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PLANNING AND LAND USE COMMITTEE MINUTES
REGULAR MEETING

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

Tuesday, July 12, 2016 7:00 pm to 9:00 pm

Stephen S. Wise Temple

15500 Stephen S. Wise Drive Los Angeles, CA 90077

BABCNC Board Seat Vacancy for "Franklin Canyon/Coldwater/Mulholland/Crest District" seat.

If you are interested and are from this area, please call 310-479-6247.

1. **Call to order & Roll Call** – PLU Chair, Bob Schlesinger, called the meeting to order at 7:15. Roll was called with 8 present initially and a quorum met; Jamie Hall arrived at 7:27 for a total of 9 present and 3 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	
Dan Love	X		Jason Spradlin, Co-Chair		X
Don Loze	X		Stephen Twining	X	

Four people signed the guest list.

2. **Approval of Minutes of the June 14, 2016 Meeting:**
Moved by Gary; seconded by Bob. There were no objections, 2 abstentions by Mike and Dan as they were absent; and the June 14, 2016 minutes were approved as written.
3. **Approval of Agenda**, as presented or amended, Consent Agenda items.
Moved by Mike; seconded by Dan. There were no objections, no abstentions; July 12, 2016 agenda was unanimously approved as written.
4. **Public Comments** On non-agenized Planning & Land Use items only - None
5. **Chair Report: Robert Schlesinger** – Deferred
6. **Save the Date: BMO/BHO Planning Commission Hearing Thursday July 14, 2016 after 10:30 City Hall 350.** Gary was appointed to represent this Committee & Board with newly allowed increased time (5 minutes) before the Commission, when presenting them a copy of a CIS submitted on this.

7. Approval of Letter on Short Term Rentals (Discussion & Action)

Letter dated June 7, 2016, signed and submitted by Matt Post of BCA, to Planning & Council, to go to the full board for Community Impact Statement.

Motion: The Planning & Land Use Committee approves the letter submitted by Matt Post, for submission as a CIS by the BABCNC, by resolution.

Moved by Gary; Nickie seconded and unanimous approved.

CASES TO BE CONSIDERED:

NOTE: ALL CASES ARE SUBJECT TO MOTIONS

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

- a. **15427 W Hamner - 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 Dehghan Residence. Contact Farhad Ashofteh 310-454-9995 farhad@att.net Mr. Ashofteh **cancelled**.

It was noted that Cathy called and spoke to Mr. Ashofteh when asking for attendees for the guard station, at which time he informed her that he had not received notice of this evening, and did not believe he needed to attend at this point. He noted that he was going to the Mulholland Design Review Board and Roscomare Valley Association and would be happy to come thereafter. Mike Kemp noted that he does have to come to this Committee; he is going to Mulholland Design Review Board and will see RVA after the MDR Board. Gary recommended that we get a copy of the documentation, and that if his hearing comes up before the next meeting, we will request MDR Board.

- b. **1457 Oriole Dr, LA 90069 - ZA-2016-1598 RE11-1** Adjust master land use application. Lot size 5,089.2 sf, total project size 2,491 sf ? New single story master bedroom & bath that encroaches front set back. Owner George Korz 310-777-3600 Applicant Jennifer Grosjean 818-642-8676 plotplandrafting@gmail.com

Mr. Korz presented his project, stating that he is looking to add 250 square feet for a bedroom and bathroom in front of the house; he needs a variance to not have what is now a required 25-foot setback, as all the homes there are built to the street. Robert related that he has been communicating with Beth Fogarty, North of Sunset, who knows the bird streets. She said there are CC&Rs there. Gary asked about setbacks on his street, looked at photos. Don asked about access to the Fire Department vehicles on the street. He stated that he will add parking spaces. Mike asked about the garage, which he has and expressed concern about part of the house that touches/encroaches on property line. Mr. Korz is asking for a five-foot setback.

[Jamie Hall arrived at 7:27 pm.]

Motion: To support the project as presented. Moved by Don Loze; seconded by Gary. Discussion was held. Gary called the question. Clarification was provided that the height of the addition will be 9-10 feet, with a flat roof. Vote was taken with 8 yes votes by Jamie, Don, Stephanie, Mike, Bob, Gary, Dan, and Nickie, 1 opposed by Stephen Twining, and no abstentions. The motion passed.

- c. **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 sub-standard 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 the hillside area. Applicant: Shabi Cohen Contact: Luke Tarr 818-346-9828 luke@apeldesign.com

Mr. Luke Tarr presented the project, proposing a single-family residence requiring ZAD from Planning on cul-de-sac; to allow for a house being built on a street (with three boxes checked as yes) including an 18-foot portion of the street and more than the required width 300 feet from the closest street, Coldwater Canyon, and greater than minimum CPR. There is downsloping, 75% underground, two-car garage and driveway for parking. He feels it's low impact in the neighborhood. He noted that there are three houses just below, in construction, on Coldwater Canyon.

Gary asked about export, which is 530 cubic yards. They will not increase the road, because of the cul-de-sac; they won't be dedicating to the cul-de-sac. 1137 basement and 1680 entire house. Jamie asked about constructability, workers' parking, encroachments into Heather Road, parking on either side, staging, to which he replied that he uploaded this information electronically.

Motion: To continue this to next month, pending additional information, a list of which will be prepared by Stephanie and Jamie. Moved by Dan; seconded by Mike; question was called, the vote was unanimous and the motion to continue passed.

d. 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 It was noted that Rosemary called Cathy to cancel and asked to reschedule for August. The following motion was made:

Motion: To send a letter stating "We have looked over the documents, the ZA is opposed the request and unless we have a satisfactory explanation, as it is a complicated matter, then we will also voice our objection; as well to continue the hearing until August." Moved by Gary; seconded by Nickie; unanimously approved.

9. Current Case Updates by PLUC Members on pending projects

8461 Grand View Drive – Shane Patel

760 North Lausanne Rd – ZA Thu May 26th 9:30a WLA

2471 Nalin Dr. – May 3rd 2:30p Robin Letter: Steve Twining noted that they postponed the appeal hearing. Nickie and Steve will be at Hillside Federation tomorrow.

2180 Stradella – ZA-2015-2469-ZV Sean Nguyen Mike Kemp: Mike gave update stating that RVA is planning to review this, because they have new plans which were submitted to RVA [which is now "Bel Air Hills Association" (BAHA)]

1400 Linda Flora - Steve Twining: Steve asked to see the new package that Bob received on 1400 North Vista Moraga. As to Flora Linda, Mike related that the NC needs to put a letter together and send it to the CM's office. Noted was that they were asked to landscape per their conditions of approval – of the lower retaining wall. The CMs office has made a formal complaint. Steve will bring it up to RVA.

1005/1007 Bellagio Terrace – Travis

10. New Packages Received (05/06/2016 to 06/08/2016)

A. See Project Tracking List

11. CNC (Certified Neighborhood Council) Reporting Entitlement Packages Received at Planning

A. Review of New projects submitted: Mike explained to Bob that the most important is the ZA file number, and DIR is most important if not ZA.

12. Upcoming Hearings:

A. See Project Tracking List:

All Pending projects subject to discussion & action: Thursday BMO/BHO as above.

13. Determination Letters Received

A. See Project Tracking List:

All Pending projects subject to discussion & action – None

14. Proactive Tracking, Tasks & Projects

A. Proactive Project Updates by Committee Members:

1. Small Lot Sub-Division Ordinance proposed revisions

2. Ridgeline Ordinance following meeting with Paul Koretz & Vince Bertoni's Deputy:

Bob related that they had a meeting yesterday with Kevin Keller & Tom Rothman, under Vince Bertoni. They say that they will get back to us and sit with us again in CM Koretz's office within the next six weeks. He noted that four committee members were there, Nickie, Robin, Don, Bob, and they all listened to Don who explained the Ridgeline issue.

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

Prior to adjournment, Gary expressed his concern that we no longer have CD5 Planning Deputy, Faisal Alserri, attending these meetings. Mike recalled that Noah used to call him once a month to check in with him, informally, about hot topics.

Gary asked Dan Love if BAA could provide us copies of letters of objection, etc., so we can be informed as to what's going on. Dan agreed to send letters on anything that we want. He pointed out that Bob attends all BAA PLU meetings and letters are on the website. Bob and Gary noted that they would still like to see/receive the letters, and Dan agreed to provide them.

15. Adjournment: Bob moved and the meeting adjourned at 8:47pm.

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