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PLANNING AND LAND USE COMMITTEE AGENDA REGULAR MEETING

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

Tuesday, May 12, 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 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			Maureen Levinson		
Michael Chasteen, Vice Chair			Dan Love		
Robin Greenberg			Don Loze		
Jamie Hall			Nickie Miner		
Caroline Labiner			Gary Plotkin		

2. Approval of Minutes – April 14, 2015 Meeting

3. Approval of Agenda, as presented or amended, Consent Agenda items.

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 – (3 minutes)

NOTE: ALL CASES ARE SUBJECT TO MOTIONS

6. Projects Scheduled for Presentation, Discussion and possible action:

(1 minute)

No projects scheduled for presentation

7. Current Case Updates by PLUC Members on continued projects from April 2015 Mtg.:

a. 10101-10107 Angelo View Drive:

(30 Minutes)

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

Previous Action: January 13, 2015: BABCNC PLU Committee voted to oppose the haul route
January 28, 2015: BABCNC Board voted to oppose the haul route
April 14, 2015: Continued until EIR is published for comments.

Assigned to: Nickie Miner

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 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.

Pending re-design Continued from 12/09/2014 Meeting

Assigned to: Jaime Hall

c. 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 April Meeting:

Assigned to: Jaime Hall

d. 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".

Continued from April meeting.

Assigned to: Jaime Hall

e. 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; Continued from April Meeting: Assigned to: Dan Love

f. 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; Continued from April Meeting: Assigned to: Michael Kemp

g. 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.
Package received at 03/10/2015 PLU meeting; Continued from April Meeting: Assigned to: Jamie Hall

h. 176 N. Ashdale Ave.

ZA 2015-918F

To allow a six foot high fence/wall with 7 foot high plasters and 2 x 6 foot high auto gates and a 6 foot high pedestrian gate in the required front yard setback in lieu of the 3'-6' allowed by code.

Assigned to: Caroline Labiner

i. 1177 Tower Grove Drive

Subdivide one lot into two lots.

Assigned to: Michael Chasteen

j. 2471 Nalin Drive

DIR 2015-938-DRB-SPP-MSP

AA 2015-1235-COC

Certificate of Compliance to verify legality of existing parcel.

Design review, Mulholland Specific Plan: Hearing date was: April 2, 2015: Continued:

Assigned to: Michael Kemp & Robin Greenberg

k. 8765 W. Skyline Drive

DIR 2015-426-DRB-SPP-MSP

AA 2015-1235 COC Case received 04/17/2015

Design review, Mulholland Specific Plan

Assigned to: Michael Kemp

l. 8856 W. Skyline Drive

DIR 2015-1406-DRB-SPP-MSP

Package received: 04/22/15: Mulholland Design Review: Note hearing date was 05/07/15

8. New Packages Received: (04/13/2015 to 05/07/2015): Pending Assignment to Committee Members:

a. 595 Mapleton

(15 minutes)

ZA 2015-1309 ZAA

Over in height: 34' in lieu of 30'; sideyard of 9'-7" in lieu of 10'; hedge on sideyard 12' in lieu of 8'

b. 2553 N. Summitridge

DIR 2015-1218-DRB-SPP-MSP

Mulholland Design Review

c. 1603 N. Beverly Glen

ZA 2015-1336-ZV

CUP for Existing Market with existing parking and sale of Alcoholic beverages.

d. 9416 Sierra Mar

AA 2015-1535 COC Certificate of Compliance

Certificate of Compliance to verify legality of existing parcel.

e. 2401 Briarcrest Road

DIR 2015-1650-DRP-SPP-MSP

Mulholland Design Review

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

Review of Reports Current Period: (Copies of relevant CNC report in supplement package) (3 minutes)
(Note if BABCNC PLU received a full package it will be noted above)
04/05/2015 to 04/18/2015
04/19/2015 to 05/02/2015

10. Upcoming Hearings (See also supplemental documents): (5 minutes)

May 28, 2015

a. 11065 Sunset Blvd.

ZA 2014 3048 ZAD ZAA

Over in height wall in front yard. Assigned to: Dan Love

BABCNC PLUC voted at November 2014 meeting to ‘take no position’

May 29, 2015

b. 14730 West Mulholland Drive

ZA 2013-0687 (F) DRB-SPP-MSP

Mulholland Design Review, over in height fence.

11. Hearing Updates: (5 minutes)

a. 10220 Scenario Lane:

AA-2014-2724-PMEX

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

The BABCNC Board at the 04/22/2015 meeting voted to support the appeal.

Hearing was 05/06/2015

12. Determination Letters Received:

13. Appeals filed Update:

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

(2 minutes)

15. Proactive Projects (5 minutes)

1. Proactive Projects Update by Committee Members
 - A. Report by Ad hoc Committee on Mansionization:

16. New Business and General Items for discussion: (5 minutes)

17. Adjournment:

NEXT BABCNC PLUC MEETING

Tuesday June 9, 2015

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)
04/05/2015 to 04/18/2015**

Certified Neighborhood Council -- Arroyo Seco							
Application Date	Case Number	Address	CD#	Community Plan Area	Project Description	Request Type	Applicant Contact
04/13/2015	DIR-2015-1363-CWNC	414 E AVENUE 39 90031	1	Northeast Los Angeles	PURSUANT TO LAMC 12.20.3J CONFORMING WORK ON A NON-CONTRIBUTING ELEMENT IN THE HIGHLAND PARK-GARVANZA HPOZ FOR INSTALLATION OF SOLAR PANELS. 10 SOLAR PANELS SHALL BE INSTALLED ON THE REAR FACING ROOF	CWNC-CONFORMING WORK NON-CONTRIBUTING ELEMENTS	ASHER EDERI (818)262-9955
04/13/2015	DIR-2015-1364-CWNC	4541 E GLENALBYN DR 90065	1	Northeast Los Angeles	PURSUANT TO LAMC 12.20.3J CONFORMING WORK ON A NON-CONTRIBUTING ELEMENT IN THE HIGHLAND PARK-GARVANZA HPOZ FOR 16 WINDOW AND 3 DOOR CHANGE OUTS. THE EXISTING ALUMINUM WINDOWS AND DOORS WILL BE REMOVED	CWNC-CONFORMING WORK NON-CONTRIBUTING ELEMENTS	VICTOR MEZA (323)274-1090
04/14/2015	DIR-2015-1418-CWC	3802 N GRIFFIN AVE 90031	1	Northeast Los Angeles	PURSUANT TO LAMC 12.20.3I CONFORMING WORK ON A CONTRIBUTING ELEMENT IN THE HIGHLAND PARK GARVANZA HPOZ FOR FRONT YARD FENCE, DRIVEWAY GATE, AND FRONT DOOR REPLACEMENT. A WOOD FENCE WITH VERTICAL PLANK	CWC-CONFORMING WORK CONTRIBUTING ELEMENTS	EVELIN AND JOSE GOMEZ (323)742-9666

CNC Records: 3

Certified Neighborhood Council -- Bel Air - Beverly Crest							
Application Date	Case Number	Address	CD#	Community Plan Area	Project Description	Request Type	Applicant Contact
04/07/2015	ENV-2015-1274-EAF	11667 W BELLAGIO ROAD 90049	5	Bel Air - Beverly Crest	EXPORT OF 2,874 CUBIC YARDS OF EARTH	EAF-ENVIRONMENTAL ASSESSMENT	KOUROSH NAZARIAN (310)405-4797
04/10/2015	ENV-2015-1337-CE	1603 N BEVERLY GLEN BLVD 90077	5	Bel Air - Beverly Crest	CONTINUATION AND MAINTENANCE OF AN EXISTING MARKET WITH SALES OF FULL LINE OF ALCOHOLIC BEVERAGES.	CE-CATEGORICAL EXEMPTION	AREAN PARK (714)990-1200

04/30/2015	ENV-2015-1651-CE	2401 BRIARCREST ROAD 90210	4	Bel Air - Beverly Crest	DEMOLISHED, ON A CONTIGUOUS PROPERTY IN BEVERLY HILLS PROPOSED GUEST HOUSE AND OFFICE TO REPLACE EXISTING HOUSE. PROPOSED SFD TO REPLACE EXISTING ACCESSORY STRUCTURE & POOL, EXISTING STRUCTURES TO BE DEMOLISHED, ON A CONTIGUOUS PROPERTY IN BEVERLY HILLS PROPOSED GUEST HOUSE AND OFFICE TO REPLACE EXISTING HOUSE.	CE-CATEGORICAL EXEMPTION	ZOLTAN PALI, FAIA (310)558-0922
04/23/2015	DIR-2015-1540-DRB-SPP-MSP	2260 N GLOAMING WAY 90210	5	Bel Air - Beverly Crest	NEW TWO-STORY SINGLE FAMILY RESIDENCE WITH ATTACHED FOUR-CAR GARAGE.	DRB-DESIGN REVIEW BOARD	KARIM B. FARD, ARCHITECT (310)279-8799
04/23/2015	ENV-2015-1539-CE	2260 N GLOAMING WAY 90210	4	Bel Air - Beverly Crest	NEW TWO-STORY SINGLE FAMILY RESIDENCE WITH ATTACHED FOUR-CAR GARAGE.	CE-CATEGORICAL EXEMPTION	KARIM B. FARD, ARCHITECT (310)279-8799
04/23/2015	AA-2015-1535-COC	9416 W SIERRA MAR PL 90069	4	Hollywood	THE LEGALITY OF TWO PARCELS AS ONE LOT	COC-CERTIFICATE OF COMPLIANCE	CHRIS J. PARKER, PACIFIC CREST CONSULTANTS (818)591-9309
04/23/2015	ENV-2015-1534-CE	9416 W SIERRA MAR PL 90069	4	Hollywood	THE LEGALITY OF TWO PARCELS AS ONE LOT	CE-CATEGORICAL EXEMPTION	CHRIS J. PARKER, PACIFIC CREST CONSULTANTS (818)591-9309
04/30/2015	ENV-2015-1649-EAF	8765 W SKYLINE DR 90046	4	Bel Air - Beverly Crest	HAUL ROUTE INVOLVING 2,000 CUBIC YARDS OF SOIL/DIRT EXPORT.	EAF-ENVIRONMENTAL ASSESSMENT	POUYA PAYAN (818)200-5005

CNC Records: 7

**Entitlement Applications Received by Department of City Planning
(Sorted by Certified Neighborhood Council)
04/19/2015 to 05/02/2015**

Certified Neighborhood Council -- Arroyo Seco							
Application Date	Case Number	Address	CD#	Community Plan Area	Project Description	Request Type	Applicant Contact
05/01/2015	DIR-2015-1677-CWC	3604 N GRIFFIN AVE 90031	1	Northeast Los Angeles	PURSUANT TO LAMC 12.20.31 CONFORMING WORK ON A CONTRIBUTING ELEMENT IN THE HIGHLAND PARK-GARVANZA HPOZ FOR RE-PAINTING. THE BODY OF THE BUILDINGS SHALL BE PAINTED DUNN EDWARDS RUSTIC TAUPE DE6129 (A L	CWC-CONFORMING WORK CONTRIBUTING ELEMENTS	TIM ANDERSON (310)721-4666
04/23/2015	DIR-2015-1684-CWC	4551 N GRIFFIN AVE 90031	1	Northeast Los Angeles	PURSUANT TO LAMC 12.20.31 CONFORMING WORK ON CONTRIBUTING ELEMENTS IN THE HIGHLAND PARK - GARVANZA HPOZ TO INSTALL PV SOLAR EQUIPMENT.	CWC-CONFORMING WORK CONTRIBUTING ELEMENTS	STEPHANIE MORA (213)978-1218
04/29/2015	CHC-2015-1610-MA	4529 N HOMER ST 90031	1	Northeast Los Angeles	MILLS ACT APPLICATION	MA-MILLS ACT	LAMBERT GIESSINGER (213)978-1183

CNC Records: 3

Certified Neighborhood Council -- Bel Air - Beverly Crest							
Application Date	Case Number	Address	CD#	Community Plan Area	Project Description	Request Type	Applicant Contact
04/30/2015	DIR-2015-1650-DRB-SPP-MSP	2401 BRIARCREST ROAD 90210	4	Bel Air - Beverly Crest	PROPOSED SFD TO REPLACE EXISTING ACCESSORY STRUCTURE & POOL, EXISTING STRUCTURES TO BE	DRB-DESIGN REVIEW BOARD	ZOLTAN PALI, FAIA (310)558-0922

04/10/2015	ZA-2015-1336-ZV	1603 N BEVERLY GLEN BLVD 90077	5	Bel Air - Beverly Crest	CONTINUATION AND MAINTENANCE OF AN EXISTING MARKET WITH SALES OF FULL LINE OF ALCOHOLIC BEVERAGES.	ZV-ZONE VARIANCE	AREAN PARK (714)990-1200
04/17/2015	CHC-2015-1448-HCM	384 N DELFERN DR 90077	5	Bel Air - Beverly Crest	SINGLETON ESTATE HISTORIC-CULTURAL MONUMENT	HCM-HISTORIC CULTURAL MONUMENT	LAMBERT GIESSINGER (213)978-1183
04/17/2015	ENV-2015-1449-CE	384 N DELFERN DR 90077	5	Bel Air - Beverly Crest	SINGLETON ESTATE HISTORIC-CULTURAL MONUMENT	CE-CATEGORICAL EXEMPTION	LAMBERT GIESSINGER (213)978-1183
04/09/2015	ZA-2015-1309-ZAA	595 S MAPLETON DR 90024	5	Westwood	TO OBSERVE A HEIGHT OF 34 FEET; A SIDE YARD SETBACK OF APPROXIMATELY 9.7 FEET; AND FOR AN EXISTING HEDGE WITHIN A SIDE YARD SETBACK, A MAXIMUM HEIGHT OF 12 FEET.	ZAA-AREA, HEIGHT, YARD AND BLDG LINE ADJMNTS GT 20% (SLIGHT MODIFICATIONS)	JOHN J. PARKER, PACIFIC CREST CONSULTANTS (805)388-3355
04/15/2015	DIR-2015-1406-DRB-SPP-MSP	8856 W SKYLINE DR 90046	4	Bel Air - Beverly Crest	NEW SFD, W? ATTACHED 2-CAR GARAGE AND SWIMMING POOL	DRB-DESIGN REVIEW BOARD	PAVEL GETOV, AIA - STUDIO ANTARES, INC. (310)390-6042
04/15/2015	ENV-2015-1407-CE	8856 W SKYLINE DR 90046	4	Bel Air - Beverly Crest	NEW SFD, W? ATTACHED 2-CAR GARAGE AND SWIMMING POOL	CE-CATEGORICAL EXEMPTION	PAVEL GETOV, AIA - STUDIO ANTARES, INC. (310)390-6042
04/10/2015	AA-2015-1327-COC	2500 N SUMMITRIDGE DR 90210	4	Bel Air - Beverly Crest	CERTIFICATE OF COMPLIANCE TO LEGALIZE LOT CUT.	COC-CERTIFICATE OF COMPLIANCE	JOHN A. HENNING, JR. (323)655-6171
04/10/2015	AA-2015-1327-COC	2500 N SUMMITRIDGE DR 90210	5	Bel Air - Beverly Crest	CERTIFICATE OF COMPLIANCE TO LEGALIZE LOT CUT.	COC-CERTIFICATE OF COMPLIANCE	JOHN A. HENNING, JR. (323)655-6171

CNC Records: 10

Certified Neighborhood Council -- Central San Pedro			
Application Date	Case Number	Address	Request Type
04/15/2015	CHC-2015-1405-MA	859 W 13TH ST 90731	MA-MILLS ACT
CD#	Community Plan Area	Project Description	Applicant Contact
15	San Pedro	MILLS ACT APPLICATION	LAMBERT GIESSINGER (213)978-1183

CNC Records: 1

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 2014-3048(ZAD)(ZAA)

Date: Thursday, May 28, 2015

CEQA No.: ENV 2014-3049-CE

Council No.: 5

Time: 9:00 a.m.

Plan Area: Bel Air-Beverly Crest

Zone: RE20-1

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

Applicant: Waverock Overseas Corp.

Representative: John J. Parker

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

PROJECT LOCATION: 11065 Sunset Boulevard

REQUESTED ACTION: The Zoning Administrator will consider:

1. Pursuant to the provisions of Section 12.24-X,7 of the Los Angeles Municipal Code, a Zoning Administrator's Determination to permit a 6-foot in height retaining wall located in the front yard setback. Pursuant to Section 12.28-A of the Los Angeles Municipal Code, a Zoning Administrator's Adjustment to permit the construction use and maintenance of two new 10-foot driveway gates, with attached pilasters and light fixtures with a maximum height of 12 feet; to permit a 6-foot tall privacy fence located in the front yard setback, all in lieu of the maximum 3-1/2 feet otherwise permitted in the required front yard by Section 12.21-C,1(g) of the Code, and to permit more than 50% of the required front yard to be used for access driveways, otherwise not permitted by Section 12.21-C,1(g), all in

conjunction with the continued occupancy of an existing single-family residence on a 59,712 square-foot lot zoned RE20-1.

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 maker will consider all the testimony presented at the hearing, written communication received prior to or at the hearing, and the merits of the project as it relates to existing environmental and land use regulations.

Exhaustion Of Administrative Remedies: If you challenge a City action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence on these matters delivered to the Department before the action on this matter will become a part of the administrative record. Note: This may not be the last hearing on this matter.

Advice To Public: The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the Los Angeles City Planning Department, Office of Zoning Administration, 200 N. Spring Street, Room 763, Los Angeles, CA 90012 (attention: Michael Sin).

Review Of File: The file, including the application and the environmental assessment, are available for public inspection at this location between the hours of 8:00 a.m. to 4:00 p.m., Monday through Friday. Please call (213) 978-1318 several days in advance to assure that the files will be available. The files are not available for review the day of the hearing.

Accommodations: As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability. The hearing facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. Other services, such as translation between English and other languages, may also be provided upon request.

To ensure availability of services, please make your request no later than three working days (72 hours) prior to the hearing by calling the staff person referenced in this notice.

Como entidad cubierta bajo el Título II del Acto de los Americanos con Desabilidades, la Ciudad de Los Angeles no discrimina. La facilidad donde la junta se llevará a cabo y su estacionamiento son accesibles para sillas de ruedas. Traductores de Lengua de Muestra, dispositivos de oído, u otras ayudas auxiliares se pueden hacer disponibles si usted las pide en avance. *Otros servicios, como traducción de Inglés a otros idiomas, también pueden hacerse disponibles si usted los pide en avance.*

Para asegurar la disponibilidad de éstos servicios, por favor haga su petición al mínimo de tres días (72 horas) antes de la reunión, llamando a la persona del personal mencionada en este aviso.

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: Friday, May 29, 2015
Time: 10:00 a.m.
Place: Marvin Braude San Fernando Valley
Constituent Services Center
6262 Van Nuys Boulevard, Room 1B
Van Nuys, CA 91401

Case No.: ZA 2013-0687(ZAD)(ZAA)(DRB)
(SPP)(MSP)
CEQA No.: ENV 2013-688-MND
Council No.: 5
Plan Area: Bel Air-Beverly Crest
Zone: RE40-1-H

Applicant: Bank of America

Representative: Gunther Motz

Staff Contact: Marianne King
Phone No.: (818) 374-5059
Marianne.King@lacity.org

PROJECT LOCATION: 14730 West Mulholland Drive

REQUESTED ACTION: The Zoning Administrator will consider:

1. Pursuant to the provisions of Section 12.24-X,26 of the Los Angeles Municipal Code (LAMC), a Zoning Administrator's Determination to allow the construction, use and maintenance of three retaining walls (two driveway walls and one pool retaining wall) ranging from 0 to 14 feet, in lieu of the maximum two, 10-foot retaining walls, as permitted by Section 12.21-C,8 of the LAMC; and Pursuant to the provisions of Section 12.28 of the LAMC, a Zoning Administrator's Adjustment to allow the construction, use and maintenance of two 12-foot tall driveway retaining walls within the required front yard setback (and Mulholland Right of Way), in lieu of the maximum 3-foot 6-inch, as permitted by Section 12.22-C,20(f) of the LAMC, and Pursuant to the provisions of Sections 11.5.7-C and Section 16.05 of the LAMC and Section 11 of the Mulholland Scenic Parkway Specific Plan, a Project Permit Compliance and Design Review Determination.

The project is the construction, use and maintenance of a 10,384 square-foot, single-family dwelling, including a 440 square-foot garage and 2,077 square-foot basement, with a maximum building height (Envelope) of 30 feet and three retaining walls ranging in height from 0 to 14 feet. The project is located within the Inner Corridor of the Mulholland Scenic Parkway Specific Plan.

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.

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 maker will consider all the testimony presented at the hearing, written communication received prior to or at the hearing, and the merits of the project as it relates to existing environmental and land use regulations.

Exhaustion Of Administrative Remedies: If you challenge a City action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence on these matters delivered to the Department before the action on this matter will become a part of the administrative record. Note: This may not be the last hearing on this matter.

Advice to Public: The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the Los Angeles City Planning Department, Zoning Administration Section, 6262 Van Nuys Boulevard, Room 351, Van Nuys, CA 91401 (attention: Marianne King).

Review of File: The file, including the application and the environmental assessment, are available for public inspection at this location between the hours of 7:30 a.m. to 4:30 p.m. Monday, Tuesday, Thursday and Friday, 9:00 a.m. to 4:30 p.m. Wednesday. Please call (818) 374-5074 several days in advance to assure that the files will be available. The files are not available for review the day of the hearing.

Accommodations: As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability. The hearing facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. Other services, such as translation between English and other languages, may also be provided upon request.

To ensure availability of services, please make your request no later than three working days (72 hours) prior to the hearing by calling the staff person referenced in this notice.

Como entidad cubierta bajo el Título II del Acto de los Americanos con Desabilidades, la Ciudad de Los Angeles no discrimina. La facilidad donde la junta se llevará a cabo y su estacionamiento son accesibles para sillas de ruedas. Traductores de Lengua de Muestra, dispositivos de oído, u otras ayudas auxiliares se pueden hacer disponibles si usted las pide en avance. *Otros servicios, como traducción de Inglés a otros idiomas, también pueden hacerse disponibles si usted los pide en avance.*

Para asegurar la disponibilidad de éstos servicios, por favor haga su petición al mínimo de tres días (72 horas) antes de la reunión, llamando a la persona del personal mencionada en este aviso.