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**PLANNING AND LAND USE COMMITTEE
AGENDA
REGULAR MEETING**

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

**Tuesday, August 11, 2015
7:00-8:30pm**

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 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.

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 and July 14, 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)

NOTE: ALL CASES ARE SUBJECT TO MOTIONS

6. Projects Scheduled for Presentation, Discussion and possible action:

(30 minutes)

a. Vacation of road easement at 2165 & 2171 Basil Lane

Presentation by Ms. Donna Shen Tripp, Vice President, Craig Lawson & Co., on behalf of the applicant. Request for reconsideration of the BABCNC, July 22, 2015, decision to oppose the vacation of the subject easement.

b. Appeal of Crisler Way road

Appeal to the Board of Public Works for the CEQA determination for B-Permit No. BR402571. The BABCNC voted at its July 22, 2015 Meeting to support the appeal. Update:

c. 8904 Crescent Drive

ZA 2014-3721

Demolish existing one story 1200 sf SFD and attached carport. Build a new 3 story 3226 sf SFD with attached 2-car garage, and associated swimming pool on a substandard hillside street, with less than 20' improved roadway.

Received at 12/09/14 Meeting; Continued from July Meeting. Hearing 08/13/15, Assigned to: Jaime Hall

d. 2391 Roscomare Road: Permit #10010-10003-01277 + #10010-10000-01278:

Current Construction of a 10 unit apartment building.

Nearby neighbors and the Roscomare Valley Association (RVA) are concerned that the current construction project is not adhering to the project conditions mandated by the City at the time of issuing their building permit. Of specific concern are:

- a. Hauling of dirt beyond what they were permitted for.
- b. Staging of construction trucks outside the site and adjacent the Roscomare Elementary School.
- c. Performing Construction work during times not allowed by their approved conditions.

The residents and the RVA are seeking BABCNC support in requesting that the LADBS enforce the project conditions as originally stated in the project permit.

The BABCNC voted at its July 22, 2015 Meeting to monitor the project through the PLU Committee and have PLUC report back with any Project Conditions violations. Update:

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

(30 Minutes)

a. 862 N. Moraga Drive

DIR 2014-4936-DB

Demolition of an existing 5-unit apartment and the construction of a new 13 unit apartment.

Request relief from Code Section 12.22-A, 25:

Density Bonus: project provides 7% very low income units and adds 3 bonus units.

Base density = 9 units; 1 Very Low Income Unit (11%); + 3 Bonus units = 13 units.

Package received at February 2015 PLU Meeting; Continued from April Meeting: Assigned to: Dan Love

Update: BABCNC voted at its June 25, 2015 to recommend that the ZA deny the application.

Project update.

b. 10101-10107 Angelo View Drive:

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.

Package received: 01/05/15

Previous Action: 01/13/2015: BABCNC PLU Committee voted to oppose the haul route

01/28/2015: BABCNC Board voted to oppose the haul route

04/14/2015: Continued until EIR is published for comments.

05/06/2015: BABCNC issues position letter opposing the haul route

06/22/2015: Hillside Federation issues position letter opposing the project

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

8. New Packages Received: (07/10/2015 to 08/06/2015): Pending Assignment to Committee Members:

See Supplemental Documents: Note three (3) new projects. Items #8a through 8c.

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

Review of Reports Current Period: (Copies of relevant CNC report in supplement package) *(5 minutes)*

(Note if BABCNC PLU received a full package it will be noted above)

Reports as of 07/11/2015 & 07/25/2015

10. Upcoming Hearings (See supplemental documents): *(10 minutes)*

11. Hearing Updates: (See supplemental documents): *(5 minutes)*

12. Determination Letters Received:

13. Appeals filed Update:

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

(2 minutes)

15. Proactive Projects *(5 minutes)*

1. Proactive Projects Update by Committee Members

A. Report by Ad hoc Committee on Mansionization: Gary Plotkin

B. Ridge Line Ordinance: Don Loze

16. New Business and General Items for discussion: *(5 minutes)*

17. Adjournment:

NEXT BABCNC PLUC MEETING

Tuesday September 8, 2015

Stephen S. Wise Temple

15500 Stephen Wise Drive

Los Angeles, CA 90077

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

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

Year Mtg	Date Received	No.	Address Street	LA City Case #	Description	Lead Com. Member	Action by Committee		Action by Board		Letter Dated	Hearing Date	City Determ.
							Position	Date	Position	Date			
2015													
8	08/06/04	1680	Doheny Drive	AA 2015-2742-PMEX	Lot line adjustment								
	08/06/04	1728	Queens Court	AA 2015-2700-PMEX	Lot line adjustment								
	08/06/04	9321	Cherokee Lane	DIR 2015-2564-DRB-SPP-MSP	New SFD, Mulholland DRB								
7	07/01/15	8501	Nash	Height, side + front variance	New SFD	J Hall	P						
	07/01/15	1511	Tower Grove Dr	ZA 2015-2277-ZAA	Lot Line Adjustment	M Kemp	P						
	07/01/15	8341	Skyline Drive	Dir 2015-2430-DRB-SPP-MSP	New 1 story Kitchen expansion	M Kemp	P						
	06/14/15	8726	Arlene Terrace		New SFD; MDRG		N/P	07/14/15			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							
	06/14/15	9520	Hidden Valley Rd.	DIR 2015-1948-DRB-SPP-MSP	New SFD; demo existing SFD		N/P	07/14/15			N/A	06/18/15	
	06/14/15	15500	N. Stephen Wise Dr.	ZA 1989-147 CUZ PAZ	4277 s.f. new multi-purpose room		No/Ex	07/14/15			N/A	07/02/15	
6	05/30/15	1516	Stone Canyon Rd	AA 2015-1757-PMEX	Lot Line Adjustment								
	05/30/15	8517	West Franklin Ave		New SFD on a sub-standard road								
	05/30/15	10016	Charter Oak Lane	ZA 2015-1829-ZAD	New 2 story SFD on a sub-standard rd								
	05/30/15	1877	Rising Glen		Over in height wall	C Labiner	Cont						
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	
	04/17/15	1603	N. Beverly Glen	ZA-2015-1336-ZV	CUP for existing market	M Kemp							
	04/17/15	9416	Sierra Mar	AA 2015-1535-COC	Certificate of Compliance	C Labiner							
	04/17/15	2401	Briarcrest Road	DIR-2015-1650-DRP-SPP-SMP	SFD MDRB	B. Schlesinger					N/A	06/04/15	
	04/17/15	8765	W. Skyline Dr.	DIR 2015-426-DRB-SPP-MSP	New SFD	M Kemp					N/A		
4	03/30/15	176	N Ashdale Ave	ZA 2015-918F	Over in height wall	C Labiner	Deny	05/12/15	Deny	05/27/15			
	03/30/15	2576	Bowmont Drive	DIR 2015-803-DRB-MSP	Mulholland DRB	M Kemp	N/P	04/14/15	N/A	04/22/15	N/A	03/19/15	
	03/30/15	1177	Tower Grove Dr	AA 2015-567-PMLA	Lot Split	M Chasteen	Deny	05/12/15	Deny	05/27/15			
	03/30/15	2471	Nalin Dr	DIR 2015-938-DRB-SPP-MSP	Mulholland DRB	M Kemp	S/A	07/14/15	S/A	07/22/15		06/18/15	
	03/10/15	57-8461	Grand View Dr.	ZA 2015-718-ZAD ZAA	New SFD Substandard Street	J Hall	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	0 & 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	Crescent Drive	ZA 2014-4541-ZAD	New SFD on sub standard street	J Hall	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			
	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		
	02/10/15	1540	Skylark Lane	ZA 2015-366 ZAD	New SFD on sub standard street	M Kemp	Cont	03/10/15					
2	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		
2014	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		
	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	Cont	03/10/15				08/13/15	

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	Action by Committee		Action by Board		Letter Dated	Hearing Date	City Determ.
		No.	Street				Position	Date	Position	Date			
	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	
	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		
	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		
	10/14/14	11007	W Bellagio Place	ZA 2014-4714-ZAD	4 retaining walls	D Love	Deny	03/10/15	Deny	03/25/15	03/26/15		
	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	Recommend Approve with Conditions
Cont	Continued at Committee Level
App	Recommend Approval
Deny	Recommend Deny request
P	Pending
N/A	No Action taken
	= New project or pending tracking

**Entitlement Applications Received by Department of City Planning
(Sorted by Certified Neighborhood Council)
06/28/2015 to 07/11/2015**

Certified Neighborhood Council – Arroyo Seco							
Application Date	Case Number	Address	CD#	Community Plan Area	Project Description	Request Type	Applicant Contact
07/08/2015	DIR-2015-2558-CWNC	4016 N BERENICE AVE 90031	1	Northeast Los Angeles	PURSUANT TO LAMC 12.20.3 J CONFORMING WORK ON A NON-CONTRIBUTING ELEMENT IN THE HIGHLAND PARK-GARVANZA HPOZ FOR THE INSTALLATION OF A VINYL SLIDER WINDOW ON THE SOUTH ELEVATION OF THE HOME. ALL INTER	CWNC-CONFORMING WORK NON-CONTRIBUTING ELEMENTS	LEO ESPARZA (213)215-8121

CNC Records: 1

CNC Records: 1

Certified Neighborhood Council – Bel Air - Beverly Crest							
Application Date	Case Number	Address	CD#	Community Plan Area	Project Description	Request Type	Applicant Contact
07/10/2015	ENV-2015-2587-EAF	8426 W BRIER DR 90046	4	Hollywood	HAUL ROUTE FOR REMEDIAL GRADING	EAF-ENVIRONMENTAL ASSESSMENT	RANDALL AKERS (661)251-0565
07/09/2015	DIR-2015-2563-DRB-SPP	9321 W CHEROKEE LANE 90210	4	Bel Air - Beverly Crest	(N) SINGLE FAMILY DWELLING WITH ATTACHED GARAGE	DRB-DESIGN REVIEW BOARD	ANDREW ODOM (310)405-5352
07/09/2015	DIR-2015-2564-DRB-SPP	9321 W CHEROKEE LANE 90210	4	Bel Air - Beverly Crest	(N) SINGLE FAMILY DWELLING WITH ATTACHED GARAGE	DRB-DESIGN REVIEW BOARD	ANDREW ODOM (310)405-5352
07/09/2015	DIR-2015-2565-DRB-SPP-MSP	9321 W CHEROKEE LANE 90210	4	Bel Air - Beverly Crest	(N) SINGLE FAMILY DWELLING WITH ATTACHED GARAGE	DRB-DESIGN REVIEW BOARD	ANDREW ODOM (310)405-5352
07/09/2015	ENV-2015-2566-CE	9321 W CHEROKEE LANE 90210	4	Bel Air - Beverly Crest	(N) SINGLE FAMILY DWELLING WITH ATTACHED GARAGE	CE-CATEGORICAL EXEMPTION	ANDREW ODOM (310)405-5352
06/30/2015	ENV-2015-2468-EAF	2180 N STRADELLA ROAD 90077	5	Bel Air - Beverly Crest	A TWO-STORY SINGLE FAMILY DWELLING WITH ATTACHED 3-CAR GARAGE	EAF-ENVIRONMENTAL ASSESSMENT	SHAPOUR SHAJIRAT, DESIGN & CONSTRUCTION CENTER (818)755-9000
06/30/2015	ZA-2015-2469-ZV	2180 N STRADELLA ROAD 90077	5	Bel Air - Beverly Crest	A TWO-STORY SINGLE FAMILY DWELLING WITH ATTACHED 3-CAR GARAGE	ZV-ZONE VARIANCE	SHAPOUR SHAJIRAT, DESIGN & CONSTRUCTION CENTER (818)755-9000
07/01/2015	CHC-2015-2485-HCM	8935 W WONDERLAND AVE 90046	4	Bel Air - Beverly Crest	DESIGNATION OF THE WONDERLAND AIR FORCE BASE AS A HISTORIC-CULTURAL MONUMENT	HCM-HISTORIC CULTURAL MONUMENT	JIM NELSON (323)203-5882

**Entitlement Applications Received by Department of City Planning
(Sorted by Certified Neighborhood Council)
07/12/2015 to 07/25/2015**

Certified Neighborhood Council – Arroyo Seco							
Application Date	Case Number	Address	CD#	Community Plan Area	Project Description	Request Type	Applicant Contact
07/17/2015	CPC-2015-2658-PAD	625 E COLEMAN AVE 90042	14	Northeast Los Angeles	MAINTENANCE & USE OF 3 TEMPORARY CLASSROOM TRAILERS THROUGH JULY 2020.	PAD-PLAN APPROVAL ONLY FOR A DEEMED-TO-BE-APPROVED CU	ROBERTA LAMISHAW (818)781-0016
07/17/2015	ENV-2015-2659-CE	625 E COLEMAN AVE 90042	14	Northeast Los Angeles	MAINTENANCE & USE OF 3 TEMPORARY CLASSROOM TRAILERS THROUGH JULY 2020.	CE-CATEGORICAL EXEMPTION	ROBERTA LAMISHAW (818)781-0016
07/23/2015	DIR-2015-2698-SPP	700 W ROME DR 90065	1	Northeast Los Angeles	SPECIFIC PLAN PROJECT PERMIT COMPLIANCE FOR A 612 SQUARE-FOOT ADDITION, A NEW 531 SQUARE-FOOT GUEST HOUSE, AND A NEW SWIMMING POOL.	SPP-SPECIFIC PLAN PROJECT PERMIT COMPLIANCE	MARTIN KROPP (310)455-9650
07/23/2015	ENV-2015-2699-CE	700 W ROME DR 90065	1	Northeast Los Angeles	SPECIFIC PLAN PROJECT PERMIT COMPLIANCE FOR A 612 SQUARE-FOOT ADDITION, A NEW 531 SQUARE-FOOT GUEST HOUSE, AND A NEW SWIMMING POOL.	CE-CATEGORICAL EXEMPTION	MARTIN KROPP (310)455-9650
CNC Records: 4							

CNC Records: 4

Certified Neighborhood Council -- Bel Air - Beverly Crest							
Application Date	Case Number	Address	CD#	Community Plan Area	Project Description	Request Type	Applicant Contact
07/22/2015	ENV-2015-2688-EAF	8685 W FRANKLIN AVE 90069	4	Hollywood	EAF FOR HAUL ROUTE FOR THE EXPORT OF 4811 CUBIC YARDS OF EARTH	EAF-ENVIRONMENTAL ASSESSMENT	ASHRAF HEMMATI (310)709-3854
07/24/2015	CHC-2015-2719-HCM	1650 N QUEENS ROAD 90069	4	Hollywood	POLITO HOUSE HISTORIC-CULTURAL MONUMENT	HCM-HISTORIC CULTURAL MONUMENT	CHARLES FISHER (323)256-3593
07/24/2015	ENV-2015-2720-CE	1650 N QUEENS ROAD 90069	4	Hollywood	POLITO HOUSE HISTORIC-CULTURAL MONUMENT	CE-CATEGORICAL EXEMPTION	CHARLES FISHER (323)256-3593
07/23/2015	AA-2015-2700-PMEX	1728 N QUEENS CT 90069	4	Hollywood	PURSUANT TO GOV. CODE SEC. 66412 A LOT LINE ADJUSTMENT BETWEEN 3 LOTS RESULTING IN 2 PARCELS.	PMEX-PARCEL MAP EXEMPTION	GREG TAYLOR (818)716-5770
CNC Records: 4							

CNC Records: 4

CITY OF LOS ANGELES
CALIFORNIA



DEPARTMENT OF CITY PLANNING

NOTICE OF PUBLIC HEARING

To Owners: ☐ Within a 100-Foot Radius
☐ Within a 500-Foot Radius
☒ Abutting a Proposed Development Site

And Occupants: ☐ Within a 100-Foot Radius
☐ Within a 500-Foot Radius
And: ☐ Others

This notice is sent to you because you own property or are an occupant residing near a site for which an application, as described below, has been filed with the Department of City Planning. All interested persons are invited to attend the public hearing at which you may listen, ask questions, or present testimony regarding the project.

Hearing: Office of Zoning Administration
Date: Thursday, August 13, 2015
Time: 10:00 a.m.
Place: Los Angeles City Hall
200 North Spring Street, Room 1020
(Enter from Main Street)
Los Angeles, CA 90012

Case No.: ZA 2014-3721(ZAD)(ZAA)
CEQA No.: ENV 2014-3722-MND
Council No.: 4
Plan Area: Hollywood
Zone: R1-1

Applicant: Rozae Nichols, Ian Murrough
and Tracy Hoffman

Representative: Randall Akers

Staff Contact: Nora Dresser
Phone No.: (213) 978-1346
Nora.dresser@lacity.org

PROJECT LOCATION: 8904 Crescent Drive

REQUESTED ACTION: The Zoning Administrator will consider:

1. Pursuant to the provisions of Section 12.24-X,28 of the Los Angeles Municipal Code, a Zoning Administrator's Determination to permit a deviation from Section 12.21-C,10(i)(2) of the Los Angeles Municipal Code to allow roadway widening to a width of less than 20 feet as required by the Code for a substandard hillside street, and relief from providing a 20-foot wide continuous paved roadway width from the driveway apron to the boundary of the hillside area required by Section 12.21-C,10(i)(3), and 2) Pursuant to the provisions of Section 12.28 of the Los Angeles Municipal Code, a Zoning Administrator's Adjustment to permit a rear yard of 7 feet 6 inches in lieu of 15-foot rear yard required by Section 12.21-C,10(a) in order to allow the demolition of an existing single-family home and the construction of a 28-foot tall 3,226 square foot single-family home sited on a 7,970 square-foot lot zoned R1-1.

2. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, adopt the Mitigated Negative Declaration (MND) for the above referenced project.

The purpose of the hearing is to obtain testimony from affected and/or interested persons regarding this project. The environmental document will be among the matters considered at the hearing. The decision maker will consider all the testimony presented at the hearing, written communication received prior to or at the hearing, and the merits of the project as it relates to existing environmental and land use regulations.

Exhaustion Of Administrative Remedies: If you challenge a City action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence on these matters delivered to the Department before the action on this matter will become a part of the administrative record. Note: This may not be the last hearing on this matter.

Advice To Public: The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the Los Angeles City Planning Department, Office of Zoning Administration, 200 N. Spring Street, Room 763, Los Angeles, CA 90012 (attention: Nora Dresser).

Review Of File: The file, including the application and the environmental assessment, are available for public inspection at this location between the hours of 8:00 a.m. to 4:00 p.m., Monday through Friday. Please call (213) 978-1318 several days in advance to assure that the files will be available. The files are not available for review the day of the hearing.

Accommodations: As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability. The hearing facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. Other services, such as translation between English and other languages, may also be provided upon request.

To ensure availability of services, please make your request no later than three working days (72 hours) prior to the hearing by calling the staff person referenced in this notice.

Como entidad cubierta bajo el Título II del Acto de los Americanos con Desabilidades, la Ciudad de Los Angeles no discrimina. La facilidad donde la junta se llevará a cabo y su estacionamiento son accesibles para sillas de ruedas. Traductores de Lengua de Muestra, dispositivos de oído, u otras ayudas auxiliares se pueden hacer disponibles si usted las pide en avance. Otros servicios, como traducción de Inglés a otros idiomas, también pueden hacerse disponibles si usted los pide en avance.

Para asegurar la disponibilidad de éstos servicios, por favor haga su petición al mínimo de tres días (72 horas) antes de la reunión, llamando a la persona del personal mencionada en este aviso.

CITY OF LOS ANGELES
CALIFORNIA



DEPARTMENT OF CITY PLANNING

NOTICE OF PUBLIC HEARING

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Hearing: Office of Zoning Administration
Date: Thursday, August 13, 2015
Time: 11:00 a.m.
Place: Los Angeles City Hall
200 North Spring Street, Room 1020
(Enter from Main Street)
Los Angeles, CA 90012

Case No.: ZA 2014-3877(ZV)
CEQA No.: ENV 2014-3878-CE
Council No.: 4
Plan Area: Hollywood
Zone: R1-1

Applicant: Asha S. Bhansali, Trustee

Representative: Tom Stemnock

Staff Contact: Michael Sin
Phone No.: (213) 978-1345
Michael.Sin@lacity.org

PROJECT LOCATION: 1751-1781 North Viewmont Drive

REQUESTED ACTION: The Zoning Administrator will consider:

1. Pursuant to the provisions of Section 12.27 of the Los Angeles Municipal Code, a variance to allow the construction of two-story addition with a maximum height of 55 feet in lieu of the maximum height of 28 feet allowed by Section 12.21,C-10(d) in conjunction with a proposed 3,490 square-foot addition/remodel to an existing single-family residence with a 524 square-foot attached garage on a 29,358 square-foot site in the R1-1 Zone.
2. Pursuant to Section 21084 of the California Public Resources Code, the above referenced project has been determined not to have a significant effect on the environment and which shall therefore be exempt from the provisions of CEQA.

The purpose of the hearing is to obtain testimony from affected and/or interested persons regarding this project. The environmental document will be among the matters considered at the hearing. The decision

maker will consider all the testimony presented at the hearing, written communication received prior to or at the hearing, and the merits of the project as it relates to existing environmental and land use regulations.

Exhaustion Of Administrative Remedies: If you challenge a City action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence on these matters delivered to the Department before the action on this matter will become a part of the administrative record. Note: This may not be the last hearing on this matter.

Advice To Public: The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the Los Angeles City Planning Department, Office of Zoning Administration, 200 N. Spring Street, Room 763, Los Angeles, CA 90012 (attention:).

Review Of File: The file, including the application and the environmental assessment, are available for public inspection at this location between the hours of 8:00 a.m. to 4:00 p.m., Monday through Friday. Please call (213) 978-1318 several days in advance to assure that the files will be available. The files are not available for review the day of the hearing.

Accommodations: As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability. The hearing facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. Other services, such as translation between English and other languages, may also be provided upon request.

To ensure availability of services, please make your request no later than three working days (72 hours) prior to the hearing by calling the staff person referenced in this notice.

Como entidad cubierta bajo el Título II del Acto de los Americanos con Desabilidades, la Ciudad de Los Angeles no discrimina. La facilidad donde la junta se llevará a cabo y su estacionamiento son accesibles para sillas de ruedas. Traductores de Lengua de Muestra, dispositivos de oído, u otras ayudas auxiliares se pueden hacer disponibles si usted las pide en avance. *Otros servicios, como traducción de Inglés a otros idiomas, también pueden hacerse disponibles si usted los pide en avance.*

Para asegurar la disponibilidad de éstos servicios, por favor haga su petición al mínimo de tres días (72 horas) antes de la reunión, llamando a la persona del personal mencionada en este aviso.



ZONE VARIANCE

LEGAL: LOTS 23-25, 55-57, AND PORTION OF LOTS 54 & 58, TRACT NO. 8401. (SEE APPLICATION)

C.D. 4
C.T. 1942.00
P.A. HOLLYWOOD

GC MAPPING SERVICE, INC.

3055 WEST VALLEY BOULEVARD
ALHAMBRA CA 91803
(626) 441-1080 FAX (626) 441-8850
gcmapping@radiusmaps.com

0.82 NET AC.

CASE NO.
DATE: 10-08-2014
SCALE: 1" = 100'
USES FIELD
D.M. 147 B 169,
147 B 173
T.B. PAGE: 592 GRID: J-4

CITY OF LOS ANGELES
CALIFORNIA



DEPARTMENT OF CITY PLANNING

NOTICE OF PUBLIC HEARING

To Owners: ☐ Within a 100-Foot Radius
☒ Within a 500-Foot Radius
☐ Abutting a Proposed Development Site

And Occupants: ☐ Within a 100-Foot Radius
☒ Within a 500-Foot Radius
And: ☐ Others

This notice is sent to you because you own property or are an occupant residing near a site for which an application, as described below, has been filed with the Department of City Planning. All interested persons are invited to attend the public hearing at which you may listen, ask questions, or present testimony regarding the project.

Hearing: Office of Zoning Administration

Date: Thursday, August 13, 2015

Time: 9:00 a.m.

Place: West Los Angeles Municipal Building
Second Floor Hearing Room
1645 Corinth Avenue
Los Angeles, CA 90025

Case No.: ZA 2014-3685(ZV)(ZAA)

CEQA No.: ENV 2014-3686-CE

Council No.: 5

Plan Area: Bel Air-Beverly Crest

Zone: RE15-1

Applicant: Lowell and Stephanie Simon

Representative: Kiyoshi Graves

Staff Contact: Antonio Isaia
Phone No.: (213) 978-1353
Antonio.Isaia@lacity.org

PROJECT LOCATION: 1326 North San Ysidro Drive

REQUESTED ACTION: The Zoning Administrator will consider:

1. Pursuant to the provisions of Section 12.27 of the Los Angeles Municipal Code, a variance to allow the continued use of accessory living quarters otherwise not permitted by Section 12.07.01-A,1, and 2) Pursuant to the provisions of Section 12.28 of the Los Angeles Municipal Code, a Zoning Administrator's Adjustment to permit the continuance of an existing 0-foot side yard setback in lieu of the 6-foot side yard setback required by Section 12.21-C,10(a) and 3) an Adjustment to permit the continuance of an existing rear yard setback of 0 feet in lieu of the 25-foot rear yard setback required by Section 12.21-C,10(a); all in conjunction with the legalization of an existing 324 accessory living quarters located over an existing detached garage on an 8,179 square-foot lot in the RE15-1 Zone.
2. Pursuant to Section 21084 of the California Public Resources Code, the above referenced project has been determined not to have a significant effect on the environment and which shall therefore be exempt from the provisions of CEQA.

ng rear yard setback of 0 feet in lieu of the 25-foot rear yard setback required by Section 12.21-C,10(a); all in conjunction with the legalization of an existing 324 accessory living quarters located over an existing detached garage on an 8,179 square-foot lot in the RE15-1 Zone.

2. Pursuant to Section 21084 of the California Public Resources Code, the above referenced project has been determined not to have a significant effect on the environment and which shall therefore be exempt from the provisions of CEQA.

The purpose of the hearing is to obtain testimony from affected and/or interested persons regarding this project. The environmental document will be among the matters considered at the hearing. The decision maker will consider all the testimony presented at the hearing, written communication received prior to or at the hearing, and the merits of the project as it relates to existing environmental and land use regulations.

Exhaustion Of Administrative Remedies: If you challenge a City action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence on these matters delivered to the Department before the action on this matter will become a part of the administrative record. Note: This may not be the last hearing on this matter.

Advice To Public: The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the Los Angeles City Planning Department, Office of Zoning Administration, 200 N. Spring Street, Room 763, Los Angeles, CA 90012 (attention: Antonio Isaia).

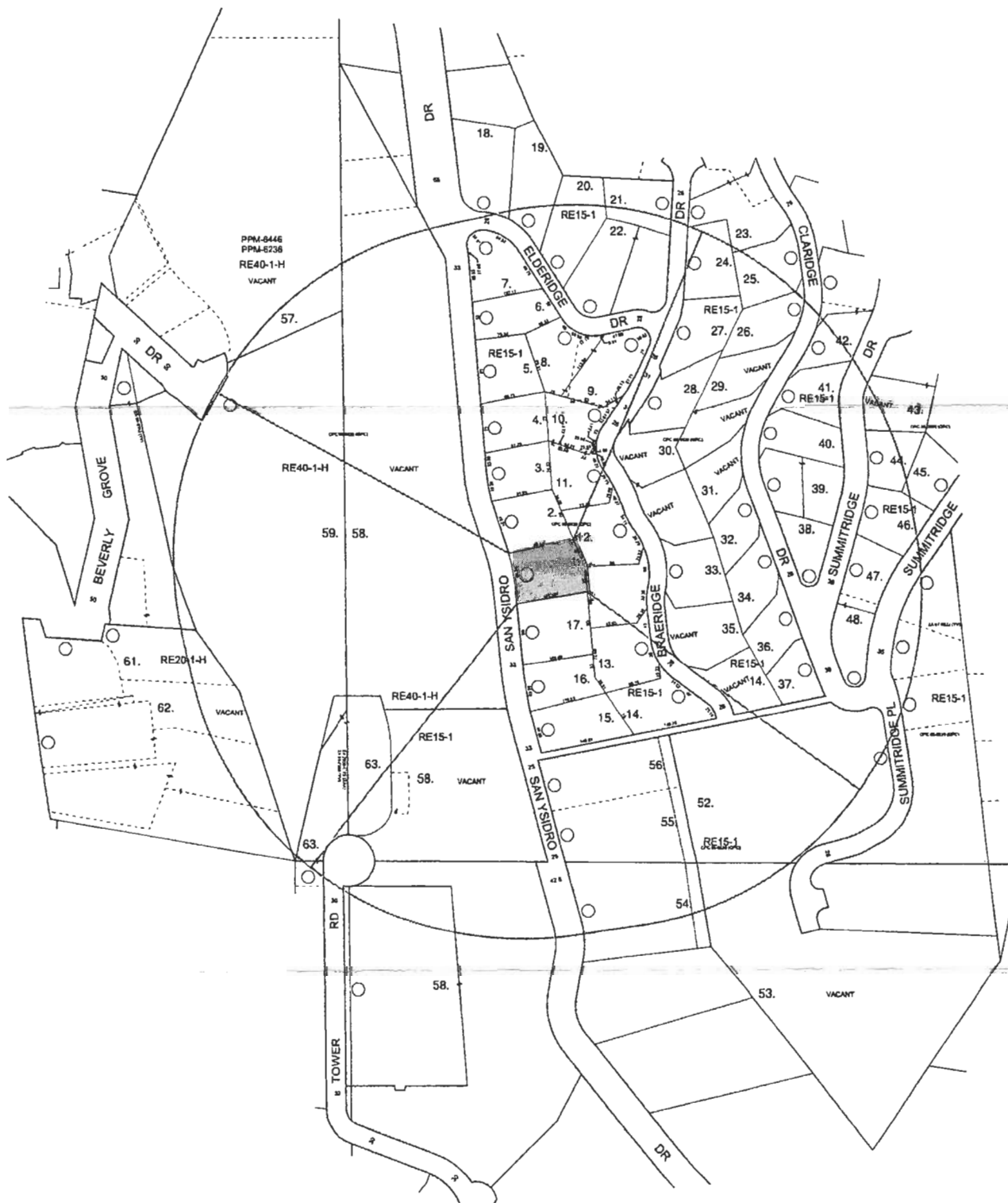
Review Of File: The file, including the application and the environmental assessment, are available for public inspection at this location between the hours of 8:00 a.m. to 4:00 p.m., Monday through Friday. Please call (213) 978-1318 several days in advance to assure that the files will be available. The files are not available for review the day of the hearing.

Accommodations: As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability. The hearing facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. Other services, such as translation between English and other languages, may also be provided upon request.

To ensure availability of services, please make your request no later than three working days (72 hours) prior to the hearing by calling the staff person referenced in this notice.

Como entidad cubierta bajo el Título II del Acto de los Americanos con Desabilidades, la Ciudad de Los Angeles no discrimina. La facilidad donde la junta se llevará a cabo y su estacionamiento son accesibles para sillas de ruedas. Traductores de Lengua de Muestra, dispositivos de oído, u otras ayudas auxiliares se pueden hacer disponibles si usted las pide en avance. Otros servicios, como traducción de Inglés a otros idiomas, también pueden hacerse disponibles si usted los pide en avance.

Para asegurar la disponibilidad de éstos servicios, por favor haga su petición al mínimo de tres días (72 horas) antes de la reunión, llamando a la persona del personal mencionada en este aviso.



ZONE VARIANCE

1326 N. SAN YSIDRO DR. / A.P.N.: 4355-006-029

LEGAL DESCRIPTION:

ZONE : RE15-1
T.B. PAGE : 592
GRID : O-5
MAP REF. : M B 112-9/12
TRACT : TR 8080

BLK: NONE
LOT: 28
C.D.: 5
C.T.: 2611.02
P.A.: BEL AIR - BEVERLY CREST

OWNER / APPLICANT
GUNGIRLS LLC
1326 SAN YSIDRO DR.
BEVERLY HILLS, CA 90210

CONTACT
KIYOSHI GRAVES
URBAN PLANNING STUDIOS
4144 1/2 SOMERS AVE
LOS ANGELES, CA 90065
kg@urbanplanningstudios.com

CASE:

DATE: 09-29-2014
UPDATED:

D.M. NO. : 147 B 157
USES : FIELD
NET AC. : 0.187
SCALE : 1" = 100'



CITY OF LOS ANGELES
CALIFORNIA



DEPARTMENT OF CITY PLANNING

NOTICE OF PUBLIC HEARING

To Owners: ☐ Within a 100-Foot Radius
☐ Within a 500-Foot Radius
☒ Abutting a Proposed Development Site

And Occupants: ☐ Within a 100-Foot Radius
☐ Within a 500-Foot Radius
And: ☐ Others

This notice is sent to you because you own property or are an occupant residing near a site for which an application, as described below, has been filed with the Department of City Planning. All interested persons are invited to attend the public hearing at which you may listen, ask questions, or present testimony regarding the project.

Hearing: Office of Zoning Administration

Date: Thursday, August 20, 2015

Time: 10:00 a.m.

Place: Los Angeles City Hall
200 North Spring Street, Room 1020
(Enter from Main Street)
Los Angeles, CA 90012

Case No.: ZA 2015-0613(ZAD)

CEQA No.: ENV 2015-614-CE

Council No.: 4

Plan Area: Hollywood

Zone: R1-1

Applicant: Jim Knight and Lauren Costa

Representative: Mark Bittoni

Staff Contact: Kellen Hoime
Phone No.: (213) 473-9769
Kellen.Hoime@lacity.org

PROJECT LOCATION: 8569 West Appian Way

REQUESTED ACTION: The Zoning Administrator will consider:

1. Pursuant to the provisions of Section 12.24-X,28 of the Los Angeles Municipal Code, a Zoning Administrator's Determination to permit a reduced front yard setback of 9 feet 8 inches in lieu of the prevailing setback of 10 feet as required by Section 12.21-C,10(a)(1), and to permit a deviation from Sections 12.21-C,10(i)(2) and (3) of the Los Angeles Municipal Code to allow relief from providing improvements to a minimum width of 20 feet for lots fronting on substandard hillside streets and from providing a minimum continuous paved roadway from the site to the boundary of the Hillside area, in conjunction with the proposed addition of 884 square feet of area to an existing 971 square-foot single-family residence with 402 square-foot detached carport on a 5,200 square-foot lot.
2. Pursuant to Section 21084 of the California Public Resources Code, the above referenced project has been determined not to have a significant effect on the environment and which shall therefore be exempt from the provisions of CEQA.

The purpose of the hearing is to obtain testimony from affected and/or interested persons regarding this project. The environmental document will be among the matters considered at the hearing. The decision maker will consider all the testimony presented at the hearing, written communication received prior to or at the hearing, and the merits of the project as it relates to existing environmental and land use regulations.

Exhaustion Of Administrative Remedies: If you challenge a City action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence on these matters delivered to the Department before the action on this matter will become a part of the administrative record. Note: This may not be the last hearing on this matter.

Advice To Public: The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the Los Angeles City Planning Department, Office of Zoning Administration, 200 N. Spring Street, Room 763, Los Angeles, CA 90012 (attention: Kellen Hoime).

Review Of File: The file, including the application and the environmental assessment, are available for public inspection at this location between the hours of 8:00 a.m. to 4:00 p.m., Monday through Friday. Please call (213) 978-1318 several days in advance to assure that the files will be available. The files are not available for review the day of the hearing.

Accommodations: As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability. The hearing facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. Other services, such as translation between English and other languages, may also be provided upon request.

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Como entidad cubierta bajo el Título II del Acto de los Americanos con Desabilidades, la Ciudad de Los Angeles no discrimina. La facilidad donde la junta se llevará a cabo y su estacionamiento son accesibles para sillas de ruedas. Traductores de Lengua de Muestra, dispositivos de oído, u otras ayudas auxiliares se pueden hacer disponibles si usted las pide en avance. *Otros servicios, como traducción de Inglés a otros idiomas, también pueden hacerse disponibles si usted los pide en avance.*

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CITY OF LOS ANGELES
CALIFORNIA



DEPARTMENT OF CITY PLANNING

NOTICE OF PUBLIC HEARING

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☒ Abutting a Proposed Development Site

And Occupants: ☐ Within a 100-Foot Radius
☐ Within a 500-Foot Radius
And: ☐ Others

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Hearing: Office of Zoning Administration

Date: Friday, August 28, 2015

Time: 9:30 a.m.

Place: Marvin Braude San Fernando Valley
Constituent Services Center
6262 Van Nuys Boulevard, Room 1B
Van Nuys, CA 91401

Case No.: ZA 2014-4243(F)
CEQA No.: ENV 2014-4242-CE
Council No.: 4
Plan Area: Bel Air-Beverly Crest
Zone: RE15-1-H

Applicant: Marc Ware

Representative: Randall Akers

Staff Contact: Marianne King
Phone No.: (818) 374-5059
Marianne.King@lacity.org

PROJECT LOCATION: 2301 North Kimridge Road

REQUESTED ACTION: The Zoning Administrator will consider:

1. A Zoning Administrator's Determination, pursuant to the provisions of Section 12.24-X,7 to allow the construction and continued use of a wall with a maximum height of 8-feet in lieu of the maximum 3-1/2 feet otherwise permitted in the front yard by Section 12.21-C,1(g) of the Code, in conjunction with the occupancy of a single-family residence located on a 15,807 square-foot site in the RE15-1-H Zone.
2. Pursuant to Section 21084 of the California Public Resources Code, the above referenced project has been determined not to have a significant effect on the environment and which shall therefore be exempt from the provisions of CEQA.

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maker will consider all the testimony presented at the hearing, written communication received prior to or at the hearing, and the merits of the project as it relates to existing environmental and land use regulations.

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Advice to Public: The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the Los Angeles City Planning Department, Zoning Administration Section, 6262 Van Nuys Boulevard, Room 351, Van Nuys, CA 91401 (attention: Marianne King).

Review of File: The file, including the application and the environmental assessment, are available for public inspection at this location between the hours of 7:30 a.m. to 4:30 p.m. Monday, Tuesday, Thursday and Friday, 9:00 a.m. to 4:30 p.m. Wednesday. Please call (818) 374-5074 several days in advance to assure that the files will be available. The files are not available for review the day of the hearing.

Accommodations: As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability. The hearing facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. Other services, such as translation between English and other languages, may also be provided upon request.

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BOARD OF PUBLIC WORKS
MEMBERS

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PRESIDENT

MONICA RODRIGUEZ
VICE PRESIDENT

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PRESIDENT PRO TEMPORE

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CITY OF LOS ANGELES

CALIFORNIA



ERIC GARCETTI

MAYOR

DEPARTMENT OF
PUBLIC WORKS

BUREAU OF
ENGINEERING

GARY LEE MOORE, PE, ENV SP
CITY ENGINEER

1149 S. BROADWAY, SUITE 700
LOS ANGELES, CA 90015-2213

<http://eng.lacity.org>

July 10, 2015

**NOTICE OF DETERMINATION FOR INSTALLATION OF ABOVE GROUND FACILITY
ADJACENT TO 1207 N. BEVERLY ESTATE DRIVE ON BENEDICT CANYON DRIVE SIDE OF
LOT – CITY REFERENCE NO. 2015006114**

Attention: Bel Air-Beverly Crest Neighborhood Council

A notification letter was sent to you recently regarding the proposed installation of an Above Ground Facility (AGF) within the public right-of-way near your property. The permit is for an electric meter cabinet only (48" H x 16" W x 17" D). The T-Mobile installation also includes an existing 43' high utility pole with antenna array, and two existing cabinets. The existing utility pole, antenna array, and two cabinets are exempt from the AGF permitting process.

On July 9, 2015, the Bureau of Engineering made a determination that the above-referenced permit application from T-Mobile meets the requirements of the Los Angeles Municipal Code Section 62.08 and will continue to process the permit.

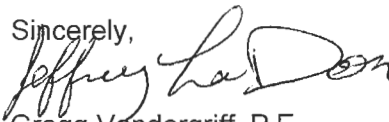
The AGF ordinance allows homeowners or residents who qualify for notification to appeal a determination within 14 days of the date of this letter. However, the ordinance does not allow the council district office, neighborhood council or homeowner association to appeal an AGF permit application. Only the homeowner or resident of the homeowner association may make such an appeal.

Homeowners or residents may file an appeal by mailing a letter of appeal with a check in the amount of \$100.00 made payable to the City of Los Angeles. Appeals along with the \$100.00 fee must be received by the Bureau of Engineering on or before **July 24, 2015** in order to be accepted. Please submit your letter of appeal to the following address:

Central District – AGF Group
Bureau of Engineering/Department of Public Works
201 N. Figueroa Street, Ste. 770
Los Angeles, CA 90012

If you have any questions and concerns regarding the proposed installation and/or appeal process, please contact Jeff La Dou at (213) 482-7467.

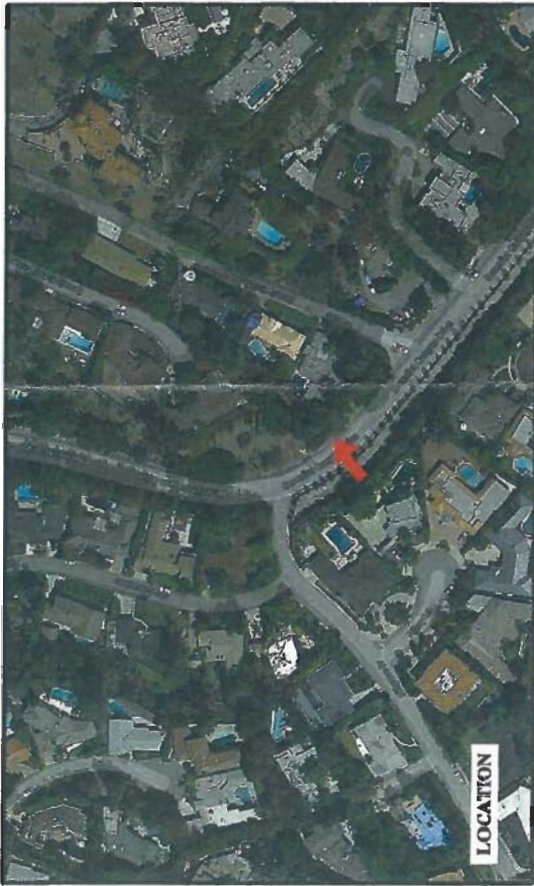
Sincerely,

for 

Gregg Vandergriff, P.E.
Telecom AGF Manager
Central District

GV/JL:jl





SITE ID:
SV00732A
 1290 1/2 BENEDICT CANYON DR. BEVERLY HILLS, CA 90210



VIEW NOTE:
 LOOKING NORTHWEST AT PROPOSED PROJECT



Synergy
 Engineering Services, Inc.
 16147 Wyandotte St. Van Nuys, CA 91406
 Office: (818) 840-0808 Fax: (818) 840-0708



City of Los Angeles
 Cultural Affairs Department
 201 N. Figueroa St. Ste. 1400
 Los Angeles CA 90012

Handwritten signature and date: 6-18-15