



PLANNING AND LAND USE COMMITTEE MINUTES
REGULAR MEETING

Tuesday, November 8, 2016 7:00 pm to 9:00 pm
Stephen S. Wise Temple 15500 Stephen S. Wise Drive Los Angeles, CA 90077
www.babcnc.org
<http://babcnc.org/committees/planning-and-land-use/>

- Call to order & Roll Call** PLU Chair, Robert Schlesinger, called the meeting to order at 7:04 pm. Board President & PLU Secretary, Robin Greenberg, called the roll with 7 present initially. Mike Kemp arrived at 7:21 pm for a total of 8 present.

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

- Approval of October 13, 2016 Minutes** (circulated with agenda.) **Motion** to approve the October minutes: Moved by Robin; seconded by Don Loze; minutes were **approved** as written. 5 yeas; 0 opposed; 2 abstentions; 5 absent. Minutes were approved.
- Public Comments** On non-agenized Planning & Land Use items only – None.
- Chair Report:** Robert Schlesinger (Co-chairs Savage & Spradlin)

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

- Projects & Items Scheduled for Presentation, Discussion & Possible Action**

- 1614 Tower Grove Drive ZA-2004-7021(ZAA) CEQA: ENV-2004-7022-CE RE-15-1H**
 An adjustment from Section 12.21-C,1(g) of the Municipal Code to permit the construction, use and maintenance of an over-in-height retaining wall within the rear yard of an SFD in lieu of the 6 ft. which is otherwise permitted by the Municipal Code. Also seeking approvals and permits from LADBS for project construction activities including demolition, grading, excavation, building, plumbing, mechanical and electrical. Owners: Farhad & Lisa Novian Arch: Lindsay Sienkiewich 310-452-8800 Crest Real Estate: Jessica Hencier 925-899-2324 Jessica@crestrealestate.com

Jessica Hencier presented on this remodel of an existing single family home; to extend existing deck to rear and side yards. Deck will house an infinity swimming pool; they want to increase height to varying from 5-1/2 to 11'4-1/8" rear and northern side yard; seeking support from two neighbors on north on south. Proposed addition will be in compliance with BHO; plans have been submitted and scheduled for hearing December 1. The applicant resides at the property for over 10 years. Gary Plotkin asked that

she provide prior letters. Stephanie Savage asked for calculations on lot coverage. Jessica related that this is not characterized as a retaining wall but as a support wall for the extension of the deck. [Mike Kemp arrived at 7:21 pm.] Noted was that BCA hasn't looked at this yet.

Motion to continue this until BCA looks at this and then can be seen at BABCNC:
Moved by Bob; seconded by Gary; 7 yes; 0 opposed; 1 abstained Nickie Miner. Passed.

b. 380 N. Carolwood Drive LA 90077 ZA-2016-3196-ZAA SFD

Over-in-height fence, hedge and gates. Prop 8'8" tall wall, vehicular gates @ lower driveway & 6'8" tall pedestrian gates, 10' tall hedge @ front PL w/6' tall iron chain link fence. CEQA Exemption. Owner: George & Susan Weiss Fischmann. Jessica Hencier 925.899.2324 8/26/2016 rec'd 9/06

Jessica Hencier presented this noting the proposed fences, hedges and gates are to provide security for the new home; over-in-height hedges will not result in dramatic change in appearance; the proposed project is in compliance with zoning and land use designation. A ZA public hearing was held last week, Thursday, 11/03; they listened to testimony and said a decision will be given in 6-8 weeks.

Discussion included but was not limited to that the site house framing is complete with dry wall going in; the chain link fence is only in the rear; the entry gate and front hedge are in question. Mike Kemp noted tunnel effect on the road with the high gates. Lower drive is exit/egress; upper is entry/ingress. Jessica listed various homes in the area with over-in-height fences.

Motion to continue this to November 16th when Jessica can come with information on the neighbors' heights of over-in-height fences, walls and pilasters. Moved by Robin; passed.

c. 9520 N. Hidden Valley Road ZA-2016-1346 & ENV-2016-1347-CE

Hearing: 9/23/16 Cont'd 10/13 Proposes 7'8" fence/hedge & 8' pilasters (West of Coldwater) Owner/Applicant 9520 Hidden Valley Road LLC, 818-575-9400 email: carlos@rochanuez.com Contact: Jaime Massey 818-517-1842 jaimemassey@gmail.com

Carlos Rochaneuz, Architect, gave presentation regarding this perimeter fence of a SF residence on the horseshoe part; with a wall on Hidden Valley Road, pilasters 20 feet on center with a series of existing pine trees in between, and ornamental iron in between. They want some privacy. In front of wall, hedge is running with the property, and 72 inch high landscaping (from 42 original). No sidewalks; property line is on the center of the street. They're removing chain link, putting wrought iron and planting hedge. Now talking about 6' and wrought iron 6' (as opposed to the plan noted above) and pilasters every 20 feet. He noted that because of the horseshoe, it's "all front yard." They are building a brand new house, 6,000 with 3,000 basement; 9,278, total, on a 30,000 square foot property.

Motion to support Moved by Michael; seconded by Maureen; 8 yes; 0 no; 0 abstentions; passed.

- d. 1690 N. Summitridge Drive ZA-2016-2672-ZAD** Undeveloped/ unimproved. Lot area 138,330 sf. vacant lot, proposed SFD w/attached garage including grading, retaining wall and swimming pool. To allow maximum grading quantity to exceed by-right limit. Total cumulative grading amount will not exceed the value of 500 cy plus the numeric value equal to 5% of the total lot size in cy. (5% x 138,330 = 6,916.5 cy + 500 = 7,416.5 total?) This application calls for new construction of 23,828 sf. Requested to relieve the minimum st width requirement for this development.
Applicant: 1690 Summitridge LLC, E.E. Soumeeh, 1743 Roscomare Rd. LA 90077 Agent/Rep: Sanam DeLorean (sic) [De Loren] D-Edge Studio Inc. 928 Kenfield Ave LA 90049 310-266-1063 sanam@dedgestudio.com Letter to: Tribal Representative 8/05/16 by Jason Chan, Per AB 52 right to consult prop project prior to release of ND, MND, CEQA EIR.

Mr. Daniel Brumer presented along with Ms. Sanam De Loren, Agent/Rep., who introduced herself also as the architect. The home is 5 stories with one basement. They will be seen by BCA tomorrow; they have had no response in 30 days to the MND and no hearing date. It is on a 3.2 acre lot with a little more square footage than on the agenda. They are no longer asking for any relief from the ZA for grading qualities; only with respect to offsite street widening requirements. They are doing onsite street widening but not the rest of the street. There is no flat pad.

Mr. Brumer related that this is not a stable hillside; they have a soils report approved by B&S, the work will improve stability of the hillside; they will do onsite widening of Summitridge on a portion of their lot. Bob asked about cement trucks and pilasters, where to park cars and construction vehicles for pouring concrete, and concerned the substandard road won't be open during an emergency.

Maureen asked about caissons; Mr. Brumer noted there will be 300 caissons, 3' in diameter. He believes the caissons will stabilize the hillside. Ms. De Loren noted that the house terraces. The dirt dug out will be used as fill; they expect under 750 cy hauling; they'll widen road in front of property first; will widen the street with caissons. The caissons will go down 20-40 feet, depending. Tomorrow they go before BCA. They have not spoken with BOE.

Motion to have this heard at BCA first, and then return to this committee, and, they will provide address on Beverly Drive that the house looks down on. Moved by Robin; seconded by Don Loze; 8 yes; 0 no; 0 abstentions; passed.

- e. **50 Beverly Park Way, ZA-2016-2258-ZV-ZAD-F, ENV-2016-2259-CE-ZV-ZAD-F**
PLU 9/13/16, Hearing 9/23/16 Cont'd 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 add'l 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 ht 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 818-517-1842 Applicant: Armen Dolvantian (owner's rep)

[Of note, this was continued from 09/13/2016 PLU Meeting, while obtaining additional information, e.g., copy of permit, check with CM Ryu's office; if C&Rs override the BHO. Committee noted extra kitchen was "piece-mealing." On September 21st, the ZA hearing set for Sept 23 was postponed by the ZA and Julia Duncan of CD4 due to irregularities and problems raised by Stephanie Savage.]

Jaime Massey and Ms. Suzanne Chappelle presented, noting it is currently under construction. The ZA hearing is now scheduled for December 4. They are requesting gate above; HOA approved. She will email us all letters from HOA (Erin or Aaron Tudor). As to retaining walls, additional height for front; variance of 25 feet to 21 foot rear property wall; additional three light wells. Building height approved. Request for a third retaining wall is to help stabilize the slope. Requesting an additional three light wells for natural light and air. Request for additional kitchen for a kosher home; kitchens will be two separate rooms; one for the staff. Basement 30,000 square feet.

Motion: Support project Moved by Robert; seconded by Maureen. 1 opposed Don; passed.

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. 11005 & 11007 Bellagio Place ENV-2016-1784-MND (Review, Discussion and Action).

Variance request to remove 34 protected trees for retaining walls to a renovation of a SFD See MND that was prepared — and already signed and pre-dated? — For the removal of 24 Coast Live Oak Trees and 10 Southern California Black Walnut trees from a property located in Bel-Air at 11007 Bellagio Place.

Maureen noted that BAA has a Protected Tree Committee; that 11005 is now a mound; it does need a retaining wall but they don't need to take the trees down. The MND is already signed and predated for 11/23rd. They are supposed to replace the protected trees 2:1; however, wonders if they go to the site to look at environmental impact. Maureen requested that the process include that we receive all protective tree removal permits.

Maureen introduced Dr. Linda Whitford from BAA's Protected Tree Committee, who then introduced herself to the Committee. She noted that though there is a City ordinance to protect various trees, permits go to Forestry where they get rubberstamped. Bob noted many of the contractors ignore it, and there's no follow-up.

b. 1400 Linda Flora: Approve letter on 1400 Linda Flora as discussed at prior meetings.

Robin related that Stephen Twining shared some new information, which was sent by email. ST is requesting that more plantings be done to cover up the lower retaining wall.

d. 2471 Nalin Drive – Pending in PLUM Committee (Council File #15-1497):

<https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=15-1497>

8. New Packages Received See Project Tracking List for 8 thru 12 below

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

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.

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

14. Adjournment Bob moved to adjourn; meeting adjourned at 8:52pm.

Next BABCNC PLUC Meeting: December 13, 2016 7:00 pm @ Stephen Wise Temple

ACRONYMS:

A – APPEAL
APC – AREA PLANNING COMMISSION
CE – CATEGORICAL EXEMPTION
DPS – DEEMED TO BE APPROVED PRIVATE STREET
DRB – DESIGN REVIEW BOARD
EAF – ENVIRONMENTAL ASSESSEMENT FORM
ENV – ENVIRONMENTAL CLEARANCE
MND – MITIGATED NEGATIVE DECLARATION

PM – PARCEL MAP
PMEX – PARCEL MAP EXEMPTION
TTM – TENTATIVE TRACT MAP
ZA – ZONING ADMINSTRATOR
ZAA – ZONING ADMINISTRATOR'S ADJUSMENT
ZAD – ZONING ADMINISTRATOR'S DETERMINATION
ZV – ZONING VARIANCE