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## **PLANNING AND LAND USE COMMITTEE MINUTES** **REGULAR MEETING**

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

**Tuesday, January 12, 2016**

**Stephen S. Wise Temple**

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

### **CASES TO BE CONSIDERED:**

- Call to order – Committee Member Roll Call:** PLU Chair, Mike Kemp, called the meeting to order at 7:26 p.m. Robin Greenberg called the roll with 6 present initially. Don Loze arrived at 7:36 p.m. for a total of 7 committee members present and 4 absent for the duration of the meeting.

| <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, Vice Chair |          | X        |
| Dan Love            |          | X        |                            |          |          |

Mike Kemp noted that Dan Love and Caroline Labiner notified us of their absences and are excused; that Gary may be late, driving in from the desert. There were 8 to 10 guests in attendance, two regarding Charter Oak Lane, two Grandview, and three North of Sunset.

- Approval of December 8, 2016 Minutes:** Robin Greenberg moved, Maureen Levinson seconded; there were no objections, no abstentions, and the minutes were unanimously approved as written.
- Approval of January 12, 2016 Agenda as presented with consent agenda items:** Moved by Robin Greenberg, seconded by Maureen Levinson, and unanimously approved as written.
  - Bold** items are changes to publicly posted agenda. (None)
- Public Comments** – On non-agenized items related to Land Use & Planning only

**Mr. James Murray** introduced himself, stating that he does not have any representation at this time. He provided a detailed printout listing multiple (9-10) projects in his immediate area. He stated that three major projects on Franklin were just completed (8617, 8618 and 8650), four are currently active within a 500-foot radius of each other (8693, 8672\* Franklin (within 400 feet of each other) and one at 1622 and 1700 Viewmont) (\*correction provided by Mr. Murray), and five projects in various stages of permitting are pending at 8692 & 8638 Franklin and 1654 & 1632 Mountcrest, with some to occur soon.

He related serious concerns that the streets and area cannot accommodate all the traffic from these projects, and noted problems with trucks including but not limited to having a tree in front of his house ripped out by one. While he asked to have flagmen, he stated that they did little to prevent the sideswiping of properties and cars, and that today a truck went three feet over the curb, knocked down a cactus and almost knocked out a water meter. He & his neighbors are seeking immediate relief as “the quality of life in this area is awful with out- of-scale projects, infinity pools, mudslides & lack of parking.” Mr. Murray related that he would like to have some input on the proposal regarding haul routes that he saw on our BABCNC website.

Mike Kemp offered copies of the proposals which he and the PLU Committee have prepared for the Department of Planning on the BMO/BHO Draft Ordinance (already submitted) and for the Department of Building and Safety, which is yet a work in progress and welcomed Mr. Murray’s feedback and contributions to this.

Jamie Hall stated that this may be a place for him to get things done and Mike offered to pass his name on to our President. Mike noted that for immediate relief, we have been waiting for CD4 to get settled; however, the Planning deputies can get immediate results, e.g., with D.O.T. He mentioned the possibility of joining the NC.

**5. Chair Report – Michael Kemp**

**NOTE: ALL CASES ARE SUBJECT TO MOTIONS**

**6. Projects and Items Scheduled for Presentation, Discussion and possible action:**

**a. 10016 Charter Oak Lane**

PLUC Lead: Michael Kemp

ZA 2015-1829-ZAD

New SFD on a sub-standard street    Continued from December 2015 meeting

Mike introduced Mr. Boutry, whom he noted had presented this project at our December meeting, at which time this Committee asked them to reach out to the Benedict Canyon Association, which they have done, and return today to update us.

Mr. Vianney Boutry, architect, representing Stephane Lecam, owner, gave an update stating that they gave the same presentation to the BCA and the main concern from BCA was safety. He related that at present, there is no way to turn around; they are proposing to expand and make a half-turn around where it is flat, a place to park, and a place to turn around and go down again.

Bob Schlesinger mentioned that Mike Chasteen doesn’t consider it a turnaround to which Mr. Boutry clarified the requirement is for half a standard turnaround. It is a dedication that the owner will make to the City. It’s a T-turn around as opposed to a cul-de-sac, which the Fire Department often asks for. Mr. Boutry stated that they did contact some of the neighbors to discuss possibly making a full turn around, as suggested by Nickie Miner at the BCA presentation. Bob Schlesinger is still concerned; he asked about the fire hydrant which Vianney clarified is 250 feet to the entry door of the property.

Jamie Hall, who was not at the prior meeting for their presentation, asked about the project including but not limited to questions about the road, which they are extending 70 feet. Mr. Boudry stated that they are asking to keep it 10 feet wide, similar to a driveway, to avoid cutting the hillside which would involve building a 6 to 8 foot retaining wall. Mr. Boudry has spoken to one of the neighbors who was concerned about construction trucks and workers. He has sent some mail to some of the neighbors. Jamie asked about the substandard roads and trucks, and hauling. Jamie recommended he get contact information

from the neighbors, and give advanced notice of trucks, mitigating impacts associated with this project. Mr. Boudry stated that they do have a biology report. He hasn't seen any wildlife there.

Jamie mentioned the history of the widening, with subsequent exceptions to where the requirements are not enforced. Mr. Boudry stated that they want to keep following the natural path, the contour line of the lot. He reviewed details of the reduced setbacks, one corner for a height variance. Nickie asked when they may find out about the full turnaround from the other property owners.

**MOTION:** To approve the project, with the provision that the neighbors are personally contacted, that they have conversation with the neighbors, and keep the neighbors notified along the way.

Moved by Robin Greenberg and seconded by Maureen Levinson. Discussion ensued in which Don Loze referenced the Community Plan and the need to take into consideration City services (e.g., fire trucks having had difficulty getting up West Wanda.) Don noted opposition to the project for safety reasons.

Vote was taken, with five yes votes by Jamie Hall, Nickie Miner, Robin Greenberg, Maureen Levinson and Mike Kemp, and two no votes by Don Loze and Bob Schlesinger. The motion passed.

**b. 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 November 2015 meeting

Committee member, Jamie Hall, recused himself prior to discussion and action on this item, as he represents the neighborhood. Mike Kemp noted that Mr. Patel contacted us today cancelling his presentation this evening, and that we would be voting to continue the item; however, two stakeholders gave public comment at various points of the meeting since they were present and prepared to speak.

**Public Comment:**

**Mr. Jack Ketchian** related that he lives in the last house on Kirkwood, and that parking is only allowed on the one side; there are no sidewalks. He lives on the right as you go up, and parking is on the left, going down, where staging occurs. The roads are substandard, not wide enough to walk his dog as a car is passing. He described trucks coming from Grandview; some truck-drivers park and leave. They block his ability to get out; his wife cannot back her car from the garage. He provided photographs of some of these trucks. He noted that there are at least six projects going on there.

**Mr. Tony Shibaza** related that he lives two lots away from Mr. Patel's proposed project on Grandview, and that the continuance is due to two issues: 1) As to staging, both he and Ann have decided not to support Mr. Patel, and, that the City is stabilizing the road, not widening it. They will be finishing the road by this weekend or next.

Nickie Miner related that she went up, saw the site and took a photo of her car on the road, which demonstrates how narrow the road is.

**Motion:** To continue this until next month, to give time to work it out with the community, and at that point we will take action. If they want to appeal, they have the right. The motion passed unanimously by all members present, except Jamie Hall, who had recused himself prior to public comment.

**c. 15210 Antelo Place:**  
DIR 2015-4662-DRB-SPP-MSP  
Remodel of an existing SFD.

PLUC Lead: Michael Kemp

This item was continued until February's PLU Committee meeting.

**d. Update on pending BHO & BMO Code Amendments:**

Mike related that he has separated the issues. He has had an hour conversation with Noah; that Noah said he forwarded the issue to the City Attorney; noting need to stagger the projects. Mike noted that this goes to the Planning Commission first and then to City Council Planning. Mike felt it would be best for a new ordinance that might be for the hillside areas which is most impacted.

**e. Discussion on pending new ordinance regarding grading and haul routes in the Hillside area**

Mike brought up the need for a new ordinance.

**f. Discussion Small Lot Sub-Division Ordinance proposed revisions:**

Mike sent out information on this from Planning, and stated that there is a public comment period.

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

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

Mike will add a category for area on the Excel spreadsheet.

**8. New Packages Received: (12/02/2015 to 01/05/2016):**

a. See Project Tracking List:

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

a. Review of Current Reports: 11/29/2015 to 12/12/2015 and 12/13/2015 to 12/26/2015  
(See Supplemental Documents)

**10. Upcoming Hearings:**

a. 01/20/2016:  
662 N. Sepulveda Blvd. (aka: Bel Air Bar & Grill) ZA 2010-2200 (CUB) (PA1)

**11. Hearing Updates:**

**12. Determination Letters Received:**

(See supplemental Documents)

**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 absent

B. Pending Haul Routes; update: Robert Schlesinger  
Mike Kemp related that Steve Twining had asked him to bring up 1400 Linda Flora, in which the developer was supposed to landscape retaining walls. They promised but are not living up to the promise as to landscaping. The property is above 35 houses.

Jamie Hall noted that this could be a mitigation issue. Mike noted that if it was part of mitigation for approval we could draft a letter to take appropriate actions in light of the clear noncompliance.

**16. General Business and Items for discussion:**

**17. Adjournment:** Robin moved to adjourn at 8:37 p.m., and the meeting was adjourned.

**NEXT BABCNC PLUC MEETING**  
**Tuesday February 9, 2016**  
**Stephen S. Wise Temple**  
**15500 Stephen Wise Drive**  
**Los Angeles, CA 90077**

**ACRONYMS:**

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|--|--|
| 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       |  |