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## PLANNING AND LAND USE COMMITTEE AGENDA REGULAR MEETING

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

Tuesday, October 13, 2015  
7:00-9:00pm

### LOCATION:

**Stephen S. Wise Temple**  
15500 Stephen S. Wise Drive  
Los Angeles, CA 90077

**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 other 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 of the Council. (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 by contacting the Neighborhood Council Project Coordinator at 213 485-1360.)*

*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.babcnc.org](http://www.babcnc.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 the PLU Chair, Michael Kemp, via email: [mkemp@babcnc.org](mailto:mkemp@babcnc.org).*

**Note to all potential Attendees: should you wish to attend this meeting, please RSVP via email to: [council@babcnc.org](mailto:council@babcnc.org)**

### CASES TO BE CONSIDERED:

**1. Call to order** – Committee Member Roll Call

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

- 2. Approval of Minutes** – May 12, 2015, June 9, 2015, September 8, 2015 Meetings
- 3. Approval of Agenda**, as presented or amended, Consent Agenda items.
  - a. Bold** items are changes to publicly posted agenda.
- 4. Public Comments** – On non-agenized items related to Land Use and Planning only
- 5. Chair Report** – Michael Kemp – (3 minutes)

**6. Projects Scheduled for Presentation, Discussion and possible action:** *(80 minutes)*

**a. 662 N. Sepulveda Blvd.** *(20 minutes)* PLUC Lead: Michael Kemp  
 ZA 2010-220-CUB

“The instant request is an approval of plans to permit the continued sale and dispensing of a full line of alcoholic beverages for on-site sale, and to allow the off-site sale of beer and wine, in conjunction with a 5928 square-foot restaurant (plus 544 square-foot open deck) in the [Q]C2-1VLD Zone”.

**b. 2123 Groveland Drive:** *(10 minutes)* PLUC Lead: Michael Kemp  
 ZA 2015-2821-ZAD

A new SFD on a sub-standard street. Request by applicant for a waiver of hearing & project support. Continued from September 8, 2015 PLUC Meeting.

**c. 1177 Tower Grove Road:** *(10 minutes)* PLUC Lead: Nickie Miner  
 AA 2015-567-PMLA Lot split

Request by Applicant for a re-consideration of the BABCNC position. Continued from September 8, 2015 PLUC Meeting.

**d. 10101-10107 Angelo View Drive:** *(20 minutes)* PLUC Lead: Nickie Miner  
Robert Schlesinger  
 ENV 2014-4540 Project Update

Haul route to allow the total export of 51,050 cubic yards of dirt for the construction of a 41,206 s.f. SFD with a basement that includes 19,500 s.f. of habitable space and a 13,189 s.f. underground garage. Continued from September 8, 2015 PLUC Meeting.

**e. 8457-8461 West Grand View Drive** *(10 minutes)* PLUC Lead: Jamie Hall  
 ZA 2015-718-ZAD-ZAA

1. Request to permit the construction, use of a two story SFD on a 8,660 s.f. lot fronting on a Substandard Hillside Limited Street improved to a width of less than 20’ adjacent to the subject property, in lieu of the required 20’.
2. Permit two (2) raised platforms for driveway and pedestrian access.

Continued from March 2015 meeting.

**f. 8815 W. Crescent Drive** *(10 minutes)* 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”. Continued from February 2015 meeting.

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

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

**8. New Packages Received: (09/03/2015 to 10/07/2015):**

- a. See Project Tracking List:

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

Review of Reports: 09/06/2015 to 09/19/2015; & 09/20/2015 to 10/03/2015 *(5 minutes)*

**10. Upcoming Hearings:**

**11. Hearing Updates:**

**12. Determination Letters Received:**

**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
  - B. Ridge Line Ordinance: Don Loze
  - C. Short term rental update: Robert Schlesinger
  - D. Laurel Canyon Property purchase: Jamie Hall
  - E. Pending Haul Routes; update: Robert Schlesinger
  - F. 8150 Sunset update: Michael Kemp

**16. General Business and Items for discussion: (10 minutes)**

- A. Information memo on PLUC operations for posting on the BABCNC website.
- B. Discussion on protocol for meetings with stakeholders outside the monthly PLUC meetings.
- C. Nomination and Election of PLUC Vice-Chair.

**17. Adjournment:**

**NEXT BABCNC PLUC MEETING**  
**Tuesday November 10, 2015**  
**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	

**Bel Air - Beverly Crest Neighborhood Council**  
**Planning & Land Use Committee**  
**Project Tracking List**

Year Mtg	Date Received	Address		LA City Case #	Description	Lead Com. Member	Presentation to PLUC	Action by Committee		Action by Board		Letter Dated	Hearing Date	City Determ.
		No.	Street					Position	Date	Position	Date			
<b>2015</b>														
10	10/01/15	9040	Alto Cedro Drive	DIR 2015-3416-DRB-SPP	1,505 s.f 2nd story addition to (E) SFD	P	N/A						10/15/15	
	10/01/15	10460	Revuelta Way	ZA 2015-3083-ZV-ZAD-ZAA	2nd Kitchen, over-in height walls	P	11/10/15							
	10/01/15	1651	Haslan Terrace	PS-283-B	Establish private street #283-B	P	11/10/15							
9	09/21/15	3025	Benedict Canyon	DIR 2015-3376-DRB-SPP	New 4,617 s.f. SFD addition		N/A						10/15/15	
	09/11/15	1087	Moraga	P (Ltr rec'd but no applic.)	Verizon Wireless AGF	M Kemp	P							
	09/07/15	662	N. Sepulveda Blvd	ZA 2010-220-CUB	Continued use sale alcoholic beverages	M Kemp	10/13/15							
	09/01/15	2123	N. Groveland	ZA 2015-2821-ZAD	New SFD, 36'h., sub-standard street	N/A	09/08/15	Cont						
	09/01/15	3149	Hutton	DIR 2015-2772-DRB-SPP	Addition to 1st & 2nd floor, existing SFD	N/A	N/A	N/P	09/08/15	N/P	09/08/15	N/A	09/03/15	
8	08/06/15	1680	Doheny Drive	AA 2015-2742-PMEX	Lot line adjustment	N/A	P							
	08/06/15	1728	Queens Court	AA 2015-2700-PMEX	Lot line adjustment	N/A	P							
	08/06/15	9321	Cherokee Lane	DIR 2015-2564-DRB-SPP-MSP	New SFD, Mulholland DRB	N/A	N/A	N/P	09/08/15	N/P	09/08/15	N/A	09/03/15	A + C
7	07/01/15	8501	Nash	Height, side + front variance	New SFD	J Hall	P	P						
	07/01/15	1511	Tower Grove Dr	ZA 2015-2277-ZAA	Lot Line Adjustment	M Kemp	P	P						
	07/01/15	8341	Skyline Drive	Dir 2015-2430-DRB-SPP-MSP	New 1 story Kitchen expansion	M Kemp	P	P						
	07/01/15	2180	N. Stradella Rd	ZA 2015-2469-ZV	New SFD; Zone Variance for FAR	M Kemp	11/10/15	P						
	06/14/15	8726	Arlene Terrace		New SFD; MDRG	N/A	N/A	N/P	07/14/15	N/P	07/22/15	N/A	07/02/15	
	06/14/15	2211	Stanley Hills Dr	ZA 2015-2074 (ZAD)	New SFD on a sub-standard road	J Hall	P	P						
	06/14/15	9520	Hidden Valley Rd.	DIR 2015-1948-DRB-SPP-MSP	New SFD; demo existing SFD	N/A	N/A	N/P	07/14/15	N/P	07/22/15	N/A	06/18/15	A + C
6	06/14/15	15500	N. Stephen Wise Dr.	ZA 1989-147 CUZ PAZ	4277 s.f. new multi-purpose room	M Kemp	N/A	No/Ex	07/14/15	No/Ex	07/22/15	N/A	07/02/15	A + C
	05/30/15	1516	Stone Canyon Rd	AA 2015-1757-PMEX	Lot Line Adjustment		P	P						
	05/30/15	8517	West Franklin Ave		New SFD on a sub-standard road		P	P						
	05/30/15	10016	Charter Oak Lane	ZA 2015-1829-ZAD	New 2 story SFD on a sub-standard rd		P	P						
	05/30/15	1877	Rising Glen	ZA 2015-1846-F	Over in height wall	C Labiner	09/08/15	Deny	09/08/15	Deny	09/16/15	09/24/15		
5	04/17/15	2553	Summitridge	DIR-2015-1218-DRB-SPP-MSP	New SFD	M Chasteen		N/P	06/09/15	N/P	06/24/15	N/A	06/18/15	A + C
	04/17/15	1603	N. Beverly Glen	ZA-2015-1336-ZV	CUP for existing market	M Kemp	P	P						
	04/17/15	9416	Sierra Mar	AA 2015-1535-COC	Certificate of Compliance	C Labiner	P	P						
	04/17/15	2401	Briarcrest Road	DIR-2015-1650-DRP-SPP-SMP	SFD MDRB	B. Schlesinger	N/A	N/P	06/09/15	N/P	06/24/15	N/A	06/04/15	A + C
	04/17/15	8765	W. Skyline Dr.	DIR 2015-426-DRB-SPP-MSP	New SFD	M Kemp	N/A	N/P	06/09/15	N/P	06/24/15	N/A	07/08/15	A + C
4	03/30/15	176	N Ashdale Ave	ZA 2015-918F	Over in height wall	C Labiner	N/A	Deny	05/12/15	Deny	05/27/15			
	03/30/15	2576	Bowmont Drive	DIR 2015-803-DRB-MSP	Mulholland DRB	M Kemp	N/A	N/P	04/14/15	N/A	04/22/15	N/A	03/19/15	A + C
	03/30/15	1177	Tower Grove Dr	AA 2015-567-PMLA	Lot Split	M Chasteen	09/08/15	Deny	05/12/15	Deny	05/27/15	Cont		
	03/30/15	2471	Nalin Dr	DIR 2015-938-DRB-SPP-MSP	Mulholland DRB	M Kemp	08/12/15	S/A	07/14/15	S/A	07/22/15		10/22/15	
	03/10/15	57-8461	Grand View Dr.	ZA 2015-718-ZAD ZAA	New SFD Substandard Street	J Hall	10/13/15	Cont	03/10/15					
	03/10/15	8569	Appian Way	ZA 2015-0613-ZAD	New addition on a substandard street	J Hall		N/P	04/14/15	N/P	04/22/15			
	03/10/15	9550	Heather Road	ZA 2015-655-ZAA	Over height front yard gates	M Chasteen		N/P	04/14/15	N/P	04/22/15			
3	02/10/15	10220	Scenario Lane	AA 2014-2724-PMEX	Appeal to Lot Line Adjustment	M Kemp		S/A	03/10/15	S/A	04/22/15	04/23/15	05/06/15	Deny
	02/10/15	10 & 800	Tortuoso	AA 2014-4545	Lot Line Adjustment	D Love		No/Ex	03/10/15	No/Ex	03/25/15	04/01/15		
	02/10/15	8815	Crecent Drive	ZA 2014-4541-ZAD	New SFD on sub standard street	J Hall	10/13/15	Cont	03/10/15					
	02/10/15	11201	Chalon Road	ZA 2014-4882-ZV-ZAA	3rd Kitchen, Over height wall-fence	D Love		Deny	04/14/15	Deny	04/22/15		09/03/15	
	02/10/15	862	N. Moraga Drive	DIR 2014-4936-DB	New 13 unit Apartment w/density bonus	D Love		Cont	03/10/15	Deny	06/24/15	06/26/15		
2	02/10/15	1540	Skylark Lane	ZA 2015-366 ZAD	New SFD on sub standard street	M Kemp		Cont	03/10/15					
	01/13/15	10101	W Angeleo View	ENV 2014-4540 EAF	Hual Route	N. Miner		Oppose	01/13/15	Opppose	01/28/15	05/05/15		
<b>2014</b>	12/09/14	320	North Carolwood	ZA 2014-3242-F	Over height front yard gates	D Love		No/Ex	03/10/15	No/Ex	03/25/15	04/01/15	09/17/15	

**Bel Air - Beverly Crest Neighborhood Council  
 Planning & Land Use Committee  
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		No.	Street					Position	Date	Position	Date			
	12/09/14	880	Stone Canyon Road	ZA 2014-3229- ZAD ZAA	New SFD + 8 retaining walls	D Love		Deny	03/10/15	Deny	03/25/15	04/01/15		
	12/09/14	10513	Rocca Place	ZA 2014-4162 (ZAA)	New SFD w/multiple variances	D Love		Cont	03/10/15					On Hold
	12/09/14	1609	Viewmont Drive	ZA 2014-2158	Reduced sideyards & Lot coverage	M Kemp		N/P	04/14/15	N/P	04/22/15			
	12/09/14	8413	Grandview Drive	ZA 2014-2854	New SFD on sub standard street	J Hall		Deny	03/10/15	Deny	03/25/15	03/30/15	03/31/15	
	12/09/14	8904	Crescent Drive	ZA 2014-3721	New SFD on sub standard street	J Hall	08/11/15	Deny	08/11/15	Deny	09/16/15	09/24/15	08/13/15	
	12/09/14	8150	Sunset Blvd	ENV-2013-2552-EIR	New Large Scale Mixed Use	M Kemp		Cont	03/10/15					
	10/14/14	760-808	Stradella Road	ZA 2014-2029 ZAD	Additional retaining walls + lot coverage	D Love		Deny	10/14/14	N/P	N/A	03/24/15	03/26/15	A + C
	10/14/14	8760	West Skyline Dr.	DIR 2015-426-DRB-SP	Mulholland Design Review	N/A		N/P	02/10/15	N/P	02/10/15	N/A	02/18/15	A + C
	10/14/14	8289	Grand View Dr.	ZA 2014-3436 ZV ZAD	New SFD Substandard Street	J Hall		Cont	03/10/15					On Hold
	10/14/14	10701	Sunset Blvd	ZA 2014-3929-CUW	Verizon Cell Phone Tower	M Kemp		A + C	02/10/15	A + C	02/25/15	03/26/15		
	10/14/14	1326	San Ysidro Dr.	ZA 2014-3685 ZAA	Existing Guest Unit	M Kemp		App	02/10/15	App	02/25/15	03/24/15	08/13/15	
	10/14/14	924	N Bel Air Road	ZA 2014-4571-ZAA	Over height front yard wall	D Love		No/Ex	03/10/15	No/Ex	03/25/15	03/26/15	10/08/15	
	10/14/14	11007	W Bellagio Place	ZA 2014-4714-ZAD	4 retaining walls	D Love		Deny	03/10/15	Deny	03/25/15	03/26/15	10/08/15	
	09/09/14	8951	St. Ives Drive	ZA 2014-1870-ZAA	2nd Dwelling Unit	M Kemp		No/Ex	10/17/14	No/Ex	10/15/14	11/02/14	N/A	Approved
	09/09/14	800	North Sepulveda	ZA 2014-2201 (CUB)	CUB	M Kemp		Deny	10/14/15	Deny	11/19/14		03/26/15	Withdrawn

**Legend:**

N/P	No position
S/A	Support Appeal
No/Ex	No Exception
A + C	Approve with Conditions
Cont	Continued at Committee Level
App	Recommend Approval
Deny	Recommend Deny request
P	Pending
N/A	No Action taken or Not Applicable
	= New project or updated status