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PLANNING AND LAND USE COMMITTEE Meeting Minutes

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

From the meeting held: Tuesday, August 12, 2014
7:30-9:00pm

Les & Dorothy River Community Center
10409 Scenario Lane
Los Angeles, CA 90077

1. Call to order – Committee Member Roll Call: 7:40pm

<i>Name</i>	<i>P</i>	<i>A</i>	<i>Name</i>	<i>P</i>	<i>A</i>
Michael Kemp, Chair	X		Caroline Labiner	X	
Michael Chasteen, Vice Chair	X		Dan Love	X	
Robin Greenberg		X	Don Loze	X	
Jamie Hall	X		Nickie Miner		X
			Gary Plotkin		X

2. **Approval of Minutes** – July 8, 2014 Meeting: Quorum not available of Members who were at the July meeting. Approval continued to September 2014 Meeting.
3. **Approval of Agenda:** August 12, 2014: Motion: Caroline Labiner; 2nd: Michael Chasteen; Approved
4. **Public Comments** – On non-agenized items related to Land Use and Planning only
 1. Mr. Jeff Franklin spoke in opposition, regarding a pending large scale project at 10101 Angelo View Drive.
 2. Mr. Dan Palmer spoke in opposition to an on-going project at 2003 N. Beverly Glen Boulevard
5. **Chair Report** – Michael Kemp
 - A. Introduction of new Committee Member: Dan Love.
 - B. The need for a new meeting location:

Projects Discussed:

10220 Scenario Lane:

Lot Line Adjustment and Construction of two new SFD.

AA 2014-2724 (PMEX)

Mr. Steven Smith spoke in opposition to the pending application, and advised that he represented a majority of the adjacent homeowners.

There was discussion of the property and pending project. The Committee felt that there was not enough justification to oppose the lot line adjustment, and proceeded to take no action; but it would continue to monitor the project to see if other variances might arise on the project (sub standard road, etc.)

10697 W. Somma Way

Pending haul route for 29,000 cu yds.

A project update was presented by Dan Love. The Committee was advised of a meeting on August 13, 2014 between the developer, concerned community members, and City officials. The Committee continued the matter pending the outcome of the August 13th meeting.

1520 Gilcrest Drive Case # ZA 2014-1020

Project: Additional of Accessory Living Quarters with separate kitchen
Noted: Hearing Date: August 21, 2014. Discussion and review of project
Motion to oppose: Michael Chasteen, 2nd by Caroline Labiner: Motion passed unanimously.

10104 Angelo View Drive Case # ENV-2014-1025-CE

Plan Approval to previous ZA cases: Construction of a 1,317 s.f. recreation room for home theater use, 103 s.f. of terrace for restroom, bbq and lap pool
Note: Hearing Date: August 21, 2014. Discussion and review of project.
Motion to oppose: Caroline Labiner; 2nd by Jaime Hall: 3 yeas, 1 nay: Motion passed.

2104 Stanley Hills Drive Case # ZA 2014-1621-ZAD ZA

Demolish existing 828 s.f. SFD and build new SFD, incorporating 560 s.f. assersory building to create one 2,833 s.f. structure. Request for Sub-standard street, front yard setback, and RFA variance.
Jaime Hall and Tony Tucci working on meeting with neighbors and applicant. Continued.

454 N. Cuesta Way, 90077

Application Date: 01/07/2014

Case Numbers: AA-2014-53-WTM WTM- Waiver of Tract Map
ENV-2014-54-CE CE-CATEGORICAL EXEMPTION
ZA 2014-914-ZAD ZAD-ZA Determination: Application submitted: 03/18/14

Project Description:

Grading as part of demolition of (E) SFD and Construct new SFD, with Accessory Building, pool, and tennis court.
Status: Package Received: 01/30/2014 Note: New package received, 04/04/14 for ZA request: Project noted above on a lot the fronts three substandard Hillside limited streets. Discussion of project and presentation by applicant representative at July meeting.
Motion to oppose: Jaime Hall; 2nd Caroline Labiner; unanimous, passed.

457 Cuesta Way Case # ZA2014-2012 ZAD

To permit the remodel of an existing 9,264 s.f. house to 11,083s.f. including garage. Maximum height of building to be 36 feet. The dwelling is on a lot fronting a Sub-Standard Hillside Limited Street.
Motion to oppose: Jaime Hall; 2nd Caroline Labiner; unanimous, passed.

8951 St. Ives Drive Case # ZA-2014-1870 ZAA

Remodel of an existing recreation room above the garage. Modify roof line (slope of roof), but height of roof to remain. Multiple Code Sections requesting relief from. Presentation and recommendation by Caroline Labiner: No position.

10515 Rocca Place Case # ZA 2014-1523 ZAD & DIR 2014-2055

Request for additional number of retaining walls, and relief from 10' maximum height. And a "Private Road Easement" to be approved as a "Private Street". Presentation and discussion of project by Dan Love.
Motion to oppose: Dan Love; 2nd Caroline Labiner; unanimous, passed.

New Projects received:

1609 Viewmont Drive

ZA 2014-2158

New raised pool and attached deck that is 16' in height above natural grade. Pool and deck will be 1' away from the side-yard at the east property line and 2' from the South property line. The deck will be 9'-8" from the rear property line. The lot coverage to be 59%. Request reduced side yard, rear yard and lot coverage from 40% to 59%.

800 N. Sepulveda Blvd

ZA 2014-2201-CUB

A conditional use permit for the off-site sale of beer and wine at an existing Food Mart, with service station, between the hours of 6am and 2am daily. The site operates 24 hours daily. Bruce Kuyper spoke on behalf of neighbors in opposition. Discussion of case. Motion to oppose: Dan Love; 2nd Caroline Labiner, unanimous, passed.

760-808 Stradella Road

ZA 2014-2029 ZAD

Demo existing SFD, pool & pool house. Construct new SFD with accessory building, pool & pool house. ZAD to allow 7 retaining walls from 0-10' tall in lieu of 2 walls; lot coverage of 49% in lieu of 40%, and non-exempt grading of 3962 cu yds in lieu of 2,000 otherwise allowed. Total residential s.f. = 22,991. Assigned to Dan Love, Continued.

9810 & 9812 Portola Drive

AA 2014-2413-PMEX

Adjust lot line between parcels 1 and 2 to allow for a buildable area on both resulting parcels. Assigned to Michael Chasteen.

8891 & 8892 Collingwood Drive

AA 2014-1161 PMEX

Adjust lot line between parcels 1 and 2 to follow existing driveway and slope. Assigned to Caroline Labiner

474 N. Cuesta Way

ZA 2014-2319 ZAD

Add a new accessory structure to an existing single family residence. Assigned to Dan Love.

9660, 9671, 9681 Antelope Road

AA 2014-2489-PMEX

Lot line adjustment between three neighboring parcels; Lots A, C & D of PM 7043 Assigned to Michael Chasteen

78 S. Beverly Park

ZA 2014-1949: Assigned to Michael Chasteen

8413 Grandview Drive

ZA 2014-2854 Assigned to: Jamie Hall

9309 Sierra Mar

ZA 2014-1779 Assigned to Caroline Labiner

3135 Hutton Drive:

Assigned to Michael Chasteen

Upcoming Projects (No package received to date) for discussion purposes:

Harvard / Westlake School Construction: Discussion and presentation by Caroline Labiner: Continued.

16. Adjournment: 9:40pm