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PLANNING AND LAND USE COMMITTEE MINUTES REGULAR MEETING

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Tuesday, November 10, 2015 7:00-9:00pm

Stephen S. Wise Temple

15500 Stephen S. Wise Drive Los Angeles, CA 90077

1. Mike Kemp brought the meeting to order at 7:15 pm and called the roll.

<i>Name</i>	<i>P</i>	<i>A</i>	<i>Name</i>	<i>P</i>	<i>A</i>
Michael Kemp, Chair	X		Don Loze		X
Robin Greenberg	X		Nickie Miner	X	
Jamie Hall	X		Gary Plotkin	X	
Caroline Labiner		X	Robert Schlesinger	X	
Maureen Levinson	X		Jason Spradlin	X	
Dan Love	X				

A total of 15 people signed the guest list and/or speaker cards. Three speaker cards were in reference to non-agendized Public Comment, seven in reference to agenda item 6(a) and one to agenda item 6(c).

2. **Approval of Minutes** – Gary Plotkin moved to approve the October 13, 2015 meeting minutes. There were no comments or revisions, and the minutes were approved unanimously.
3. **Approval of Agenda** - Motion was made to approve the agenda as presented or amended with consent agenda items, and was unanimously approved.
 - a. **Bold** items are changes to publicly-posted agenda.
4. **Public Comments Related to Land Use and Planning Only:**

Bruce Kuyper read from a list of new key amendments on the draft Baseline Mansionization Ordinance (BMO) and Hillside Mansionization Ordinance (HMO), he mentioned that there is a reduction in maximum floor area ratio (FAR) and that all excavations are to be included in the FAR. Public Comment on revisions are welcomed by the Neighborhood Conservation of the Planning Dept.

Bruce also related that the Tione Road project by Jay Belson is 25,000 square feet on two properties with 86,000 cubic feet of dirt; City Planning Commission will take it up in March.

Aaron Green gave follow up on 10101 Angelo View, that the MND has been released, and is on the Planning website, and the comment period is through November 25th. He now has a copy of

the plans not previously available, and now knows that the envelope of the house is now 139,000 s.f., and not 82,000 square feet. Aaron provided written information about the case. Bob Schlesinger noted that the haul route has not been changed per Don Loze's recommendation to go 405 to Sunset, and not up Benedict Canyon Road. Gary Plotkin added that Mulholland is not built to handle that amount of trucks and weight. Aaron stated that unless the Council registers a position, nothing will be done. Aaron said he will prepare a list of criticisms with help of technical experts.

Ron Singer of 1177 Tower Grove Road stated that he has come this evening to say hello and is in discussion with concerned neighbors. He states he has returned for the Council's support. Mike noted that the PLUC voted to support with the condition that the discussed covenant be a pre-requisite; and he will provide a letter of support.

5. Chair Report – Michael Kemp

NOTE: ALL CASES ARE SUBJECT TO MOTIONS

6. Projects Scheduled for Presentation, Discussion and possible action

a. 8457-8461 West Grand View Drive

PLUC Lead: Jamie Hall

ZA 2015-718-ZAD-ZAA

1. Request to permit the construction, use of a two story SFD on a 8,660 s.f. lot fronting on a Substandard Hillside Limited Street improved to a width of less than 20' adjacent to the subject property, in lieu of the required 20'.
2. Permit two (2) raised platforms for driveway and pedestrian access.

Continued from October 2015 meeting.

Jamie Hall recused himself before discussion began on this item, as he has represented a group of neighbors and as there were people at the meeting who were party to that appeal.

Shane Patel, introduced himself as the owner building this property, stating that the lot is on a substandard street; they are conforming with the Hillside Ordinance as far as ratio and height. There was a fire that damaged the road which is now 16 feet; and, as part of the project, they want to expand the road in front to 25 feet, though the City is ready to do the work to expand the road to 20 feet. They are not asking for other ordinances; that their lot is one of the first onto Grandview from Kirkwood. They've reached out to the neighbors and have been able to get parking from two individuals for staging.

Miguel Soltero & Shane Patel: Mr. Soltero, representing the owner, joined Mr. Patel stating they have had an impromptu meeting with some neighbors. Biggest concern is how they plan to keep the road open for traffic. They're thinking of building a temporary platform adjacent to a bridge and extend it forward up Grandview, which he feels will mitigate a traffic closure. They have set up a system to contact neighbors via text and electronically with work schedules; they will consider trash pickup times, and times of traffic in and out, staging deliveries from 9 to 2. They estimate it will take 3 to 4 months to finish the road work, whereas he believes the City will take longer. Benefits will be notification systems that they will put in place, and improvement of drainage issues, incorporating a sump. Noted was that there are fire hazard issues. They feel that their proposal to add five extra feet to the road will eliminates a bottleneck. They have 96 linear feet from Kirkwood to the end of the property line. There will be a 2800 square foot house; it will be 30' tall, with 32 caissons. There will be minimum dirt hauling, as most of the excavated soil will be needed for backfill on the site. They will be doing minimum grading, and will wait until March, after the rainy season.

Stephanie Savage introduced herself, speaking on behalf of Laurel Canyon Association (LCA), which voted to oppose the project, particularly based on the cumulative impact of seven homes being constructed on Grand View. Provided for the record was a packet from LCA's "Concerned Citizens of Kirkwood Bowl" of letters in opposition to this project from the following individuals:

- David F. England of 8430 Grand View Drive
- Georgia & Jonathan Gruber of 8384 Yucca Trail
- Mekela of 8400 Grand View Drive
- Joseph Williams of 8417 Grand View Drive
- Jon Pikus of 8442 Kirkwood Drive
- Tori Horowitz, Senior Partner Deasy/Penner & Partners
- Ann Song of 8451 Grand View Drive
- Nicole M. Howell of 8437 Kirkwood Drive
- Joyce Deep of 8360 Ridpath Drive
 - In addition to the speakers below, two Speaker Cards were filled out by Blanche D'Souza and Rand Sagers, who were opposed to the project but did not wish to speak.
 - One letter of support on the condition that the road be widened as planned, was provided by Bob Tourtellotte of 8523 Cole Crest Drive.

Michael Pierce introduced himself as a Grand View resident and asked how their argument to fix the road can be relevant when the road was scheduled today by the City, who plans to start the repair of the road in the next couple of days. Mr. Pierce also asked the applicants to explain their proposed staging area located at a small structure adjacent to the street.

Skip Haynes of The Kirkwood Bowl Foundation brought a large mounted cumulative impact map showing Grand View Drive to Yucca Trail to Kirkwood and noted that seven homes are proposed to be built in the next year. He is concerned residents will be trapped; feels it is too much too fast, and that the project should be put on hold for a while. And that it will be a catastrophe if all the projects were allowed to happen at the same time. Miguel and Shane stated that they are not sure if the City is expanding the road. Shane is trying to differentiate his project from the others, and why they negotiated parking on private property on two driveways for staging.

Discussion was opened to the PLU Committee. Nickie Miner asked about the height. She was told 30', two stories, with a garage at street level, and a bridge connecting the garage to Grand View. Bob Schlesinger stated that the problem will be getting to the staging area. Maureen asked if the other projects have started, and she was told that Crisler Way has started moving dirt. A public records request was suggested. Mike Kemp asked if people would have access to the project from Kirkwood, to which Shane replied that their use of the Grandview Road is very limited. Michael Pierce from the audience asked whose permission they have for parking, to which Shane replied, the neighbor next door and one neighbor on the corner of Kirkwood. Dan Love asked about parking. Shane replied that parking would be for both trucks and workers. Mike Pierce disagreed that there would be parking next door.

Tony Shibata, resident of Grand View, stated that he spoke to a neighbor next door, Ann Song, who told him that she does not want any trucks on her property, her driveway has suffered cracks, as has his own driveway, which he has pulled it up and is redoing. He stressed that neither his nor Ann Song's driveway can handle the weight of concrete trucks. There is 200 feet of single lane between the project site and the staging area.

Gary Plotkin asked the applicant how the neighborhood can be protected with all the construction going on, to which Miguel acknowledged that it will be extremely challenging. Gary asked, with the caissons and potential damage to the roads, if we approved it, could we have a bond. Jason Spradlin replied that it's unenforceable. Mike Kemp stated, for the record, that Bob Tourtellotte is in favor of the project "if and only if Grand View is widened as planned." Mike Kemp opined that we cannot oppose every project due to cumulative impact; that the City is not coordinating projects or haul routes, and he blames the City for this. Nickie worries about all the things that have to be taken up the hills and that the project feels like overload. Bob Schlesinger noted that there is a discrepancy as to whether the neighbors are willing to stage the heavier trucks, and, if not, potential roadblocks will keep anything else from moving forward.

Motion To Continue: Jason Spradlin moved to continue this to the December or January meeting, that the applicants come with a full staging plan and to make sure that Shawn Bayliss or another planning deputy from CD4 is present to weigh in. Gary reiterated the need for Shawn and Noah to be here for all the planning meetings. Dan Love seconded the motion. **Vote was unanimous**, as amended by Gary. [Therefore, the item will be continued to December or January. The Committee will find out if CD-4 has a position on the case. Concerns are staging, and construction. We will know then if the City has improved the road. Shane will come back when the issues are worked out.]

b. 8815 W. Crescent Drive

PLUC Lead: Jamie Hall

ZA 2014-4541-ZAD

Construct a new 5,778 s.f. SFD, and construct an undeveloped street (Crescent Drive) leading up to the proposed project, with a Fire Department approved emergency "turn-around".

Continued from October 2015 meeting.

Jamie noted that he explained to the applicant that the committee voted to oppose having related the same concerns, and the applicant has asked for a continuance to December 8th, for a sidewalk meeting with the neighbors in the next four weeks. This item will be continued to next month.

c. 2123 Groveland Drive:

PLUC Lead: Michael Kemp

ZA 2015-2821-ZAD

A new SFD on a sub-standard street. Request by applicant for a waiver of hearing & project support.

Continued from September & October 2015 PLUC Meetings.

Public Comment - Stephanie Savage referred to the over in height limit in violation of the BHO. Mike stated that he had invited the applicant to the meeting. Jamie Hall noted that the City has deemed this project exempt from CEQA and urged opposing the project because it is not exempt from CEQA.

Motion: Jamie Hall moved to recommend that Los Angeles Zoning Administration oppose or deny the application as it's not exempt from CEQA and doesn't comply with Baseline Hillside Ordinance (BHO) as to height. Bob Schlesinger seconded. **The vote was unanimous** with none opposed and no abstentions.

7. Current Case Updates by PLUC Members on pending projects.

a. See Project Tracking List: All Pending projects subject to discussion & action:

8. New Packages Received: (09/03/2015 to 10/07/2015):

a. See Project Tracking List:

9. CNC (Certified Neighborhood Council) Reporting – Entitlement Packages Received at Planning:

Review of Reports: 10/04/2015 to 10/17/2015; & 10/18/2015 to 10/31/2015 (5 minutes)

10. Upcoming Hearings:

11. Hearing Updates:

Dan Love stated that the haul route notification came out to neighbors on 880 Stone Canyon Road. A hearing is coming up on 11/17/201. This has been the fifth haul route for that area.

Jamie Hall noted that the home on Nalin Drive is having a hearing on Thursday.

12. Determination Letters Received:

Jamie Hall noted that the Stanley Hills projects have concluded and can be taken off the list.

a. 2104 N. Stanley Hills Drive: Appeal granted in part. Jamie reported that the residents appealed and the neighbors won with regard to the substandard hillside home and that it cannot be exempt from CEQA.

b. 2166 N. Stanley Hills Drive: Appeal granted in part

c. 2170-2172 N. Stanley Hills Drive: Appeal granted in part

Jamie related that for 2166 and 2172, the same project appeal was granted in part; went from a three home development to a two home development with a lot more mitigation measures. Mike noted we have determination letters.

d. 14730 W. Mulholland Drive: Approved with conditions.

Jamie stated that one other case should be noted as inactive on the tracking chart. It is the project by Tony Sibella. Another case on Crescent Drive is under consideration.

13. Appeals filed Update:

14. Upcoming Projects (No package received to date) for discussion, notification, and update purposes:

15. Proactive Tracking, Tasks & Projects (10 minutes)

1. Proactive Projects Update by Committee Members

A. Report by Ad hoc Committee on Mansionization: Gary Plotkin

Gary recommended that we sit with Ron Galperin to discuss means of collecting appropriate fees for 'mega' projects. Mike stated that the Mansionization Committee needs to create a condensed list of concerns, amendments and recommendations. Gary noted that unless we incorporate the ridgeline ordinance there's a big loop hole.

B. Ridge Line Ordinance: Don Loze – No report

C. Short term rental update: Robert Schlesinger - No report

D. Laurel Canyon Property purchase: Jamie Hall related that the project has met the objective of raising the down payment deposit and now has \$80,000. The Santa Monica Mountains Conservancy will accept the project when the title is transferred. The Hillside Federation voted to support. Casa de Cadillac is the first corporate sponsor with an event on November 21st. There

will be a benefit concert series. Jamie met with two angel donors and they are making good strides.

E. Pending Haul Routes update: Robert Schlesinger

F. 8150 Sunset update: Michael Kemp – Comment period is extended to 11/09/15.

16. General Business and Items for discussion:

A. Discussion on protocol for meetings with stakeholders outside the monthly PLUC meetings.

B. Nomination/Election of PLUC Vice-Chair. Jamie isn't available. Jason Spradlin was approved.

17. Adjournment: 8:30.

NEXT BABCNC PLUC MEETING
Tuesday December 8, 2015
Stephen S. Wise Temple
15500 Stephen Wise Drive
Los Angeles, CA 90077

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	