

PLANNING AND LAND USE COMMITTEE MINUTES
REGULAR MEETING

Tuesday, January 10, 2017 7:00 pm to 9:00 pm

New Location for 2017 unless otherwise notified:

American Jewish University

15600 Mulholland Drive, 2nd Floor, Room 223 Bel Air, CA 90077

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

- 1. Call to order/Committee Member Roll Call:** Bob Schlesinger called meeting to order at 7:10 pm. Committee Member Roll Call was taken with 6 present and 6 absent; quorum not met.

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	
Leslie Weisberg		X	Jason Spradlin, Co-Chair		X
Don Loze		X	Stephen Twining	X	

- 2. Approval of January 10, 2016 Agenda – No action due to lack of quorum**
- 3. Approval of December 13, 2016 Minutes** (circulated with agenda) **No action due to lack of quorum**
- 4. Public Comments** On non-agenized Planning & Land Use items only:
- 5. Chair Report:** Robert Schlesinger (Co-chairs Savage & Spradlin)

CASES TO BE CONSIDERED:

NOTE: ALL CASES ARE SUBJECT TO MOTIONS

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

a. 2980 Hutton Dr., 90210 DIR 2016-3745-DRB-SPP-MSP ZA-2016-3746-EAF (BCA) NPH Jan 5 RE40 Zone A40. Lot: 56,543.7 sf, max res flr area allow'd 10,511, SFR 9,785.5 sf Garage 780 sf, covered porch 680 sf, basement & guest house 2,905 sf.=12,650. Haul route Exp 3,126 cy of dirt. Imp exp 437 cy; 2 trunk dia 6" Oak, 3 truck dia 8" Oak removal. Owner Platinum Films Ltd 310.272.6052; Owner, Applicant Soly Bina 310.272.6052 solybina@gmail.com Rep: Farzin Maly 818.770.0161 farzin.maly@gmail.com staff: William Hughen 818-374-5089 william.hughen@lacity.org Assigned 11/07/2016 (Notes from last meeting: 50 CAISONS, WORKER PARKING, BEL AIR RULES, DRIVE WAY, REMOVE/REPL TREES) No show (N/S due to meeting address change; R/S to February)

b. 9366 Flicker Way 90069 ZA-2016-3349-ZV 90069 ENV-2014-419-MND-REV1 Rec'd 9/15 NPH 1/17/17 Lot area 68,628.9 SFD Zone Variance to allow the construction, use & maintenance of an additional kitchen within a Single Family Home. One personal kitchen 665 sf and one guest kitchen 190 sf in size. Covenants, affidavits or easements YES. Property in the Hollywood Community – CD4 zoned RE11-1 Very low residential. Permit history: was an existing SFD permitted in late 40's/early 50's, 86 building permits added over 17 years. New permit for construction of a new SFD (or 2) has been approved and currently under

construction. 3 story sfd w/ attached 5 car garage/pool/spa deck/ attached 5'1" wide x 285 ft long trellis. Set of Plans. Owner: Bruno & Kyara Mascolo Family Trust, Kyara Mascolo kyaramakeup@icloud.com 424.324.7511 Rep: Tony Russo tony@crestrealestate.com 408.655.0998 Staff: Nuri Cho 213-978-1177 nuri.cho@lacity.org (Notes from 12/13 meeting: COVENANT: NO LOT SPLIT, NO PARTIES 12/13) Tony Russo returned to the PLUC with printouts with elevations of the house, accessory living quarters and calculations requested. The site, and the hillside referral form, signed and notarized the covenant agreement to not rent out to airbnb and no subdivision (however, this was not set up to be in perpetuity). There will be no hauling. Total square footage 14,700 flat pad, first floor 5,052 square feet. The variance request is for a second kitchen in one of the accessory living quarters, for family to have more privacy (which is why we have the covenant restricting renting it out and subdividing it). Steve recommended approving subject to the signing, four yes; two abstained: Maureen and Stephanie. This will be brought back to the full board; despite not having an official vote. Hearing is scheduled for January 17th.

c. 13050 Mulholland Dr. DIR-2016-2806-DRB-SPP-MSP-P Rec'd 8/09

Proposed new construction 4,971 sf, garage covered car port 754 sf, covered porch/patio/breezeway 320 sf, basement area 838 sf. Total structures 6,883 sf. w/max ht of 28'. Subject to BHO on a 30,596 sf lot. FAR 21.27%, hardscape 1,932 sf, lot coverage (building foot print and hardscape 24.9%) (6,883/30,596=0.2249 + hardscape =.288%) Export: 4,410 CY, Remove 1 Oak tree and 6 other protected trees. A portion of the site is within 100 ft of Mulholland Dr. and subject to a 15 ft ht limit. Site fronts Beverly Dr. & Mulholland Dr. Representative: Randall Akers 661-251-0565 factarch@gmail.com Applicant: Joseph Ahdoot 661-251-0565 Staff: Thomas Glick Lee 818-374-5062 tom.glick@lacity.org **No show**

d. 2570 Benedict Canyon Dr. ZA-2016-4657-ZAA-ZAD ENV-2016-4658-CE 12/06/16 BCA

SFD, w/attached 2 car garage (1 covered, 2 uncovered). Lot 50,817. Multiple ret walls: #1, 2A & 2A, 2B,3 on new plot plan. Also construction of additional walls and fences and solar panels per attached Addendum 'A'. App/Owner: Elizabeth Cooper ekcooper@earthlink.net 310.276.1241 Agent/Rep: Karen Zindler-Shuler Spock, Bardwell Case & Associates, Architects; Karen@bardwellcase.com 818.784.5355

Ms. Karen Zindler-Shuler Spock, Architect, and homeowner, Ms. Elizabeth Cooper, were present. Ms. Spock related that they are requesting a variance needed to build additional retaining walls. The existing site has three (3) existing low retaining walls (behind pool, in front of house, along street frontage and driveway). The applicant looked into connecting the proposed low retaining walls yet LADBS required separation. The owners had the option to tear down existing walls to make one wall yet they felt that was excessive. Their three (3) proposed retaining walls are for required toe of slope walls for house addition, clear space needed to back out of new garage and low retaining walls for soccer field to replace (e) tennis courts. All proposed walls vary in height and were said to not exceed 6'high. All walls to be planted, per owner. Owner has signatures of approval from all five (5) abutting neighbors for proposed walls.

They are also requesting to develop steps that allow walking from the street, not on driveway and to put a trellis with solar panels over area with steps. Driveway will be built wider and easier to park on, also allows guest parking. There is an existing garage; they are building a new garage; will have three covered and two uncovered spaces, and an area to turn cars around. Will put a second floor above portion of the garage being repurposed. No protected trees are being taken out. Steve is concerned about multiple walls. Bob sees others like it in the area. Nickie is familiar with site and says looks right to her. They feel it would be wasteful to remove the old wall and replace it with an exact replica. No vote taken due to lack of quorum; however, they were invited to full Board on 01/25/2017. Steve is concerned about precedent setting; Robert felt these should be taken on a case by case basis.

END OF PROJECT PRESENTATIONS

6. Current Case Updates by PLUC Members on pending projects See Tracking List (Discussion)

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

a. 11007 Bellagio Place ENV-2016-1784-MND – Maureen Levinson

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.

Update: Maureen is setting up meetings with CD5 and Tim Tyson, Director of Urban Forestry, DPW, to form a team, including an arborist; and are preparing a list of questions in advance to submit to Tim Tyson. Bob gave update that the environmental clearance date is 11/23/17; signed; no hearing date set yet.

Maureen related that she prepared a letter when they found out 34 protected trees would be removed for retaining walls. She is concerned that wildlife is displaced, no one enforces replacement at 4:1 or 2:1, animals and endangered wildlife are affected. She'd like neighborhood councils to be given notice so we can put our advisement in. They have a meeting 01/13 at BAA office with Paul Koretz's people, to show Andy Shrader around, and she is hoping Travis will be there for Tim Tyson from Forestry. Bob noted that DPW gets notice of all trees being removed; he'd also like an email early notification and to get CLAW involved: "If trees are gone, habitat for birds and other animals will be gone."

b. Save the Date – Public Hearing: Proposed Protected Tree Code Amendment (CPC-2016-4520-CA). January 20, 2017 at 10 am in Room 1050 of City Hall (200 N. Spring Street).

To see PDF with Hearing Notice, Q&A sheet & Proposed Ordinance online via this link:

<http://planning.lacity.org/documents/codeStudies/ProtectedTreeCA.pdf>

Send any questions or written comments on proposed Code amendment to Shannon.ryan@lacity.org

c. Report Update RE: ZA-2011-1424-ZAD-ZAA - 10580 Selkirk Lane

ZA-2011-1424-ZAD-ZAA-1A (the 1A is new) ENV-2011-1425-MND-REC1 (the REC-1 is new)

This was heard previously at BABCNC possibly back in 2009. It is coming back.

Staff Assigned: 12/30/16 Kenton Trinh 213-978-1290 Kenton.trinh@lacity.org No hearing date yet.

Update: There's supposed to be a hearing date; it has been assigned to staff; substandard street; it came back.

ZA assigned 12/30; MND assigned on 09/09.

d. Update and Possible Motion on Upcoming Bel Air Beverly Crest Overlay

Consider support of the CPC's approved project as noted in the report within Council File 16-1472, described as "follow-up to Interim Control Ordinance number 183,497, the proposed zone change ordinance provides tailored and context-sensitive regulations for single family dwelling units within the Bel Air - Beverly Crest Community. The Zone Change applies the new Supplemental Use District, Hillside Construction Regulation, for the community identified as "Bel Air - Beverly Crest" within the proposed zone change ordinance." **See corrected Council File (ending with S1)**

<https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=16-1472-S1>

e. Update: Vanvliet Donation to MRCA: See Attachment of map documenting acceptance by MRCA of donated parcel in Beverly Glen, behind homes on Seabury Lane. Newly accepted parcel is in red, previously acquired parcels, in green.

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

g. 2471 Nalin Drive – Council file shows that on 05/03/2016 this was continued to the PLUM Committee, date not determined. (Council File #15-1497) Additional communications from the public are seen in the council file: **See:** <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

Bob will email us the tracking list; it will include a second sheet which is hauling routes only.

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)

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

14. Adjournment Steve recommended that we adjourned at 8:41 pm.

Next BABCNC PLUC Meeting: February 14, 2017 7:00 pm @ AJU

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