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PLANNING AND LAND USE COMMITTEE AGENDA
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

Note to Attendees: Though not mandatory, out of respect to our host facility, we ask that you please RSVP, indicating your desire to attend this meeting and the number in your party, via email to council@babcnc.org by the day prior to the meeting.

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.

The public is welcome to speak: Meeting is being audio taped. We request that you fill out a Speaker Card to address the Council on any item on the Agenda. Comments from the public on matters not appearing on the Agenda will be heard during the Public Comment period. Public comment is limited to 3 minutes per speaker unless waived by the presiding officer.

AGENDA

1. Call to order – Committee Member Roll Call

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

2. Approval of Minutes – July 12, 2016 Meeting

3. Approval of Agenda, as presented or amended; consent agenda items.

- a. Color-highlighted items, if any, are changes to publicly posted agenda.

4. Public Comments On non-agenized Planning & Land Use items only

5. **Chair Report:** Robert Schlesinger (Co-chairs Spradlin & Savage) (5 minutes)

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
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 Studarius 818-591-9309 Amy@pccl.com
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
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
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
6. **2180 Stradella Rd. ZA-2015-2469-ZV ZA-2015-2469-ZV** Sean Nguyen sean@ezpermitsllc.com Packet included RE20-1 Mike Kemp to report on BAHA (formerly RVA) review & position.

END OF PROJECTS

7. **Current Case Updates by PLUC Members on pending projects (10 minutes)**

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 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. <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**

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

ADA: As a covered entity under TITLE of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and upon request, will provide reasonable accommodation to ensure equal access to its programs, services, and activities. Sign language interpreters, listening devices, or other auxiliary aids and/or services will be provided upon request. To ensure availability of services, please make your request at least 3 business days prior to the meeting you wish to attend contacting BABCNC at 310-479-6247 or council@babnc.org.

Non-exempt writings: In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the board in advance of a meeting, may be viewed at our website by clicking on the following link: www.babnc.org or at the scheduled meeting. In addition, if you would like a copy of any record related to an item on the agenda, please contact BABCNC PLU Committee Administrator at 310-479-6247 or council@babnc.org.

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