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

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

Thursday, October 13, 2016 6:30 to 9:30 pm

Location: American Jewish University

15600 Mulholland Drive, Room 223, Main Campus, 2<sup>nd</sup> Floor, Bel Air, CA 90077

Accessible from the west side of Casiano Road; park at lower parking (Lot 1) below the security kiosk  
(across the street from Stephen Wise Temple this month only)

1. **Call to order** Robert Schlesinger called the meeting to order at 6:48 pm; and called the roll.

Name	P	A	Name	P	A
Robin Greenberg		X	Nickie Miner	X	
Jamie Hall	X		Gary Plotkin		X
Michael Kemp	X	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** September 13, 2016 Minutes (circulated with agenda.)  
**Motion** to approve the September minutes: Moved by Nickie; seconded by Nickie; September minutes were unanimously approved as written.
3. **Public Comments:** **Tony Tucci** spoke, representing CLAW (Citizens for Los Angeles Wildlife) alerting us to get out the vote on L.A. parklands, for support on County Measure A, and for GG, a local measure, which asks for an assessment of \$35.00 annually for local open spaces and fire prevention.
4. **Chair Report:** Robert Schlesinger (Co-chairs Savage & Spradlin)

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

5. **Projects & Items Scheduled for Presentation, Discussion & Possible Action**

**a. 9030 Meredith Place DIR-2016-2372**

New 2<sup>nd</sup> story addition to the 1,287 sf, to the SFD. Also an addition of 890 sf basement under the footprint of the existing house. Existing house footprint to remain unchanged. Existing 2 car garage to remain. Avg prop bldg ht is 24', max prop ht of 28'6"

Owner: Shawn Ghodsian 323-864-6611 [shawnghodsian@emser.com](mailto:shawnghodsian@emser.com)

Rep/Agent: Ron Mandalian 310-904-9894 [ron@udspec.com](mailto:ron@udspec.com)

**Ron Mandalian** stated they are not asking for anything; he came to answer questions. He related that they have had a MDR Board hearing which was continued; addressed issues, including massing at the front two elements, and the conditioned two items had to do with that massing. He has spoken with neighbors. He discussed the results of the MDR Board hearing which was continued to November.

**Public Comment:** Mark J. Smith introduced himself as a homeowner/neighbor on Meredith; he attended the MDR Board, and some things resulted from that hearing included removal of a balcony, a staircase and a light well which was covered, they addressed the setback in terms of massing in the front. Mr. Smith related that they were concerned about construction trucks, staging, blocking, and receptacle bins; he mentioned the neighbors and discussed elimination of some of the balcony. His main concern is parking and coordination of trucks. Board Questions were asked and answered: They are removing 296 cubic yards. Concrete trucks: 44 cubic yards; 4-5 trucks. Height will be 28'; total square feet 4,600; four parking spaces total, two covered and two uncovered. Jamie asked that they give the neighbors their cell phone numbers and be available when there are issues.

**Motion:** To approve the project as presented; moved by Mike and seconded by Jason; motion **passed** by all 8.

**b. 9105 W Cordell Drive, LA 90064 (sic) [90069] ZA-2016-2443-ZAA ENV-2016-2346-EAF**

Proposes to demo existing SFD on project site and construct a new 2 story, 5,891 sf SFD Lots A&B (484.4 sf) total 14,807.9 sf. ZA Adjustment to 1.3% variation to 14,807.9 in lieu of 15,000 sf. Haul route not established, over 1,000 cubic yds? Contact: Tony Russo [tony@crestrealestate.com](mailto:tony@crestrealestate.com) Owner: Joseph Fryzer

**Tony Russo** stated it is by right but has entitlement for haul route. Previous permits completed but B&S required them to create a legal lot; they're working with Bird Street neighbors; ZA case will be withdrawn **No action**

**c. 2300 N Kimridge Rd. ENV-2016-2469-CE DIR-2016-2468-DRB-SPP**

Proposed 2,637 sf addition to existing SFD, a 2,234 sf addition to an existing accessory structure, and board approval of a previously staff level approved and previously constructed retaining wall. Rep: Andrew Odom [Andrew@crestrealestate.com](mailto:Andrew@crestrealestate.com) Owner: Michael Heimbold [MHeimbold@sheppardmullin.com](mailto:MHeimbold@sheppardmullin.com) This project is on hold until further notice. **Continued**

**d. 14380 Mulholland Dr. 90077 DIR-2016-2138-DRB-SPP-MSP Hearing: 8/18/16**

**(ZA Conditional Approval, will update the Commission)** Design Review / Project Permit Compliance – Addition Total proposed 4,027 s.f. Total existing size 3,863 s.f. Demo: 283 s.f. Addition 1,097 s.f. Garage: 445 s.f. 2 cars Attached. Lot size 14,511.3 s.f. RA15 Exp: 137.41 cy, Imp: 0 cy, Owner: Tomas Philipson Contact: Chris Parker 805-216-7900 [Chris@PCCLA.com](mailto:Chris@PCCLA.com)

**Mr. Tomas Philipson**, owner, related that this project has passed the Mulholland Review Board; in appeal. He would like to 1) make garage a bedroom and build a new garage; 2) have a pool or water display on the side that no one can see; and, 3) put a sturdier floor on the patio of second floor; top of garage an open patio with no square feet added. He is adding about 300 square feet. He has notified the neighbors and spoken with them in person.

**Motion:** To approve the project as presented moved by Jamie; seconded by Mike; motion **passed** by all 8.

**e. 9520 N. Hidden Valley Rd, ZA-2016-1346 & ENV-2016-1347-CE**

Proposes 7'8" fence/hedge & 8' pilasters (West of Coldwater)

Owner/Applicant 9520 Hidden Valley Road LLC, 818-575-9400 email: [carlos@rochanuez.com](mailto:carlos@rochanuez.com) Contact: Jaime Massey 818-517-1842 [jaimemassey@gmail.com](mailto:jaimemassey@gmail.com) **None Seen / None Heard**

**f. 50 Beverly Park Way, 90210 ZA-2016-2258-ZV-ZAD-F, ENV-2016-2259-CE-ZV-ZAD-F**

Lot: (33) 113,017.3, Project 26,444 sf. Over-height & multiple walls, multiple kitchens, over height building. Over-in-height Residence due to multiple light wells in basement. Over-in-height fences/walls in the required front yard. Two additional kitchens, multiple retaining walls. To allow a building height of 58' due to multiple light wells. The building has to be measured from the bottom of the lowest light well which will add an additional 13'.0" to the residence. The building height from grade will be 45'. To allow 2 additional kitchens in a SFD in lieu of the one already by code (service & staff kitchens). 14' front gate, 10' wall, 6'8" pedestrian gate, (2) 3' x3' x 12 ft high pilasters w/3'6" lights on top and a rear yard wall up to 10' high in lieu of the 3'6" allowed for a front yard and the 6' allowed in the rear yard by code. Owner: 50 Beverly Park Way, LLC. Contact: Jaime Massey [jaimemassey@gmail.com](mailto:jaimemassey@gmail.com) 818-517-1842 Applicant: Armen Dolvantian (owner's rep) [At our September PLU Meeting, the Committee approved a motion to continue until October.] **None Seen / None Heard**

**g. 8333 & 8307 W Elusive Drive ZA-2007-4127(ZAD) ENV-2007-4128-MND**

9/01 Hearing, Can'd Ext of Time Allow construction of a new SFD on a lot fronting a Substandard Hillside Limited St, improve with roadway width of less than 20' wide continuous paved from driveway apron to the

boundary of the hillside area. Signed sheet of neighboring owners void. 2 story 3,396 sf w/342 sf garage. Access to prop provided by a pvt easement off the easterly terminus of Rugby Place. R40-1, approx. 13,945 sf lot area designated for Minimal Residential land use. Contact: Tony Russo [tony@crestrealestate.com](mailto:tony@crestrealestate.com)  
Robert Barry Elusive LLC Josh Fogelson 213.978.1301 [Joshua.Fogelson@lacity.org](mailto:Joshua.Fogelson@lacity.org)

**Tony Russo** presented the projects of the two properties and related that there are two ZADs, one for each property; that there was a prior approval; a previous MND. They are doing a reconsideration for new cumulative impacts; a third request for zone variance for the access driveway. The access driveway is no longer legal because they're building two properties. Everything else is according to the BHO. Jamie asked about access; crossing through another person's property. He noted that they will try to limit export. He stated that it is one project under CEQA; two projects for haul routes. Jamie noted there are eight projects; five homes on Stanley Hills; one on Groveland and this on Elusive; neighbors concerned about cumulative impact; particularly construction issues. He'd like to discuss mitigations with the neighbors. Asked about trees, they've taken down eucalyptus; have two dead oaks; he will put up a debris fence. They are on lots 4-10. Request is to avoid widening the street.

**Public Comment:** **Jim Steinfeldt** stated that he lives across the street, and spoke in opposition because the developer is asking for a variance to the BHO to build two "McMansions" totaling 8,000 and two swimming pools, and is asking for variance of no vehicular access. Street is 10 feet wide. Mr. Steinfeldt read concerns from a detailed letter. He related that what they said about this being a private road is wrong; the easement is public, Elusive Drive, and that they need to widen the street. Of note, Mr. Steinfeldt sent an email prior to the meeting stating that the agenda should state that these are two SFD houses each with its own swimming pool; 8307 Elusive Dr. is 3,396 SF with a 342 attached garage; 8333 Elusive Dr. is 2,758 SF with a 376 attached garage and a 1,008 SF basement. **Toby Dodson:** Noted that this is a special place in Laurel Canyon that will lose its appeal.

**Merek Canterman**, introduced himself as the neighbor in the white house, and expressed concern about building two houses where there's no parking; has concerns about construction, hauling in and out of the other streets; seepage pits to be consideration by CEQA; the easement hasn't been resolved; that they could improve the street. Don asked about the gate on a public street, with no reply. Architect, Jeffrey J. Eyster, AIA, spoke on the upper and lower home; proportional stories.

Jamie would deny this right now, and stated that CM Ryu wants them to widen the road in front of the house that affronts their property to 20 feet. He noted that there is a precipitous drop where a Bobcat vehicle fell in the past, and that this is dangerous; recommended denying requested entitlement.

**Motion:** To oppose the project **moved by Nickie**; **seconded by Jamie**. Vote was taken with **7 yes; 0 no; 1 abstention by Mike Kemp**, and the **motion to oppose** the project as presented **passed**.

#### **h. 8461 (8457) Grand View Drive – ZA 2015-718-ZAD-ZAA**

Construction of a 2 story sfd w/attached 2 car garage, no vehicular access route from a street improved w/a 20ft wide continuous paved roadway to the boundary of the hillside area and to permit and complete required st improvements from prop line to prop line. Hauling off prop? Gran View from Kirkwood to Cole is most narrow at 16 ft prop to 25 ft. Shane Patel [sp0424@gmail.com](mailto:sp0424@gmail.com) 310-779-4554  
Folder included with packet to bring. Anything to ID the project.

Jamie Hall recused himself in the interest of caution prior to any discussion on this.

**Shane Patel** returned to address the neighborhood's concerns since beginning and presenting here a year or so ago; stating it is lot line to lot line as opposed to driveway to hillside area; everything else is in the BHO. He noted that the City did some work on the road; however, a year later the road has not actually been expanded; he is proposing to expand the road from existing to about 25 feet, almost doubling the size of the road. As to staging and parking, haul routes and hauling; there will be no hauling; for staging, they now have plans, a solution with Bing Sheng, neighbor in the abutting lot and development; showed photo of how; will have 25 caissons and 10 caissons for road. Trucks discussed. Existing road is 19 feet. They plan to peel back three feet of dirt for placement of concrete truck. Expect two to three days of concrete pouring, 150 cubic yards. Will limit pouring from 9 to 2; three days. No dirt hauling. Questions were asked and answered by the committee. Road improvement will be done first; once first 10 caissons done.

**Public Comment:** Skip Haynes with Kirkwood Bowl Foundation presented cumulative impact maps for the area, concerned that there are now 19 proposed projects on the street; anticipated water main and gas main breaks, lots for sale, plus future projects and work; concerned about the prospect of concrete trucks in the next several years; unable to park to stage. He noted that the City just spent money fixing the street. Jack Ketchian returned to speak in opposition to the project.

Robert Holloway spoke in support of the project, and introduced himself as retired from the LAFD, who has worked with Shane. He stated that he knows the difficulty of bringing large apparatus up there, has a background in development, in construction services, and is supportive of Shane's project. He stated that we will finally have street that is accessible and believes that two large vehicles will be able to cross each other.

Bob Schlesinger related that he is concerned about the other substandard streets. Grandview is a 12-16 foot road; three projects use Kirkwood. He stated that they park at the corner of Grandview and Kirkwood; all trucks will be staged there. Bob asked about slope on the other side of the street. They will put a retaining wall up, permitted, part of their B-permit. Don Loze asked about the 5-1/2 foot dedication. The washout was fixed. Don asked if they have a position from the local Fire Department, other than the retired gentleman from LAFD and asked what the cumulative effect would be with the 19 projects with respect to City services. Bob requested seeing the MND, and what Geology says what about caissons, 30-40 feet into bedrock. Stephanie noted there are 54 projects in Laurel Canyon; nine that directly access that area; mentioned a cuing system by the City to allow safety because of the single lane road. Don noted cumulative effect and adverse impacts on neighbors.

Bing Shang spoke in support, stating that the staging is legitimate; he supports reasonable development.

Skip Haynes noted that there are 4-5 protected trees on the property; they have to deal with Forestry. Shane noted that they are getting an application.

**Motion to approve** the project as presented **moved by Jason; seconded by Mike**. Stephanie asked for an MND. Board discussion was held. Shane offered to pay fines for any violations.

**Public Comment:** Naureen McMillan introduced herself as a resident of Grand View for 30 years and related the story of an ambulance couldn't get by in 2007; potentially a life-and-death situation.

Two other individuals filled out speaker cards in opposition to the project, Sheldon Asher with "Marmont Homeowners Against Dangerous Development" and Nick Chinlund. Additionally, several others signed the guest list in regard to this project, but didn't indicate positions.

**Amendment of Motion:** To approve contingent upon the committee's review of the MND. **Moved by Don Loze; seconded by Jason**; discussion continued; vote was taken with **6 yes** by Don, Stephanie, Robert, Mike, Stephen and Jason; **2 no** from Nickie and Stephen Twining; **motion passed, as amended**.

## **END OF PROJECTS**

### **6. Current Case Updates by PLUC Members on pending projects**

See Project Tracking List: (Subject to discussion & action)

### **7. Follow-up, Discussion & Possible Action on other Projects:**

a. **1400 Linda Flora:** Approve letter on 1400 Linda Flora as discussed at prior meetings. Stephen prepared a letter; Steve would like an update on the project. The letter was circulated prior to the meeting, as planned, Bob read it aloud and agreed to edit for submission.

b. **2471 Nalin Drive** – Pending in PLUM Committee (**Council File #15-1497**):  
<https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=15-1497>

Jamie Hall recused himself from the table. (Of note, this was a follow-up item only; no action was planned.)

**Public Comment:** Mrs. Daniela Petkov, the owner of this property, stated that she didn't know about the first discussion. She read aloud from a letter she wrote stating that there have been false claims; that this project has been approved by Mulholland Design Review Board, who confirmed it is compatible with the neighborhood. They are planning for a small house that she and her husband want to retire in with 29'6" maximum height; the lot was rezoned in 1956, and her project complies with BHO. She denies that her land is a wildlife corridor. She reported that they have been vandalized twice and again recently. She is asking for support and understanding. Noted was that this would be the smallest house to be built in the neighborhood. Mr. Rumen Petkov, was also present, and agreed with her comments.

Mike Kemp explained that the board of the BABCNC has already taken a position to oppose the project and support the appeal. Positions have been taken by the NC and the local HOA as well as, and per Stephen Twining, the Hillside Federation has also opposed, due to wildlife corridors.

Mrs. Petkov related that they are waiting for City Council to give them another date for the appeal. Lot is 4,400; it is a substandard city lot. Mike noted that this is a very small lot, originally meant to be an easement on the street. She said that they have certificate of compliance that this is an approved lot. Because of CEQA, they obtained an EIR. The project was approved by the Mulholland DRB, which has been appealed. Nickie related that this is a wildlife corridor. Mrs. Petkov stated that the biological and cameras show there is no wildlife corridor; noted was that she has fences. Don thanked her for the information.

**c. 1005 & 1007 (sic) [11005 & 11007] Bellagio Terrace – Protected Tree Issue – Deferred**

8. **New Packages Received** See Project Tracking List

9. **Certified Neighborhood Council Reporting** Review of New projects submitted

10. **Upcoming Hearings** See Project Tracking List (Subject to discussion & action)

**11. Determination Letters Received**

**10710 W Chalon Rd 90077 ZA-2015-4080-ZAA-1A Appeal Denied, Sustained ZA to APPROVE**

12. **Pending Haul Routes** (Update by any PLU Committee members)

**862-870 Moraga Drive DIR 2014-4936-CLQ ENV 2014-4937-CE Law Suit Pending APPEALED Approve Clarification of "Q" Condition No.1, allowing a multi-family development to exceed a 32ft height limit by 5ft totaling 37ft. Find that the project is categorically exempt to Category 1 of the CEQA Guidelines. Bruce Kuyper gave update; he had met with Faisal today, who hasn't yet spoken with applicant, Pamela Day. No hearing yet. The issue is the 5' clarification of the Q condition.**

13. **Proactive Tracking, Tasks & Projects** (Update, Discussion & Possible Action)

14. **Adjournment** Meeting adjourned at 9:35 pm.

Next BABCNC PLUC Meeting will be back at **Stephen Wise Temple Tuesday November 8, 2016, 7:00 p.m.**

**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 ADMINISTRATOR
DRB – DESIGN REVIEW BOARD	ZAA – ZONING ADMINISTRATOR'S ADJUSTMENT
EAF – ENVIRONMENTAL ASSESSEMENT FORM	ZAD – ZONING ADMINISTRATOR'S DETERMINATION
ENV – ENVIRONMENTAL CLEARANCE	ZV – ZONING VARIANCE
MND – MITIGATED NEGATIVE DECLARATION	