



PLANNING AND LAND USE COMMITTEE AGENDA

REGULAR MEETING

Tuesday, December 13, 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/>

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.

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

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		
Leslie Weisberg			Jason Spradlin, Co-Chair		
Don Loze			Stephen Twining		

2. Approval of November 8, 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. 2980 Hutton Dr., 90210 DIR 2016-3745-DRB-SPP-MSP ZA-2016-3746-EAF (BCA)
Zone A40. Lot: 56,543.7 sf, max res floor area allowed 10,511, SFR 9,785.5 sf Garage 780 sf, covered porch 680 sf, basement & guest house 2,905 sf =12,650(?) Haul route exp 3,126 cy of dirt; imp exp 437 cy, 2 trunk dia 6" Oak, 3 truck dia 8" Oak removal – Owner Platinum Films Ltd 310.272.6052; Owner, Applicant Soly Bina 310.272.6052 solybina@gmail.com Rep: Farzin Maly 818.770.0161 farzin.maly@gmail.com Staff: William Hughen 818-374-5089 william.hughen@lacity.org Assigned 11/07/2016

b. 9366 Flicker Way ZA-2016-3349-ZV 90069 ENV-2014-419-MND-REV1 Rec'd 9/15
Lot area 68,628.9 SFD Zone Variance to allow the construction, use & maintenance of an additional kitchen within a Single Family Home. One personal kitchen 665 sf and one guest kitchen 190 sf in size. Covenants, affidavits or easements YES. Property in the Hollywood Community – CD4 zoned RE11-1 Very low residential. Permit history; was an existing SFD permitted in late 40's/early 50's, 86 building permits added over 17 years. New permit for construction of a new SFD (or 2) has been approved and currently under construction. 3 story sfd w/ attached 5 car garage/pool/spa deck/ attached 5'1" wide x 285 ft long trellis. Set of Plans Owner: Bruno & Kyara Mascolo Family Trust, Kyara Mascolo kyaramakeup@icloud.com 424.324.7511 Rep: Tony Russo tony@creastrealstate.com 408.655.0998 Staff: Nuri Cho 213-978-1177 nuri.cho@lacity.org

c. 1629 N Kings Rd, 90069 ZA-2016-2899-ZAA ENV-2016-2900-CE (Laurel Canyon?)
Lot area: 13,286.3 sf, 2 story addition including an attached 2 car garage to an existing 2 story SFD. Request: allow 5' frt yard setback in lieu of the prevailing setback of 15'- 11". Allow add'l 20% in ht increase from required 24' max ht for the 1st 20ft from front line prop line measured from the center of the st for lots located on substandard street. Owner: Guy Phillips 310-871-5241 Agent/Rep: Brian Noteware, AIA Inc 310-452-6500 andrew@briannoteware.com Staff: Nuri Cho 213-978-1177 nuri.cho@lacity.org

d. 13050 Mulholland Dr. DIR-2016-2806-DRB-SPP-MSP-P Rec'd 8/09
Proposed new const.4,971 sf, garage covered car port 754 sf, covered porch/patio/breezeway 320 sf, basement area 838 sf. Total structures 6,883 sf. w/max ht of 28'. Subject to BHO on a 30,596 sf lot. FAR 21.27%, hardscape 1,932 sf, lot coverage (building foot print and hardscape 24.9%) (6,883/30,596=0.2249 + hardscape =.288%) Export: 4,410 CY, Remove 1 Oak tree and 6 other protected trees. A portion of the site is within 100 ft of Mulholland Dr. and subject to a 15 ft ht limit. Site fronts Beverly Dr. & Mulholland Dr. Representative: Randall Akers 661-251-0565 factarch@gmail.com Applicant: Joseph Ahdoot 661-251-0565 Staff: Thomas Glick Lee 818-374-5062 tom.glick@lacity.org

e. 2600 Summitridge DIR-2016-2721-DRB-SPP-MSP ENV-2016-2722-CE - Guest House Addition (BCA)
ZA APPROVED w/Conditions. Appeal ACP/CPC Hearing Date: 1/12/2017 Hearing Date 10/06/2016 Addition of 2,578 sf to existing guest house w/a foot print of 1,358 sf. House incl garage, house 5 bedrooms 12 bath, tennis pav, exist guest house 6,940 sf, 17,893 sf, prop foot print, 1,358, guest house total 8,298 sf, grand total 19,2512. (2,578+6,940=9,518) Applicant/Owner: Ronald N Dana 314-889-7123 rdana@dmfirm.com CEQA Consult: Jaime Massey 818-517-1842 jaimemassey@gmail.com Rep/Agent: Mark Savary 310-444-1404 marks@landrydesign.net Staff: William Hughen 818-374-5049 william.hughen@lacity.org

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, Update & Discussion)

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)

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

14. Adjournment

Next BABCNC PLUC Meeting: January 10, 2016 7:00 pm LOCATION T.B.D.

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
MIND – 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