

Minutes – Bel Air Beverly Crest Neighborhood Council’s Planning and Land Use Committee – Monday, August 20.

Planning and Land Use Meeting called to order @ 7:00 pm

Sign In sheet provided

Co-Chair Carol Sidlow welcomed guests and stakeholders to the meeting including Jonathan Brand, Planning Deputy, CD#4; Shawn Bayliss, Planning Deputy CD#5; representative Kimberlina Whettham(9650 Royalton); representative Fernando Diaz(1835 Sunset Plaza); representative Randall Akers(2301 Kimridge and 8817 Thrasher); representative from DONE, Thomas Soong; Wendy-Sue Rosen from the Hillside Federation and several stakeholders - approximately 20 people attended.

Fernando Diaz – representative for 1835 Sunset Plaza brought plans and project was discussed. Committee voted to support the applicant’s requests to legalize an existing 410 sq. ft 2 car garage, converted from a carport and a lower level 406 sq. ft. recreational room.

Steven Poster, stakeholder, spoke to the Committee regarding the determination at 9169 Crescent Drive and the history of 6 other determinations in which the applicant’s were denied the waivers granted in this particular determination. Other stakeholders from the Sunset Doheny HOA spoke about their concerns about the hillside and slope stability as well as concerns for public safety.

Discussion by Committee regarding current roadway conditions, public safety issues, precedent setting project; out of scale for the area; lack of infrastructure; past positions taken by the BABCNC Planning and Land Use Committee with respect to this area.

Motion made and unanimous vote to support the concerned neighbors of Wonderland in their intended appeal of determination – ZA – 2010-634

Representative Kimberlina Whettham spoke about proposed 2 house development @ 9650 Royalton. Per Ms. Whettham, the MND is incorrect and will be corrected as the size of the homes are incorrect on the MND which listed a 3574 sq. ft. home but is actually 32,582 and 28,575 sq. ft. homes. This is at the top of Franklin Canyon off of Coldwater Canyon. In addition, there will be 4500 feet of retaining wall; a private shared driveway; caissons, etc.

Discussion by several stakeholders who expressed their concerns regarding ridgeline issues and the full scope of the project which may include multiple developments. Other issues such as slope density; compatibility with Community Plan; compliance with the Baseline Hillside Ordinance were discussed.

Additionally, the impact to the Hastian Trail issue was discussed and the need for an EIR. The BABCNC previously had voted to support the public use of the trail.

Carolyn Carradine expressed the position of the Santa Monica Mountains Conservancy regarding this project which is that the BABCNC PLUC oppose the project. Motion made and seconded to support the Santa Monica Mountains Conservancy regarding their opposition to the project at 9650 Royalton due to the following: an inaccurate CEQA document; lack of information on Natural Resources in the MND prepared including no site-specific viewshed and no trail information; the piecemealing and lack of cumulative impact review in the MND based on the fact that the applicant has additional lots that he intends to build therefore these properties must be analyzed cumulatively and there should be no waiver of a lot line adjustment hearing. Motion passed unanimously.

11011 Anzio Road – ZA-2012-1659 – Discussion held. Committee voted to support the RVA in their opposition to pedestrian gate and pilasters up to 8 ft. tall in the front yard.

Randall Akers, representative from 2 projects in the BABCNC territory spoke about project on 2301 Kimridge(off of Bowmont Drive in Coldwater Canyon area) which was heard by the MDRB and 8817 Thrasher, remodel of 160 sq. ft addition. Committee did not take any position on these 2 projects at this time.

Other properties on CNC reports were read off and Committee requested any up-dates, positions or information regarding 3000 Benedict Canyon; 8207 Man nix(hearing).

Steve Twining gave up-date regarding 1400 Linda Flora and that a new MND has been prepared with comment period ending September 18.

Carolyn Carradine discussed a project being undertaken by other NC's regarding fire prevention/education which involves signage in our hillside areas using Smokey the Bear logo. This program is being discussed and implemented by other NC's as part of Outreach and as the BABCNC is comprised of mostly hillside areas, how important and effective this outreach tool could be. Costs to be discussed. Carolyn Carradine will follow up with Councilman LaBonge and Koretz about this program and report to the Committee.

Co-chair Sidlow asked Thomas Soong from the Department of Neighborhood Empowerment to please get back to the Committee regarding the possibility of having a tele-conference meeting of the Planning and Land Use Committee due to September scheduling issues. Mr. Soong to advise.

Meeting adjourned at 8:55 pm.