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PLANNING AND LAND USE COMMITTEE MINUTES
REGULAR MEETING

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

Tuesday, August 9, 2016 7:00 pm to 9:00 pm

LOCATION:

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

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

1. **Call to order** – Committee Member Roll Call - PLU Chair, Bob Schlesinger, called the meeting to order at 7:08 pm. Roll was called by Robin with 8 present initially and a quorum met; Don Loze arrived at 7:15 pm for a total of 9 present and 3 absent.

Name	P	A	Name	P	A
Robin Greenberg	X		Nickie Miner	X	
Jamie Hall		X	Gary Plotkin	X	
Michael Kemp	X		Stephanie Savage Co-Chair	X	
Maureen Levinson		X	Robert Schlesinger Chair	X	
Dan Love	X		Jason Spradlin, Co-Chair		X
Don Loze	X		Stephen Twining	X	

2. **Approval of Minutes** – July 12, 2016 Meeting – Will be tabled as they were inadvertently left out of the agenda package and not sent to the committee until after the Agenda was posted.
3. **Approval of Agenda**, as presented or amended; consent agenda items.
 - a. Color-highlighted items, if any, are changes to publicly posted agenda.

Moved by Mike; seconded by Mike. There were no objections, no abstentions; the August 9, 2016 agenda was unanimously approved.

4. **Public Comments** On non-agenized Planning & Land Use items only – None.
5. **Chair Report:** Robert Schlesinger (Co-chairs Spradlin & Savage)

(Please note that these minutes are not a verbatim transcription; only some comments are noted and, unless in quotes, are paraphrased.)

CASES TO BE CONSIDERED:
NOTE: ALL CASES ARE SUBJECT TO MOTIONS

6. Projects & Items Scheduled for Presentation, Discussion & Possible Action

1. **2941 Hutton Dr. AA-2016-1290 RE20-1-H 62,754** Existing lot into 2 lots 1 existing residential unit SFD Lot A primary parcel 32,011.3, lot B 30,730.9
Contact: Enrico Bressan 323-655-6551 enrico@artecnica.com
Enrico introduced the project as greater than 62,000, dividing into two lots of about equal size, at approximately 31,000 each. He passed out Vicinity & Radius maps. The house he resides in with his wife will remain. Average radius 3,291 square feet house. Robert noted that Enrico went to BCA and Michael Chasteen has no problem with this lot line split. Questions were answered in detail including but not limited to: Lot B has a flat pad towards the bottom. He doesn't intend to build close to the street or to change the contours in any significant way; can build on the slope, both upslope. He doesn't intend to do much grading; possibly a two-level plus a flat building pad. He does have plans to build on Lot B but no plans at the moment and can't say when. Asked if there are any governing CC&Rs or community rules for lot splits, Bob noted that he does not think there are any. Asked about walnut trees, he stated they are not anywhere where he would build the house. The road was discussed. He has begun to discuss this with adjoining neighbors, and says that some will provide letters of recommendation.
Motion: That the PLU Committee has no objection to the project – Moved by Gary seconded by Stephanie; 7 yes votes from Gary, Stephanie, Bob, Mike, Robin, Dan, and Stephen Twining. 0 opposed; 2 abstained Nickie and Don Loze, Don being late.
2. **1875 & 1885 N Crescent Heights Blvd. AA-2016-2489 31 & Por. of Lot A of Cielo Vista Ter (Parcel 1), 30, Tract 30561 (Parcel 2)** Present use Single Family Residence Proposed use Single Family Residence Number of residential units Existing 2 Lot line adjustment between two adjacent properties. Applicant: Walter Schild and Dilson De Almeida walter@dilson.com
Agent/Representative: Amy Studarus; 818-591-9309 Amy@pccla.com (← E-mail corrected.)
Cathy called Ms. Studarus, who said she was not aware of the meeting and would like to reschedule to September. (Package contained typo on email address.) **R/S'd & Tabled to Sept.**
3. **15427 W Hamner** Dehghan Residence **RVA has Approved** ENV-2016-2024-CE RE15-1-H DIR-2016-2023 New 2 Story SFD w/basement & garage Lot 19,330.9 sf, demolish existing SFD
Contact: Farhad Ashofteh 310-454-9995 farhad@att.net
Mr. Ashofteh related that they are changing frontage of the property. Proposed building is 5250 sf, 25-26 high, single story mass along Hamner, second story pushed back to the middle of the property; not visible from Roscomare or Hamner. They are not proposing grading. Yard with pool. They looked at the topography and worked with the neighbors to protect their privacy. He stated that this has been approved by RVA and Mulholland who had concerns about house size; however, once recalculated, they are within range. As to hedges, it was suggested that they not use ficus; they'll add to the hedge, and use water tolerant plants. They are removing an existing kidney-shaped pool to build a new rectangular pool with cover. Basement is the garage; no other rooms. Michael related that the RVA reviewed the project and has approved it. Discussion was held about house location. He stated that they are the second house; not the corner house.
Motion To take no objection to this project. Moved by Dan; seconded by Mike; Unanimous.

4. **1866 Heather 90210 ZA-2016-1553-ZAD** Lot Area 6,537.6, Total Project size 1,680 sf. Present use Vacant, new 3 level SFD New Dwelling on substandard street, the adjacent street is less than 20' and the CPR is less than 20' from the driveway apron of the lot to the boundary of hillside area. App: Shabi Cohen Contact: Luke Tarr 818-346-9828 luke@apeldesign.com

Luke Tarr returned to address concerns from the last meeting. He stated the only thing they are seeking is a Public Works' ZAD approval to build on a less than 20 feet street. As to the sewer plan, they started discussing with a neighbor the idea to use the easement from property to the south. Addressed staging concerns: To not block the neighbor's driveway, he related that 75% of the truck would be on the property with a small amount sticking out.

As to addresses on Coldwater, the southernmost is 1845 then 1847 and 1849. Asked how much earth: 1137 square feet; 532 cubic yards exporting. About sewer plan and storm drainage, there has been a conversation with a neighbor to tap into an existing one. If not possible, they could get an easement down and then for sewer, storm water, any overflow pump will go to the earth. Houses on Coldwater 19'3" to property line. Staging plan: Only a schematic plan; Mike noted some trucks on Heather Court; whatever is being actively done at that time.

Dan recommended limiting hours of export and hauling, according to the Bel Air Rule: One truck in and one truck out, not passing; getting kids to school, people going to work 9-3; no hauling on Saturdays. As to the width of Heather Road, where they recommend having workers' park, there is parking on one side of the street, in front of their project. Asked about caissons, 20-30.

Public Comment: Joanie Black introduced herself as the adjoining neighbor at 1863 Heather Way, concerned about construction and trucks; that Luke has no way to get trucks from Coldwater to Heather Way because of the projects. Joanie noted a tree of hers was removed; the owner Steve Cohen told her the other houses are by the same builder (bought one house and turned it into four lots, the three below on Coldwater, and this one for himself.) She noted that for the construction on Coldwater, they started at 6:30 a.m. to 8:30 pm, and on Sundays; the neighbor made numerous complaints. She noted there have been problems with the three houses, and expects a big problem with this. She showed a video illustrating her main concern of no parking at all on Heather Way. Questions were asked and answered. She urged everyone to go see this lot. Eric Chavez stated that he and his wife have lived there for 13 years. He noted that there has been "no integrity; was told that it was all approved, and was told a lot of false information." The trash truck can't make it up the street if a car is parked below. The owner promised that they are going to grade from below. Pool on the property line. No parking allowed on Heather Way.

Luke answered questions; said they have an approval letter as to 30 feet height. The Committee asked for a written list as to parking on site in front of project only, a mitigation plan for how people are going to get there; transportation, hours of hauling 9-3, one truck in one out, no trucks passing, no hauling on Saturdays. Nickie is concerned about construction, 20-30 caissons, destabilizing the hill, drilling could affect the existing houses. They could put up an expensive bond. Feels that this kind of building is not sensible or reasonable. Neighbors are afraid to be locked in to their houses. Bob noted that we would like to know how many caissons; about a construction bond to protect neighbors, and to know approximately how deep.

Motion: To continue the project so Luke can come back with regard to the sewer, construction staging, transportation plan, and parking, which needs to be in writing, with a response 10 days before next month's meeting, to have a chance to look at it, and to send copies to the neighbors. Moved by Mike; seconded by Dan; Discussion was held. Motion was approved unanimously.

5. **1330 Angelo Drive ZA-2016-1581-ZAD ENV-2016-1582-EAF** Total Lot Area 143,996.5 SFD Request is in conjunction the addition of a 1,930 sf basement, a 401.5 sf maintenance building and a 388.7 sf greenhouse. To an existing SFD and a new retaining wall eastside of new accessory structures. Applicant: 818-338-9650 same as owner. Authorized Agent: Bart Mendel Representative: Rosemary Medel 213-228-5308 rosemary@kwhettam.com

Rosemary presented the request including proposal for a gym and basement area in addition to a detached storage structure, a greenhouse; noted that Angelo Drive is substandard street but otherwise in compliance with code. No trees would be removed; no export of soils; just relocated as needed. BCA has decided to take no objection; Michael Chasteen reviewed. Getting in and out; two driveways. Asked how they're going to stage. Matthew Herrill with Construction Management, this will be an extensive renovation; a two-year project; all construction parking onsite on tennis court. They are seeking ZAD for substandard street.

Motion: To approve the project as presented. Moved by Mike; seconded by Nickie; none opposed; none abstained. Motion passed unanimously.

6. **2180 Stradella Rd. ZA-2015-2469-ZV** Sean Nguyen sean@ezpermitsllc.com Packet included RE20-1 Mike Kemp to report on BAHA (formerly RVA) review & position. Combine an A zone lot with an R zone for purposes of the FAR for compliance with the BHO.

Sean Nguyen, Expediter, presented the case of this 50,526 lot square foot with two dual zones; one running Stradella, RE15 subject to BHO requirements for FAR. He stated that they did a slope bend analysis. The other zone lot is A1. He said that in theory they could use a RE15 zone. If you take the BHO guidelines for the entire lot, the max FAR is 9,429. They are only proposing 6,027, which does not include the basement. The basement will be a total of 3533, so total 9,560. The joining of the lots was done 2005-2006 under parcel map exemption, lot line adjustment, by the existing owner. They have an area that they cannot utilize. The general plan rezoned it to A1; he is not sure why.

Nickie is concerned about precedent setting – trying to utilize an area that they can't possibly build on. Calculated estimate average, 500 radius, around 6,000 – 6,200. They are compatible. Mike noted that the RVA reviewed the project, under CC&Rs, with side-yard setbacks, which they comply with; however, they are concerned that this will set a precedent. Now the position of RVA is to oppose this variance. Nickie concerned about encroachment; finds no hardship.

Motion: To oppose project as presented. Moved by Nickie; seconded by Robin; No opposed; no abstentions. Motion was approved unanimously to oppose the project.

END OF PROJECTS

7. Current Case Updates by PLUC Members on pending projects

A. See Project Tracking List: (Pending projects subject to discussion & action)

- 8461 Grand View Drive – Shane Patel
- 760 North Lausanne Rd – ZA Thu May 26th 9:30a WLA
- 2471 Nalin Dr.
- 1400 Linda Flora – (NC letter to go to CM's office & bring up to RVA)
- 1005/1007 Bellagio Terrace

8. **New Packages Received (10 minutes)**
 - A. See Project Tracking List
9. **Certified Neighborhood Council Reporting – Entitlement Packages Received at Planning**
 - A. Review of New projects submitted:
10. **Upcoming Hearings:**
 - A. See Project Tracking List (Pending Projects subject to discussion & action)
11. **Determination Letters Received**
12. **Proactive Tracking, Tasks & Projects (Update, Discussion & Possible Action)**
 - A. Proactive Projects Update by Committee Members: (w/ Council File # if applicable)

1. **Discussion & Action regarding Overlay Zone for Westside Hillside Area – Mike Kemp**
 Mike reminded the committee that back in January we noted the need to separate BMO/BHO and construction activity and grading issues for an overlay zone for the hillside area. He recommended adding language to allow communities to increase what we're asking here with a goal to get this in to a CIS. You could have specifics for areas. Bob noted need to include a provision that HOAs and areas can add their own input. Explained was that a motion was filed by CM Koretz. Dan Love expressed concern about this, that there are a lot of significant issues that are not considered in this. A good deal of discussion was held on this item.

Proposed Motion to approve Supplemental Document entitled: "Overlay Zone for the Westside Hillside Area Regulating Grading & Construction Activity," to bring to the full Board for approval to be submitted as a Community Impact Statement in Council File #16-0198 – discussed; however this was **tabled until next month**.

Mike Kemp read the Councilmember's motion aloud which indicates that Transportation & Planning will bring recommendations to PLUM. For the Councilmembers' motion, see Council File:

<https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=16-0198>

2. **Update & Discussion on Short Term Rentals:** Letter submitted by *Matt Post* of BCA July 7, 2016 to Planning & Council went to the full Board for approval & a Community Impact Statement (CIS) by resolution was submitted on 08/05/2016. Council File #14-1645-S2. <https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=14-1635-S2> (emailed to Board on 08/06/2016; will be in Council File Monday 08/08/2016)
3. **Update & Report on the Ridgeline Ordinance – Don Loze** - For an example, please see: http://planning.lacounty.gov/assets/upl/data/ord_drp-grading-and-ridgeline-ord.pdf
4. **Update on Letter on B-Permit Applications** (Ryu, Koretz & Huizar) relative to mandating public notice of B Permit applications for the improvement of paper streets. **This was approved by City Council on 06/30/2016.** See Council File#16-0421: <https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=16-0421>

5. **Update on Small Lot Sub-Division Ordinance proposed revisions** The Board approved a CIS on 03/23/2016 to City Council and Committees on Council File# 13-1478, by Resolution, recommending amending the Small Lot Subdivision Ordinance such that “all Small Lot Subdivision projects shall comply with the land's underlying zone, including setbacks.” See Council File#13-1478
<https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=13-1478>
6. **Pending Haul Routes** (Update by any PLU Committee members)
 Update on 534 North Barnaby Road Los Angeles, CA 90077 -- Maureen Levinson
 Board File Number: 150055 jason.healey@lacity.org ENV-2016-1903-CE (5/31/16)
michel.thompson@lacity.org –
7. **Adjournment** Bob moved to adjourn, and the meeting adjourned at 9:26 pm.

NEXT BABCNC PLUC MEETING @ Stephen Wise Temple
Tuesday September 13, 2016 7:00 to 9:00 p.m.

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	