



www.babcnc.org

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

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

Tuesday, September 13, 2016 7:00 pm to 9:00 pm

LOCATION:

Stephen S. Wise Temple
15500 Stephen S. Wise Drive
Los Angeles, CA 90077

Note to Attendees: Though not mandatory, out of respect to our host facility, we ask that you **please RSVP**, indicating your desire to attend this meeting and the number in your party, via email to council@babcnc.org by the day prior to the meeting.

Board Seat Vacancy: BABCNC is seeking a representative for our "Franklin Canyon/Coldwater/Mulholland/Crest District" seat. If interested & from this area, contact BABCNC @ 310-479-6247 council@babcnc.org

The public is welcome to speak: Meeting is being audio taped. Though not mandatory, we request that you fill out a Speaker Card to address the Council on any item on the Agenda. You do not need to provide name or personal contact information. Comments from the public on 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.

Note to all BABCNC Board Members: Before, during and after the Planning & Land Use Meetings, Board members are cautioned to not discuss Board business or issues.

AGENDA

1. Call to order – Committee Member Roll Call

Name	P	A	Name	P	A
Robin Greenberg			Nickie Miner		
Jamie Hall			Gary Plotkin		
Michael Kemp			Stephanie Savage Co-Chair		
Maureen Levinson			Robert Schlesinger Chair		
Dan Love			Jason Spradlin, Co-Chair		
Don Loze			Stephen Twining		

2. Approval of July 12, 2016 and August 9, 2016 Minutes (circulated with agenda.)

3. **Approval of Agenda**, as presented or amended; consent agenda items.
4. **Public Comments** On non-agenized Planning & Land Use items only
5. **Chair Report:** Robert Schlesinger (Co-chairs Savage & Spradlin)

CASES TO BE CONSIDERED:
NOTE: ALL CASES ARE SUBJECT TO MOTIONS

6. Projects & Items Scheduled for Presentation, Discussion & Possible Action

- a. **9654 Wendover ZA-2016-2639-ZAA** **Public Hearing 9/30**
 Lot area 15,146 sf. Addition/extend family room & breakfast nook rear of ground floor 157 sf. Neighborhood contact sheet. Existing 3,921 sf to 4,078 sf, no height change.
 Agent/Rep: Ron Toval [310-433-3252](tel:310-433-3252) rontoval@verizon.net Prop Owner(s) Adam Foley [310-497-0602](tel:310-497-0602)
- b. **50 Beverly Park Way, 90210 ZA-2016-2258-ZV-ZAD-F & ENV-2016-2259-CE-ZV-ZAD -F**
 Lot: (33) 113,017.3, Project 26,444 sf. Over-height & multiple walls, multiple kitchens, over height building. Over-in-height Residence due to multiple light wells in basement. Over-in-height fences/walls in the required front yard. Two additional kitchens. Multiple retaining walls. To allow a building height of 58' due to multiple light wells. The building has to be measured from the bottom of the lowest light well which will add and additional 13'.0" to the residence. The building height from grade will be 45'. To allow 2 additional kitchens in a SFD in lieu of the one already by code. (Service & staff kitchens). 14' front gate, 10' wall, 6'8" pedestrian gate, (2) 3' x3' x 12 ft high pilasters w/3'6" lights on top and a rear yard wall up to 10' high in lieu of the 3'6" allowed for a front yard and the 6' allowed in the rear yard by code. Owner: 50 Beverly Park Way, LLC.
 Contact: Jaime Massey jaimemassey@gmail.com Applicant: Armen Dolvantian (owner's rep)
- c. **1875 & 1885 N Crescent Heights Blvd AA-2016-2489 31 & Portions of Lot A of Cielo Vista Ter**, (Parcel 30, Tract 30561) (Parcel 2) Present use Single Family Residence Proposed use Single Family Residence Number of residential units Existing 2 Lot line adjustment between two adjacent properties. Agent/Rep: Amy Studarus Amy@pccla.com [818-591-9309](tel:818-591-9309)
 Applicant: Walter Schild and Dilson DeAlmeida walter@dilson.com (Rescheduled from August.)
- d. **1866 Heather 90210 ZA-2016-1553-ZAD Lot Area 6,537.6, Total Project size 1,680 sf.**
 Present use Vacant, new 3 level SFD New Dwelling on substandard street, the adjacent street is less than 20' and the CPR is less than 20' from the driveway apron of the lot to the boundary of hillside area. App: Shabi Cohen Contact: Luke Tarr 818-346-9828 luke@apeldesign.com
 (Continued from August 9, 2016 until presenters could address concerns by neighbors and PLUC.)

END OF PROJECTS

7. **Current Case Updates by PLUC Members on pending projects**
 - a. **See Project Tracking List: (Pending projects subject to discussion & action)**
8. **Follow-up, Discussion & Possible Action on other Projects:**
 - a. **Update & Possible Motion to write a letter on 1400 Linda Flora to be sent to the Elected Officials (Electeds) as discussed at prior meetings.**

b. **Update & Possible Motion to approve Letter to Electeds on 8150 Sunset Boulevard.** (CPC-2013-2551-CUB-DB-SPR-1A VTT-72370-CN-2A ENV-2013-2552-EIR Appeals filed 08/29/2016 on this project to Demo Existing Commercial Buildings & Construct a mixed use development with 111,339 sf of commercial retail, restaurant uses, and 249 residential units located in the C4-1D zone.) Attached letter by Jamie Hall who is APPEALING Entire Decision.

c. **2471 Nalin Drive** – Pending in PLUM Committee (**Council File #15-1497**):
<https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=15-1497>

9. **New Packages Received**
a. **See Project Tracking List**

10. **Certified Neighborhood Council Reporting** – Entitlement Packages from Planning
a. **Review of New projects submitted**

11. **Upcoming Hearings**

a. **See Project Tracking List** (Pending Projects subject to discussion & action)

- 8307. 8333 West Elusive Dr. (*Stephanie has file*) **September 1, 2016 CANCELLED**
- 10580 West Selkirk Lane, ZA-2011-1424(ZAD)(ZAA) ENV-2011-1425-MND **September 22, 2016**
- 50 Beverly Park Hearing, ZA-2016-2258-ZV-ZAD-F **Friday, September 23, 2016**
- 9520 Hidden Valley Rd, ZA-2016-1346-F ENV-2016-1347-CE **Friday, September 23, 2016**
- 9654 Wendover ZA-2016-2639-ZAA ENV-2016-2640-CE **Friday, September 30, 2016**

12. **Determination Letters Received**

10710 W Chalon Rd 90077 ZA-2015-4080-ZAA-1A **Appeal Denied, Sustained ZA to APPROVE**

13. **Pending Haul Routes** (Update by any PLU Committee members)

534 North Barnaby Road ENV-2016-1903-CE 9/06 CEQA Exempt, ZA APPROVED
Board File Number: 150055 -- Maureen Levinson

760 North Lausanne Rd – ENV-2015-4554-MND ZA APPROVED
Tennis Court & Tennis Court Building. Owner: Peter Guber, Guber Family Trust Meeting May 26th

1655 N Gilcrest Dr. ZA-2016-94(ZAD) ENV-2016-95-CE ZA APPROVED w/Cond
ZA determination to allow construction of an addition to an existing sfd on a Substandard Street that does not provide a min 20 ft continuous paved roadway in a Hillside Area as required by Muny Code. 17 Conditions, Grace Clements, Esq. (A)(0), Pacific Metro (PTC) Ltd. Singapore.
Rep: Tony Russo, tony@crestrealestate.com

1401 & 1415 North Oriole Dr. ZA-2015-3570(ZV)(ZAA) ZA APPROVED w/Cond
ENV-2015-468-MND 6/28/16 ZA 2015-3570(ZV)(ZAA) Zone Variance/Zoning Administrator's Adjustment ENV 2015-468-MND CD4 Hollywood Planning Area Zone RE15-1-H Lots A and B, Tract 3679 B-Permit, 2 Kitchens etc. John J. Parker jparker@PCCLA.com

862-870 Moraga Drive DIR 2014-4936-CLQ ENV 2014-4937-CE Law Suit Pending APPEALED
Approve Clarification of "Q" Condition No.1, allowing a multi-family development to exceed a 32ft height limit by 5ft totaling 37ft. **Find** that the project is categorically exempt to Category 1 of the CEQA Guidelines.

14. **Proactive Tracking, Tasks & Projects** (*Update, Discussion & Possible Action*)

A. Proactive Projects' Updates by Committee Members & Citywide Issues

1. **Discussion and Possible Action for a Community Impact Statement to support Paul Koretz's motion seconded by David Ryu, dated June 24, 2016 (CF 16-0757)** that Planning, Office of City Attorney, Building & Safety, Bureau of Street Services, DOT and other relevant departments report back on establishing a community and environmental impact review process for the development of **Single Family Home Construction over 20,000 square feet...** receive input from surrounding neighbors, Community Associations, and Neighborhood Councils, and that Building & Safety and the Office of the City Attorney establish additional citations for construction violations and commercial use of properties located in the single family zone above 20,000 square feet based on a percentage of the value of assessed property to deter such properties from being nuisances to the surrounding neighborhood. (For Complete Motion by Councilmembers, see Council File 16-0757)
<https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=16-0757>
2. **Discussion and Possible Action for a Community Impact Statement to 1) support the motion of Councilmembers David Ryu and Paul Koretz (CF 16-0198)** that the Departments of Transportation and Planning prepare and present a map of all **Substandard Limited Hillside Streets** and report back to PLUM with recommendations for **Mitigating Construction Impacts** on such streets, including a thorough review of public safety impacts, with the assistance of Bureau of Engineering in the preparation of the map. (City Council adopted this plan June 21, 2016.) **And, 2) to approve including the supplemental document providing input to this process, prepared by Michael Kemp entitled: "Overlay Zone for the Westside Hillside Area Regulating Grading & Construction Activity."**
<https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=16-0198>
3. **Discussion and Possible Action for a Community Impact Statement to 1) support a Ridgeline Ordinance motion of Councilmembers Paul Koretz and David Ryu (CF 11-1441-S1)** that **Planning Department** prepare a report with updated cost information to prepare a **Ridgeline Ordinance** with development standards, inasmuch as the prior estimates were prepared in 2011 (CF#11-1441 File expired 2014), and that the Planning Department also report on the feasibility of a Ridgeline Ordinance as part of the current FY 2015-16 Planning Department work program. (Glassell Park NC Filed a CIS Approval of this Motion on 08/05/16)
<https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=11-1441-S1>
4. **Discussion and Possible Action for a follow-up CIS on Short Term Rentals to state that "we reiterate our opposition to the ordinance and note that the amendments proposed by the Planning Commission exacerbate environmental impacts of the project under CEQA."** (Prior BABCNC CIS was submitted on 08/05/2016 endorsing letter by *Matt Post* of BCA.) (**Council Files 14-1635-S2 & 14-1635-S3.**)
<https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=14-1635-S3>
<https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=14-1635-S2>
<https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=14-1635-S1>
<https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=14-1635>
5. **Discussion and Possible Action for a Community Impact Statement to endorse letter by Stephanie Savage dated June 2016, supporting motion on B-Permit Applications** (Ryu, Koretz & Huizar) mandating Public Notice of B-Permit Applications for Paper Streets Improvement. (This was approved by City Council on 06/30/2016.) (**Council File 16-0421**)
<https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=16-0421>

6. **Update on BMO/BHO: (See Item #7 below) (Council File 14-0656)**
<https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=14-0656>
7. **Discussion and Possible Action for a Letter to Planning Department & Electeds to endorse letter by Stephanie Savage on the R1 Variation to the BMO/BHO which greatly increases square footage in the hillside areas.** R1 Variation Zones create variations of the R1 zone that are tailored to the varying character of R1 neighborhoods and will be available to replace ICOs. (Comments on this were due Monday 09/12 to be heard tentatively by CPC on October 13; CPC recommendation will be sent to PLUM; then City Council.)
8. **Update on Second Dwelling Units (CF 14-0057-S8) City Council heard this on 09/13/2016 10:00 a.m., item #12.**
<https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=14-0057-S8>
<https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=14-0057>
9. **Update on Small Lot Sub-Division Ordinance proposed revisions** The Board approved a CIS on 03/23/2016 to City Council and Committees on **Council File #13-1478**, by Resolution, recommending amending the Small Lot Subdivision Ordinance such that “all Small Lot Subdivision projects shall comply with the land's underlying zone, including setbacks.” See Council File#13-1478
<https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=13-1478>
 (We submitted two CISs on this file, one in 07/28/14 & 04/24/16)

15. Adjournment

PLEASE NOTE – NEXT BABCNC PLUC MEETING
American Jewish University (not at Stephen Wise Temple)
Thursday October 13, 2016, 6:30 to 9:30 p.m.

ADA: 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 contacting BABCNC at 310-479-6247 or council@babnc.org.

Non-exempt writings: 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.babnc.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 BABCNC PLU Committee Administrator at 310-479-6247 or council@babnc.org.

ACRONYMS:

A – APPEAL	PM – PARCEL MAP
APC – AREA PLANNING COMMISSION	PMEX – PARCEL MAP EXEMPTION
CE – CATEGORICAL EXEMPTION	TTM – TENTATIVE TRACT MAP
DPS – DEEMED TO BE APPROVED PRIVATE STREET	ZA – ZONING ADMINSTRATOR
DRB – DESIGN REVIEW BOARD	ZAA – ZONING ADMINISTRATOR’S ADJUSMENT
EAF – ENVIRONMENTAL ASSESSEMENT FORM	ZAD – ZONING ADMINISTRATOR’S DETERMINATION
ENV – ENVIRONMENTAL CLEARANCE	ZV – ZONING VARIANCE
MND – MITIGATED NEGATIVE DECLARATION	