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## PLANNING AND LAND USE COMMITTEE MINUTES REGULAR MEETING

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

Tuesday, December 8, 2015

Stephen S. Wise Temple

15500 Stephen S. Wise Drive Los Angeles, CA 90077

### CASES TO BE CONSIDERED:

- Call to order – Committee Member Roll Call:** Mike Kemp called the meeting to order at 7:12 p.m. Robin called the roll with seven present at the time of the roll call; Gary Plotkin arrived within a few minutes for a total of eight committee members present.

<i>Name</i>	<i>P</i>	<i>A</i>	<i>Name</i>	<i>P</i>	<i>A</i>
Michael Kemp, Chair	X		Don Loze	X	
Robin Greenberg	X		Nickie Miner	X	
Jamie Hall		X	Gary Plotkin	X	
Caroline Labiner		X	Robert Schlesinger	X	
Maureen Levinson	X		Jason Spradlin, Vice Chair	X	
Dan Love		X			

Additionally, 7 individuals were present as noted on the guest list and/or speaker cards.

- Approval of Minutes** – November 10, 2015 Meetings: Stakeholder, Bruce Kuyper, provided typed corrections to his portion of the public comment section, which we will add to the November minutes. Jason Spradlin moved to approve the minutes as amended, with no objections, no abstentions and the minutes were unanimously approved.
- Approval of Agenda** - Motion was made to approve the agenda as presented or amended with consent agenda items, and the agenda was unanimously approved.
  - Bold** items are changes to publicly-posted agenda (nothing was added to the agenda).
- Public Comments** – On non-agenized items related to Land Use and Planning only – None
- Chair Report** – Michael Kemp – Mike wished everyone in attendance happy holidays and thanked them for coming during this holiday season.

**NOTE: ALL CASES ARE SUBJECT TO MOTIONS**

### **6. Projects Scheduled for Presentation, Discussion and Possible Action:**

**a. 1177 Tower Grove Road:**

AA 2015-567-PMLA

Lot split

PLUC Lead: Nickie Miner

Request by Applicant for a modification of the BABCNC position.  
Current BABCNC position: Support with condition of covenant to run in perpetuity.  
Requested modification: Support with condition of covenant to run for fifteen (15) years.  
Hearing Date: 12/09/15

Committee discussion was held as to the proposed 15-year term covenant in contrast to the covenant running the land “in perpetuity.” Don Loze had concerns that 15 years was not a long time. He noted that the term “in perpetuity” was incorrect in any case.

Public Comment was given by Aaron Green, from Afriat Consulting Group, representing adjacent home owners, Bruce and Martha Karsh. He indicated that the Karshs’ and the owner have reached an agreement in which they would covenant both lots for 15 years, which, along with the extra four to five years needed to start up any process, adds up to 20 years, during which period they felt that Prince could not create access. Nickie volunteered to attend the hearing tomorrow.

**Motion:** To alter our previous position from “in perpetuity” to that the covenant run with the land for fifteen (15 years). Jason Spradlin moved; Nickie Miner seconded; the motion passed by six yea votes.

**b. 10016 Charter Oak Lane**

PLUC Lead: Michael Kemp

ZA 2015-1829-ZAD

New SFD on a sub-standard street

Mr. Vianney Boutry, French Architect, introduced himself and his client, Stephane Lecam. Mr. Boutry gave a Power Point presentation on the planned construction of a home in Benedict Canyon. He provided approximately six printouts of the presentation for committee members to keep in addition to the electronic file previously provided. A good deal of committee discussion was held on this project, with questions answered by Mr. Boudry and the committee felt they would like to know what the BCA has to say about this before deciding on a position.

**Motion:** To continue until after the Architect and Owner meet with Benedict Canyon Association. Jason Spradlin moved, Maureen Levinson seconded, and the motion to continue this project (until the January or February PLU meeting) was unanimously approved.

**c. 384 Delfern Drive:**

Singleton Estate (Historical Preservation)

Support for Historical Preservation requested by the Holmby Hills HOA. PLUC Lead: Jason Spradlin  
Jason Spradlin presented the issue, stating that there are two houses in the Singleton estate, one by Neutra and this 5,500 square foot house designed by Wallace Neff.

**Motion:** To support Historical Preservation of the Neff house as requested by Holmby Hills HOA  
Moved by Don Loze; seconded by Nickie Miner. The vote in favor was unanimous. Michael will write a letter supporting historical preservation of the house.

For more information, see: <http://planning.lacity.org/StaffRpt/CHC/5-12-15/CHC-2015-1448.pdf>

**d. 8815 W. Crescent Drive**

PLUC Lead: Jamie Hall

ZA 2014-4541-ZAD

Construct a new 5,778 s.f. SFD, and construct an undeveloped street (Crescent Drive) leading up to the proposed project, with a Fire Department approved emergency “turn-around”.  
This has been continued from October & November 2015 meetings. Jamie is absent this evening; however, Mike said that Jamie has said that they’ve asked for a continuance and that they are still trying to work something out with the neighborhood group.

**e. 2123 Groveland Drive:**

PLUC Lead: Michael Kemp

ZA 2015-2821-ZAD

A new SFD on a sub-standard street.

Continued from September, October and November 2015 PLUC Meetings. Continued

**f. Discussion of pending BHO & BMO Code Amendments:**

Update on Planning Department Hearing on 12/03/15

Mike began by mentioning the recent two meetings on the BMO/BHO Draft Ordinance held by the Planning Department and that Gary has since spoken with Joan Pelico, who said that the haul routes and grading are Building & Safety issues rather than a Planning issue. Mike related that Dan Love has put together a good memo, and that he also has put together an outline, combining those items from Dan Love, and Michael Vignieri, Consultant to the BCA. Mike noted that the comment period is up to January 11<sup>th</sup> and suggested that we put together our bullet points for the Planning Department items, and a separate one for grading issues. Gary added that he had spoken with Joan who said that all the hauling belongs to B&S, and that one way of doing this is an overlay, which would be a 1-1/2 to 2-year project. She offered to speak to the Board. Gary recommended also speaking with Shelley Wagers and Dick Platkin. He stated that Fred Rosen said that he was dealing with Shawn and Paul Koretz and that Fred said that “they would get it through.” Gary doesn’t know if Fred is working on just his area of Bel Air and feels that we have to be sensitive to all the neighborhoods within our jurisdiction and support something for all our stakeholders.

Mike spoke about running this on two tracks, asking do we do an overlay with hillside conditions. Don mentioned that haul routes are determined by DOT, with the original idea to allow grading to be exempt for the area under a habitable building; but now these areas become a large basement, with additional square footage, and significant increase in the FAR. He noted that this is not in the ordinance. Don said that discussion of overlay is a precursor to a second thing; overlays that communities will decide upon: say we’re going to have a ridgeline ordinance. However, he feels that limiting it to an overlay has some sensibility.

Gary noted that there is CD4 support from David Ryu. Bruce Kuyper gave a suggestion too detailed to list here. Mike will get the draft out for comments, and get it on the agenda for next Board meeting.

Gary would like the minutes to reflect that neither Shawn nor Noah were here tonight despite the promises that one of them would be here for each of our PLU meetings; and that they could alternate for the general meetings; this is the third month; there are many questions we need to have answers to.

**7. Current Case Updates by PLUC Members on pending projects.**

a. See Project Tracking List: All Pending projects subject to discussion & action:

**8. New Packages Received: (11/09/2015 to 12/01/2015):**

a. See Project Tracking List:

**9. CNC (Certified Neighborhood Council) Reporting – Entitlement Packages Received at Planning:**

Review of Reports: 11/01/2015 to 11/14/2015; & 11/15/2015 to 11/28/2015

**10. Upcoming Hearings:**

- A. 12/09/15: 1177 North Tower Grove Road, AA 2015-567-PMLA
- B. 12/10/15: 1603 North Beverly Glen Blvd., ZA 2015-1336 (ZV) Beverly Glen Market CUB
- C. 12/10/15: 15500 North Stephen S Wise Drive, ZA 89-0147 (CUZ) (PA2)

**11. Hearing Updates:**

**12. Determination Letters Received:**

- A. 800 Stradella Road, ZA-2014-2029-ZAD-1A, Partial Appeal granted.
- B. 11007 W. Bellagio Place, ZA 2014-4714 (ZAD), Approved with conditions.
- C. 11201 N. Chalon Road, ZA 2014-4882 (ZV) (ZAA), Approved with conditions.

**13. Appeals filed Update:**

**14. Upcoming Projects (No package received to date) for discussion, notification, and update purposes:**

**15. Proactive Tracking, Tasks & Projects (10 minutes)**

- 1. Proactive Projects Update by Committee Members
  - A. Report by Ad hoc Committee on Mansionization: Gary Plotkin (See 6f above)
  - B. Pending Haul Routes Update: Robert Schlesinger

**16. General Business and Items for discussion:**

**17. Adjournment:** Meeting adjourned at 9:00 p.m.

**NEXT BABCNC PLUC MEETING**  
**Tuesday January 12, 2016**  
**Stephen S. Wise Temple**  
**15500 Stephen Wise Drive**  
**Los Angeles, CA 90077**

**ACRONYMS:**

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A – APPEAL	PM – PARCEL MAP
APC – AREA PLANNING COMMISSION	PMEX – PARCEL MAP EXEMPTION
CE – CATEGORICAL EXEMPTION	TTM – TENTATIVE TRACT MAP
DPS – DEEMED TO BE APPROVED PRIVATE STREET	ZA – ZONING ADMINSTRATOR
DRB – DESIGN REVIEW BOARD	ZAA – ZONING ADMINISTRATOR’S ADJUSMENT
EAF – ENVIRONMENTAL ASSESSEMENT FORM	ZAD – ZONING ADMINISTRATOR’S DETERMINATION
ENV – ENVIRONMENTAL CLEARANCE	ZV – ZONING VARIANCE
MND – MITIGATED NEGATIVE DECLARATION	