YARD GATES, FENCE & HEDGE. THE FENCE HEIGHT WILL VARY FROM 7 FEET 7 FEET 10 INCHES MAX. GATE TO MAX HEIGHT 8 FT 2 IN. WITH PLASTERS/LIGHT/FINALS TO 11 FT. 10IN.	ZAA-AREA HEIGHT, YARD, AND BLDG LINE ADJMNTS GT 20% (SLIGHT MODIFICATIONS)	JOHN PARKER (805)388-3355
02/19/2015	AA-2015-722-DPS	970 N MORAGA DR 90049	5	Bel Air - Beverly Crest	DEEMED APPROVED PRIVATE STREET	DPS-DEEMED-TO-BE-APPROVED PRIVATE STREET	MARK RICHARDS (805)796-1130

CNC Records: 7

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  
**Date:** Thursday, March 26, 2015  
**Time:** 9:00 a.m.  
**Place:** West Los Angeles Municipal Building  
Second Floor Hearing Room  
1645 Corinth Avenue  
Los Angeles, CA 90025

**Case No.:** ZA 2014-2029(ZAD)  
**CEQA No.:** ENV 2014-2030-MND  
**Council No.:** 5  
**Plan Area:** Bel Air-Beverly Crest  
**Zone:** RE20-1-H

**Applicant:** Tintarella, LLC

**Representative:** John J. Parker

**Staff Contact:** Michael Sin  
**Phone No.:** (213) 978-1345  
Michael.Sin@lacity.org

**PROJECT LOCATION:** 760-808 Stradella Road

**REQUESTED ACTION:** The Zoning Administrator will consider:

1. A Zoning Administrator's Determination, pursuant to the provisions of Section 12.24-X,26(a) of the Los Angeles Municipal Code, to allow seven retaining walls varying from zero feet to 10 feet in height, in lieu of the two walls with a maximum height of 10 feet otherwise permitted by Section 12.21-C,8(a); and Zoning Administrator's Determinations, pursuant to Section 12.24-X,28, to allow buildings and structures to cover 49 percent of lot area, in lieu of the 40 percent otherwise permitted by Section 12.21-C,10(e), and to allow total non-exempt grading of 3,962 cubic yards, in lieu of the 2,000 cubic yards otherwise permitted by Section 12.21-C,10(f)(1); all in conjunction with the demolition of an existing single-family dwelling and the construction of a new two-story with basement, 22,991-square-foot single-family dwelling on a hillside property in the RE20-1-H Zone.
2. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, adopt the Mitigated Negative Declaration (MND) for the above referenced project.

CITY OF LOS ANGELES  
CALIFORNIA



DEPARTMENT OF CITY PLANNING

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**Hearing:** Office of Zoning Administration

**Case No.:** ZA 2014-2201(CUB)

**Date:** Thursday, March 26, 2015

**CEQA No.:** ENV 2014-2203-MND-REC

**Time:** 9:30 a.m.

**Council No.:** 5

**Plan Area:** Bel Air-Beverly Crest

**Zone:** [Q]C2-1VLD

**Place:** West Los Angeles Municipal Building  
Second Floor Hearing Room  
1645 Corinth Avenue  
Los Angeles, CA 90025

**Applicant:** Bel Air Oil, Inc.

**Representative:** Stephen Jamieson

**Staff Contact:** Michael Sin  
**Phone No.:** (213) 978-1345  
Michael.Sin@lacity.org

**PROJECT LOCATION:** 800 North Sepulveda Boulevard

**REQUESTED ACTION:** The Zoning Administrator will consider:

1. A Conditional Use, pursuant to the provisions of Section 12.24-W,1 of the Los Angeles Municipal Code, to permit the sale and dispensing of beer and wine only for off-site consumption in conjunction with an existing 2,063-square-foot mini-mart/gas station with 24-hour operations, daily, located in the [Q]C2-1VL-D Zone.
2. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, adopt the Mitigated Negative Declaration (MND) for the above referenced project.

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

**Date:** Tuesday, March 31, 2015

**Time:** 9:00 a.m.

**Place:** Los Angeles City Hall  
200 North Spring Street, Room 1020  
(Enter from Main Street)  
Los Angeles, CA 90012

**Case No.:** ZA 2014-2854(ZAD)(ZAA)

**CEQA No.:** ENV 2014-2855-MND

**Council No.:** 5

**Plan Area:** Hollywood

**Zone:** R1-1

**Applicant:** Fratzi International, LLC

**Representative:** Mariana Groisman

**Staff Contact:** Luciralia Ibarra  
**Phone No.:** (213) 978-1378  
Luciralia.Ibarra@lacity.org

**PROJECT LOCATION:** 8413 Grand View Drive

**REQUESTED ACTION:** The Zoning Administrator will consider:

1. Pursuant to the provisions of Section 12.24-X,28 of the Los Angeles Municipal Code, a Zoning Administrator's Determination to permit relief from the requirement to provide a 20-foot wide continuous paved roadway width from the driveway apron to the boundary of the hillside area otherwise required by Section 12.21-C,10(i)(3), and 2) Pursuant to the provisions of Section 12.28 of the Los Angeles Municipal Code, a Zoning Administrator's Adjustment to allow a pedestrian access bridge greater than 42 inches in height and within the front yard setback, otherwise not permitted by Section 12.21,C-1(g), all in conjunction with the construction of a new 33-foot tall 2,588 square foot single-family residence sited on a 5,684 square-foot lot in the R1-1 Zone.

**DEPARTMENT OF  
CITY PLANNING**

200 N. SPRING STREET, ROOM 525  
LOS ANGELES, CA 90012-4801

**AND**  
6262 VAN NUYS BLVD., SUITE 351  
VAN NUYS, CA 91401

CITY PLANNING COMMISSION

DAVID H. J. AMBROZ  
PRESIDENT

RENEE DAKE WILSON  
VICE-PRESIDENT

ROBERT L. AHN  
MARIA CABILDO  
CAROLINE CHOE  
RICHARD KATZ  
JOHN W. MACK  
DANA M. PERLMAN  
MARTA SEGURA

**CITY OF LOS ANGELES**  
CALIFORNIA



ERIC GARCETTI  
MAYOR

**EXECUTIVE OFFICES**

MICHAEL J. LOGRANDE  
DIRECTOR  
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**MULHOLLAND SCENIC PARKWAY SPECIFIC PLAN  
PROJECT PERMIT COMPLIANCE & DESIGN REVIEW**

March 3, 2015

**Applicant/Owner**

Roger Rozenberg  
8760 West Skyline Drive  
Los Angeles, CA 90046

**Representative**

Pouya Payan  
Labyrinth Design Studio  
1600 Sawtelle Blvd, #230  
Los Angeles, CA 90025

**Case No. DIR-2015-426-DRB-SPP-MSP**

**CEQA: ENV-2015-427-CE**

**Location: 8765 Skyline Drive**

**Council District: 4- LaBonge**

**Neighborhood Council: Bel Air- Beverly Crest**

**Community Plan Area: Bel Air- Beverly Crest**

**Land Use Designation: Very Low II Residential**

**Zone: RE15-1**

**Legal Description: Lot: FR60; Block: None; Tract:  
TR5849**

**Last Day to File an Appeal: March 18, 2015**

**DETERMINATION**

Pursuant to LAMC Sections 11.5.7 C and 16.50, and Section 11 of the Mulholland Scenic Parkway Specific Plan (Ordinance No. 167,943), and based upon the recommendation of the Mulholland Design Review Board, I have reviewed the proposed project and as the designee of the Director of Planning, I hereby:

**Approve with Conditions** a Project Permit Compliance and Design Review for the construction of a new, 2,073 square-foot, single-family residence, and an additional 507 square-foot garage, with 518 square feet of basement, on an 8,039 square-foot lot. The project's gross total of 3,216.5 square feet, which includes the exempted areas for basement and parking, staircases, etc. The proposed project's maximum height is 33 feet and six (6) inches.

The project approval is subject to the attached Conditions of Approval, and is based upon the attached Findings: