



PLANNING AND LAND USE COMMITTEE MINUTES
REGULAR MEETING

Tuesday, December 13, 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/>

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

- Call to order** – Bob Schlesinger called the meeting to order at 7:15 pm. Committee Member Roll Call was taken with 10 present and 2 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	
Leslie Weisberg	X		Jason Spradlin, Co-Chair	X	
Don Loze	X		Stephen Twining	X	

- Approval of November 8, 2016 Minutes** (circulated with agenda.) Moved by Maureen; seconded by Robert; approved with 0 opposed and one abstention by Jason who was absent last month
- Public Comments** On non-agenized Planning & Land Use items only
RE: 862-70 Moraga Drive (DIR-2014-4936-CLQ). Bruce Kuyper related that he attended the hearing today at PLUM and gave public comment on the appeal of Ms. Pamela Day’s request for a Q Classification Clarification for an extra 5 feet in height. The appeal was denied. He said that he was told by Faisal on Friday that the applicant will be removing the balcony facing the home across the alley; however, she’ll still get a fourth story with a roof deck; Faisal supported the change by the developer for CD5. There were three appellants out of four, and six to seven neighbors in support of the appeal. Bruce provided audio recording of the PLUM meeting and Council File for the Appeal #16-0933, as follows:
http://lacity.granicus.com/MediaPlayer.php?view_id=103&clip_id=16481 at 3:05:09.
<https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=16-0933>
- Chair Report:** Robert Schlesinger (Co-chairs Savage & Spradlin) Bob noted that we will discuss the upcoming overlay later as the CPC hearing is Thursday in Van Nuys.

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

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

- a. **2980 Hutton Dr., 90210 DIR 2016-3745-DRB-SPP-MSP. ZA-2016-3746-EAF (BCA)**
Zone RE40. Lot: 56,543.7 sf, max res floor area allowed 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

Mr. Farzin Maly presented the project on the Mulholland corridor; **DRB hearing January 19th**. He related that, based on the BHO, they can build up to 11,500. The property is upslope; they're proposing a circular driveway and a long narrow building; trying to make a long pad. They have a basement with a movie theater and gym, a kitchen and living space on the first floor and one bedroom; the upper floor has four bedrooms; and access to the backyard. They anticipate 3,126 export. They plan to build a 10,000 sq ft flat pad. He expects 60 caissons, every 8 feet; 30 inches; circular driveway will be on the caissons, 300 feet. They have neighbors on both sides. This is west of Deep Canyon, between Deep Canyon and Benedict. He doesn't know the exact numbers of dirt removed. They have no engineering report but have a soil report. They're removing an oak tree, and the rest of the trees will remain. They have spoken with the City; only one tree next to the driveway will be affected; an arborist has made recommendation for its relocation. Soly Bina later added, as to the oak tree to be removed, per the tree report, they will replace it with four other trees, for which the landscape architect has designated their locations. He'll send a copy of the tree report.

Nickie asked about elevations: told 42' though envelope height limited to 33. Michael asked about guest house. It is detached. There will be a basement plus two stories; four-car garage; nonvisible per MDRB. Maureen pointed out the lot on her computer. One side of the driveway will have caissons, and they'll put landscaping to cover them. They can't put retaining wall. Robin asked about staging. It will be inside the property; they'll be making a flat pad. Overlay: Bob brought up new Bel Air Overlay close to being passed Thursday, noting that they will have issues including hauling hours, interior work on house on Saturdays only; nothing on Sunday; as to staging of dump trucks on Hutton, it is substandard, so he'll have to stage on Benedict, and no staging prior to 9:00. Stephanie asked him about getting 20% slope; noting it is difficult, and asking him to describe it in the drawings. Robin noted we have one meeting before the next meeting. Robert will send them an email with what we need, and they'll send an electronic copy of the plans, per Michael's request. Soly Bina noted that the next door neighbor is supporting; he will contact the other neighbors. There will be no kitchen in the guest house. Leslie noted importance of construction vehicles. PLU will send list for applicant to verify issues with site.

Motion: To continue to next month's PLU committee: Moved by Jason; seconded by Nickie. Vote taken and **motion to continue was approved by 10 yes; 0 opposed; 0 abstentions;**

b. **9366 Flicker Way ZA-2016-3349-ZV 90069 ENV-2014-419-MND-REV1 Rec'd 9/15**
Lot area 68,628.9 SFD Zone Variance to allow the construction, use & maintenance of an additional kitchen within a detached guest house. 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@creastrealstate.com 408.655.0998
Staff: Nuri Cho 213-978-1177 nuri.cho@lacity.org

Presented by Tony Russo, this is an existing sfd building with two accessory living quarters. The house is almost done and the owner, Kyara, is living there currently. There is an MND drafted as part of the original house and an MND reconsideration for the additional kitchen. Everything is permitted except the kitchen. She had two villas built for daughters and/or staff if needed; they pushed for one additional kitchen, noted to be a substantial precedent. Tony noted that this is not a flexible unit; it is solely for family and staff purposes. House size, in the Bird Streets, is 14,753 square feet, without exemptions. The guest suite is two stories (he'll verify); accessory living, size of villas roughly a couple thousand square feet; he'll verify. The extra kitchen will be in one of the villas.

He can forward the revised environmental, analyzing the effects of the kitchen, incorporated into a revised MND. The kitchens are built. Nickie asked about the filing coming in later, noting that this is piecemeal. The new kitchen is around 200 square feet. Robin asked why he is calling the accessory dwelling units "villas" and noted that these are not accepted yet in the City. Noted was that they were not discussing the second dwelling unit; it is simply a variance and it was approved. Don asked if there could be a covenant recorded against the property that runs with the land, to not split the property or use it as a rental. Tony agreed to do it. Mike would like to know the square footage and if they're two stories. Mike agreed that they would like a covenant property that would not be subdivided and that could not rent out the villas. Noted was that there have been 86 permits throughout the history; currently 4-5 for the new structure.

Tony stated that the structures are currently being built and are permitted. The street frontage is probably a couple hundred feet, the width of the street is substandard and he believes it is 20'. Stephanie noted that in Navigate LA it is 18-1/2' though he stated that it was determined to be 20.' He stated that there is no application for land division. Covenant will say: No subdivision; no renting out properties; and he will provide elevations.

Motion To continue to PLU Committee to next month pending receipt of further information. Moved by Don; Maureen seconded; **motion to continue was approved by 10 yes; 0 no; 0 abstentions.**

c. 1629 N Kings Rd, 90069 ZA-2016-2899-ZAA ENV-2016-2900-CE

Lot area: 13,286.3 sf, 2 story addition including an attached 2 car garage to an existing 2 story SFD. Request: allow 5' front yard setback in lieu of the prevailing setback of 15' - 11". Allow add'l 20% in ht increase from required 24' max ht for the 1st 20ft from front line prop line measured from the center of the st for lots located on substandard street. Owner: Guy Phillips 310-871-5241 Agent/Rep: Brian Noteware, AIA Inc 310-452-6500 andrew@briannoteware.com
Staff: Nuri Cho 213-978-1177 nuri.cho@lacity.org

Mr. Noteware presented this project, noting that this was originally two lots joined together, with an existing residence of 2,400 square feet; they're doing an addition to bring it up to 5,100 square feet; removing the existing garage and putting a family room and a new garage, with an artist's loft on the second floor. They're asking for a variance because they have to cut into the hill with the retaining wall; they want to match height of the existing house. There are four parking spaces because its 4,000 square feet; now adding a fifth. Total height is 24' within 20% of the 20 feet allowed. They have to cut back into the hill, and have to reduce the front yard setback, to keep it in line with the existing residence. They'll remove about 30 cubic yards, and

create a flat area behind the house. The existing is the 3 story. Leslie asked about staging; they'll remove existing garage, do the cut, use 5 cubic yard dump trucks. Asked where everyone is parking, Mr. Noteware pointed out on the plan that they'll have two or three workers at a time. The retaining wall in the rear about 8 feet. Don asked about drainage. He replied he'll probably create a garden, like a planter that everything can drain to. The street is 20 feet.

Discussed the five foot setback. In order to build this addition, they have to push it back to the hill. Less than 20% height to keep in line with the existing lot; not exceeding height of existing house. Jason asked if the neighbors are supportive; and he replied yes; it's a unique lot. Leslie noted that he only has eight spaces for parking/staging; and will have to create something when he goes to more workers. He expects it will be only three. Robin and Steve Twining are concerned about respecting the 5' setback.

No hearing dates are set yet. Stephanie brought up that the prevailing setback was from a calculation of 4 houses, if they would have added more along the same side of the street they could be more favorable to a 5' setback. Mike feels that the 5 feet and height are reasonable. They have three spaces for staging technically; once poured, they'll have two more spaces. Jason knows the area well and agrees with Michael that it seems reasonable; not out of character with the neighborhood.

Motion To approve with the stipulation that there should be some sort of staging plan that the property can accommodate 8 but if there will be a need for more that there should be a plan. **Moved** by Leslie; **seconded** by Jason; discussion; vote taken with 7 yes: Mike, Don, Stephanie, Bob, Maureen, Leslie, and Jason; 3 opposed: Robin, Nickie & Steve; 0 abstentions; **passed**.

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

Proposed new const. 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%) $(6,883/30,596=0.2249 + \text{hardscape} = .288\%)$ 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 - **RESCHEDULED**

e. 2600 Summitridge DIR-2016-2721-DRB-SPP-MSP ENV-2016-2722-CE - Guest House Addition (BCA) ZA APPROVED w/Conditions. Appeal ACP/CPC Hearing Date: 1/12/2017 Addition of 2,578 sf to existing guest house w/a foot print of 1,358 sf. House incl garage, house 5 bedrooms 12 bath, tennis pav, exist guest house 6,940 sf, 17,893 sf, prop foot print, 1,358, guest house total 8,298 sf, grand total 19,2512. $(2,578+6,940=9,518)$ Applicant/Owner: Ronald N Dana 314-889-7123 rdana@dmfirm.com CEQA Consult: Jaime Massey 818-517-1842 jaimemassey@gmail.com Rep/Agent: Mark Savary 310-444-1404 marks@landrydesign.net Staff: William Hughen 818-374-5049 william.hughen@lacity.org - **RESCHEDULED**

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, Update & Discussion) 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.

b. **1400 Linda Flora:** Approve letter on 1400 Linda Flora as discussed at prior meetings. Stephen Twining related that the project needs to add two fire hydrants and noted that they expanded the size. Steve Twining noted that he is waiting for letter on this and that he's re-dealing with the Conservancy on the parcels that were supposed to go to the Conservancy.

c. **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)

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

Discussion was held on the upcoming Bel Air-Beverly Crest Overlay, including but was not limited to: Bob noted that this impacts BC. Don related that he doesn't know what the BAA is negotiating; and that unfortunately, we didn't have any input; we should work on these things together. He'll raise this issue on Thursday and try to get it clarified, including on the maximum grading units. He understands that, per Shawn, a deal was made, as to doubling of grading in exchange for digging out, part of the basement exception. The department said they studied 4-5 years of giant projects and then laid out a set of facts to show that of the total permits issued, 850 roughly, generated 836,576 cy of grading; that Stephanie has explained it's 25% more when put into trucks; they've underestimated. Bob noted that while BCA supports the overlay, they would like a re-evaluation; don't want to hold this up; want it to be a secondary look; that grading should be renegotiated; Discussed was the need for a completion bond; fees for construction over and above the replacement fees, an axle fee, a vehicle fee. Maureen mentioned the four bridges with restriction on weights; need to find out if they exist, if construction vehicles are exempt and if Engineering states it's not safe, they may have to take a different route.

14. **Adjournment:** Motion made by Bob and seconded by Robin, and meeting adjourned at 9:09 pm.

Next PLU Committee Meeting:

January 10, 2017 7:00 pm @ New Location: American Jewish University.

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 ADMINISTRATOR
ZAA – ZONING ADMINISTRATOR'S ADJUSTMENT
ZAD – ZONING ADMINISTRATOR'S DETERMINATION
ZV – ZONING VARIANCE