



PLANNING AND LAND USE COMMITTEE AGENDA

REGULAR MEETING

Tuesday, November 8, 2016 7:00 pm to 9:00 pm

LOCATION:

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

www.babcnc.org

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

Board Seat Vacancy: BABCNC is seeking a representative for our "Franklin Canyon/Coldwater/Mulholland/Crest District" seat. If interested & from this area, please 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.

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 October 13, 2016 Minutes** (circulated with agenda.)
- 3. Public Comments** On non-agenized Planning & Land Use items only
- 4. Chair Report:** Robert Schlesinger (Co-chairs Savage & Spradlin)

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

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

- a. 1614 Tower Grove Drive ZA-2004-7021(ZAA) CEQA: ENV-2004-7022-CE RE-15-1H**
 An adjustment from Section 12.21-C,1(g) of the Municipal Code to permit the construction, use and

maintenance of an over-in-height retaining wall within the rear yard of an SFD in lieu of the 6 ft which is otherwise permitted by the Municipal Code. Also seeking approvals and permits from LADBS for project construction activities including, demolition, grading, excavation, building, plumbing, mechanical and electrical. Owners: Farhad & Lisa Novian Arch: Lindsay Sienkiewich 310-452-8800 iseinkiewich@ripbangstudios.com Crest Real Estate: Jessica Hensier 925-899-2324 Jessica@crestrealestate.com

b. 380 N. Carolwood Drive LA 90077 ZA-2016-3196-ZAA SFD

Over-in-height fence, hedge and gates. Prop 8'8" tall wall, vehicular gates @ lower driveway & 6'8" tall pedestrian gates, 10' tall hedge @ front PL w/6' tall iron chain link fence. CEQA Exemption. Owner: George & Susan Weiss Fischmann Jessica Hencier 925.899.2324 8/26/2016 rec'd 9/06

c. 9520 N. Hidden Valley Road ZA-2016-1346 & ENV-2016-1347-CE

Hearing: 9/23/16 Cont'd 10/13 Proposes 7'8" fence/hedge & 8' pilasters (West of Coldwater) Owner/Applicant 9520 Hidden Valley Road LLC, 818-575-9400 email: carlos@rochanueez.com Contact: Jaime Massey 818-517-1842 jaimemassey@gmail.com

d. 1690 N. Summitridge Drive ZA-2016-2672-ZAD ~~Rec'd 8/09~~

Undeveloped/unimproved. Lot area 138,330 sf. vacant lot Proposed SFD w/attached garage including grading, retaining wall, and swimming pool. To allow maximum grading quantity to exceed by-right limit. Total cumulative grading amount will not exceed the value of 500 cy plus the numeric value equal to 5% of the total lot size in cy. ($5\% \times 138,330 = 6,916.5$ cy + 500 = 7,416.5 total?) This application calls for new construction of 23,828 sf. Requested to relieve the minimum st width requirement for this development. Applicant: 1690 Summitridge LLC, E.E. Soumeeh, address 1743 Roscomare Rd. LA 90077 Agent/Rep: Sanam DeLorean D-Edge Studio Inc. 928 Kenfield Ave LA 90049 310-266-1063 sanam@dedgestudio.com Letter to: Tribal Representative 8/05/16 by Jason Chan, Per AB 52 right to consult prop project prior to release of ND, MND, CEQA EIR.

e. 50 Beverly Park Way, ZA-2016-2258-ZV-ZAD-F, ENV-2016-2259-CE-ZV-ZAD-F

PLU 9/13/16, Hearing 9/23/16 Cont'd 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 add'l 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 an additional 13'.0" to the residence. The building ht 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 818-517-1842 Applicant: Armen Dolvantian (owner's rep)

NOTE: At the 09-13-2016 the PLU Committee Meeting, motion was made to **CONTINUE the PROJECT** until the next month while we get more information including a copy of permit, and check with CM Ryu's office to see if they have taken a position; moved by Mike Kemp; seconded by Steve Twining: 7 yes; 0 no; 1 abstention from Nickie. **PASSED.** Discussion was held as to finding out if the CC&Rs are over-riding the BHO, and that motion could be made conditional upon CD4's response. As to extra kitchens, Mike Kemp explained to the presenters that this NC does not like "piece-mealing." ZA hearing was for Sept 23; however, on September 21st, the ZA and Council District 4 (Julia Duncan) postponed the hearing due to irregularities and problems raised by Stephanie Savage.

END OF PROJECTS

6. Current Case Updates by PLUC Members on pending projects

See Project Tracking List: (Subject to discussion & action)

7. Follow-up, Discussion & Possible Action on other Projects:

a. 11005 & 11007 Bellagio Place ENV-2016-1784-MND (Review, Discussion and Action).

Variance request to remove 34 protected trees for retaining walls to a renovation of a SFD See MND that was prepared — and already signed and pre-dated? — for the removal of 24 Coast Live Oak Trees and 10 Southern California Black Walnut trees from a property located in Bel-Air at 11007 Bellagio Place.

b. 1400 Linda Flora: Approve letter on 1400 Linda Flora as discussed at prior meetings.

d. 2471 Nalin Drive – Pending in PLUM Committee (Council File #15-1497):

<https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=15-1497>

8. New Packages Received See Project Tracking List for 8 thru 12 below

9. Certified Neighborhood Council Reporting Review of New projects submitted

10. Upcoming Hearings See Project Tracking List (Subject to discussion & action)

11. Determination Letters Received

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

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.

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

14. Adjournment

Next BABCNC PLUC Meeting: December 13, 2016 7:00 pm @ [Stephen Wise Temple](#)

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
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