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

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

Tuesday, July 14, 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			Maureen Levinson		
Michael Chasteen, Vice Chair			Dan Love		
Robin Greenberg			Don Loze		
Jamie Hall			Nickie Miner		
Caroline Labiner			Gary Plotkin		
			Robert Schlesinger (Alt.)		

- 2. Approval of Minutes** – May 12, 2015 & June 9, 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. 8951 St. Ives Drive

ZA 2014-1870 (ZAA)

Request for 2nd Dwelling Unit. Additional request from original submission. BABCNC previous position of 10/17/2014 was to take “no exception” on the original request.

Applicant presented project at June 2015 Meeting.

b. Vacation of road easement at 2165 Basil Lane

Update, Discussion, and possible motion.

c. Appeal of Crisler Way road

Appeal to Board of Public Works of CEQA determination for B-Permit No. BR402571.

7. Current Case Updates by PLUC Members on continued projects from June 2015 Mtg.

(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

Assigned to: Nickie Miner

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

8. New Packages Received: (06/05/2015 to 07/09/2015): Pending Assignment to Committee Members:

See Supplemental Documents: Note seven (7) new projects. Items #8a through 8g.

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)

05/31/2015 to 06/13/2015

06/15/2015 to 06/28/2015

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	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	

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*ALSO Admitted in Texas
**ALSO Admitted in Oregon

July 2, 2015

VIA PERSONAL DELIVERY

City Council
via Los Angeles City Clerk
200 N. Spring Street, Room 360
MS 160-01
Los Angeles, California 90012

Re: Appeal to Board of Public Works of CEQA Determination for B-Permit No. BR402571 (Public Resources Code Section 21151(c))

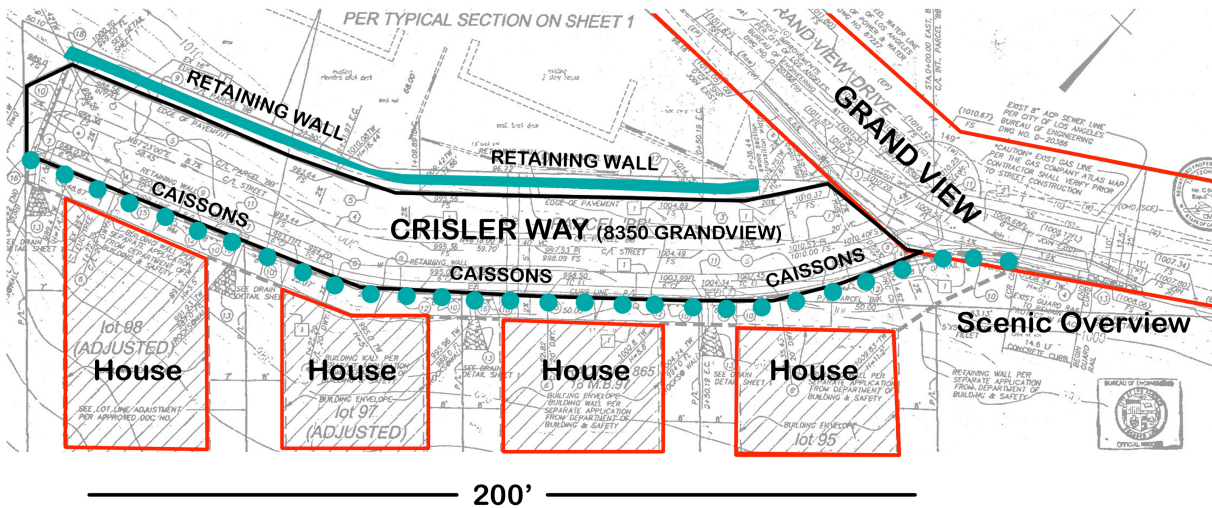
Dear Madame Clerk:

Concerned Citizens of Kirkwood Bowl ("CCKB"), an unincorporated association, hereby appeals any environmental determination (or failure to issue a determination) that has been issued for B-Permit No. BR402571 under the California Environmental Quality Act. This right to appeal is provided for via Public Resources Code Section 21151(c).

The Project

The City of Los Angeles Bureau of Engineering ("BOE" or "City") approved B Permit No. BR402571 on or about June 17, 2015 (hereinafter referred to as "Project."). The B-Permit would authorize the construction of a road known as "Crisler Way" – which is a "paper road." In other words, it only exists on paper. In reality, the road is part of a steep undeveloped hillside in the Hollywood Hills in a neighborhood known as the "Kirkwood Bowl." The plans submitted for B-Permit No. BR402571 demonstrate that the road would facilitate the construction of four new single-family homes. The plans also show that the road would be approximately 200 feet in length and would require up to 30 caissons and two large retaining walls. A marked up screenshot from the plans is depicted below.

The Plans



Non-Compliance with CEQA

The City either did not conduct any review for the Project as required by the California Environmental Quality Act (“CEQA”) or erroneously determined that the Project was exempt from CEQA. The City previously determined that the *dedication* of the road was exempt from CEQA in 2006 via Ordinance No. 177533. However, the City did not approve the construction of the road at that time – only the dedication of the road. In other words, no physical change to the environment was proposed at that time. In issuing the B-Permit, the City failed to comply with the California Environmental Quality Act (“CEQA”) as follows:

1. Failure to Conduct Preliminary Review under CEQA

The City was required to conduct a Preliminary Review to determine whether the Project was subject to CEQA before approving the B-Permit. CEQA Guidelines §15060, Pub. Resources Code § 21065. CEQA Guidelines § 15060(c) establishes a clear duty, stating “a lead agency must first determine whether an activity is subject to CEQA” However, there is no evidence in the Record that the City performed a Preliminary Review for the Project. This failure to perform a Preliminary Review constitutes failure to perform the City’s duty. *Davidon Homes v. City of San Jose* (1997) 54 Cal.App.4th 106, 117 (“There is no indication that any preliminary environmental review was conducted before the exemption decision was made. The agency produced no evidence to support its decision and we find no mention of CEQA in the various staff reports. A determination which has the effect of dispensing with further environmental review at the earliest possible stage requires something more.”) The City’s approval of the Project, in contravention of this duty, was an abuse of discretion.

2. Unlawful “Piecemealing”

There are reasonably foreseeable significant environmental impacts associated with the construction of four new single-family homes on a substandard hillside road. It is clear that construction of the road at issue is intended to facilitate development. In fact the plans for the B-

Permit use the word “building envelope” and outline spaces for four new homes. New single family homes constructed on Grand View generally require a zoning permit pursuant to LAMC 12.21 A.17, namely a Zoning Administrator’s Determination (or “ZAD”), public hearings, and require extensive environmental review under CEQA. For example, there are three new homes proposed on Grand View at this time and the City is conducting an Initial Study and has proposed Mitigated Negative Declarations (“MNDs”) for each of these projects. *See* ZA 2014-3436-ZV ZAD (8289 Grand View), ZA 2015-718-ZAD-ZAA (8461 Grand View) and ZA-2014-2854-ZAD-ZAA (8413 Grand View). An extensive environmental critique (consisting of 100 pages) was commissioned by residents for the home located at 8413 Grand View outlining the environmental impacts of that project. The City is still evaluating this project and has not issued any approval to date. There are similar, albeit heightened, environmental concerns related to the construction of a new road and four new homes along Crisler Way. Moreover, the road that Crisler Way will connect to (Grand View Drive) contains only one entry and exit point, has extremely limited parking, and is located in a high fire hazard severity zone. In fact, the historic Kirkwood Bowl fire occurred in 1979 at this exact location and burned down numerous homes. Also, the construction of the road itself will require excavation and hauling of dirt and there is no evidence that the City has approved a hauling route, which requires notice and a public hearing. In sum, there are very real environmental impacts associated with the Project that need to be analyzed.

The failure of the City to conduct an environmental review for the Project at this stage would amount to piecemealing, which is prohibited. *Berkeley Keep Jets Over the Bay Committee v. Board of Port Comm'rs* (2001) 91 Cal.App.4th 1344, 1358 ("There is no dispute that CEQA forbids "piecemeal" review of the significant environmental impacts of a project.") CEQA contemplates consideration of environmental consequences at the “earliest possible stage, even though more detailed environmental review may be necessary later.” *Leonoff v. Monterey County Bd. of Supervisors* (1990) 222 Cal.App.3d 1337, 1346. The requirements of CEQA cannot be avoided by piecemeal review which results from “chopping a large project into many little ones-each with a minimal potential impact on the environment-which cumulatively may have disastrous consequences.” *Bozung v. Local Agency Formation Com.* (1975) 13 Cal.3d 263, 283–284; *City of Antioch v. City Council* (1986) 187 Cal.App.3d 1325, 1333; *Rio Vista Farm Bureau Center v. County of Solano* (1992) 5 Cal.App.4th 351, 370. For example, “[w]here an individual project is a necessary precedent for action on a larger project, or commits the lead agency to a larger project, with significant environmental effect, an EIR must address itself to the scope of the larger project.” CEQA Guidelines, § 15165.

3. Cumulative and Growth-Inducing Impacts

CEQA mandates that a public agency consider, among other impacts, a project’s potential growth-inducing impacts. (CEQA Guidelines §15126(d), §15126.2(d); *Napa Citizens for Honest Government v. Napa County Bd. of Supervisors* (2001) 91 Cal.App.4th 342, 368.) Here, the full improvement of this portion of Crisler Drive is likely to result in the development of at least four new homes that will be serviced by this roadway. The environmental effects of the road construction could therefore be cumulative and potentially growth-inducing.

Conclusion

Because the Project is not exempt from CEQA, the City should immediately issue a stop work order, conduct a public hearing and either rescind the B-Permit or require the Board of Public Works to conduct Initial Study under CEQA. *See* CEQA Guidelines § 15070(a).

If you have any questions, feel free to call me at 31-982-1760.

Sincerely,



Jamie T. Hall

Bel Air - Beverly Crest Neighborhood Council

Planning & Land Use Committee

Project Tracking List

Year	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				
2015	07/01/15	8501	Nash		Height, side + front variance	New SFD								
	07/01/15	1511	Tower Grove Dr	ZA 2015-2277-ZAA	Lot Line Adjustment									
	07/01/15	8341	Skyline Drive	Dir 2015-2430-DRB-SPP-MSP	New 1 story Kitchen expansion									
	06/14/15	8726	Arlene Terrace		New SFD; MDRG							07/02/15		
	06/14/15	2211	Stanley Hills Dr	ZA 2015-2074 (ZAD)	New SFD on a sub-standard road									
	06/14/15	9520	Hidden Valley Rd.	DIR 2015-1948-DRB-SPP-MSP	New SFD; demo existing SFD								06/18/15	
	06/14/15	15500	N. Stephen Wise Dr.	ZA 1989-147 CUZ PAZ	4277 s.f. new multi-purpose room								07/02/15	
	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									
	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			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							06/04/15	
	04/17/15	8765	W. Skyline Dr.	DIR 2015-426-DRB-SPP-MSP	New SFD	M Kemp								
	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			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	P						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				
	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						
	01/13/15	10101	W Angeleo View	ENV 2014-4540 EAF	Hual Route	N. Miner	Oppose	01/13/15	Oppose	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						
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			

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

Year	Date Received	Address		LA City Case #	Description	Lead Com. Member	Action by Committee		Action by Board		Letter Dated	Hearing Date	City Determin.
		No.	Street				Position	Date	Position	Date			
	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	None planned

**Entitlement Applications Received by Department of City Planning
(Sorted by Certified Neighborhood Council)
05/31/2015 to 06/13/2015**

Certified Neighborhood Council -- Arroyo Seco							
Application Date	Case Number	Address	CD#	Community Plan Area	Project Description	Request Type	Applicant Contact
06/09/2015	DIR-2015-2205-CWC	4218 N BERENICE AVE 90031	1	Northeast Los Angeles	PURSUANT TO LAMC 12.20.31 CONFORMING WORK ON A CONTRIBUTING ELEMENT IN THE HIGHLAND PARK-GARVANZA HPOZ FOR MODIFICATIONS TO CASE DIR-2014-3521-CWC REAR DOOR PREVIOUSLY APPROVED FOR A 10 SINGLE-GLAZED	CWC-CONFORMING WORK CONTRIBUTING ELEMENTS	CHING LIN (626)217-7886
06/11/2015	DIR-2015-2246-CWC	4123 N GRIFFIN AVE 90031	1	Northeast Los Angeles	PURSUANT TO LAMC 12.20.31 CONFORMING WORK ON A CONTRIBUTING ELEMENT IN THE HIGHLAND PARK-GARVANZA HPOZ FOR RE-ROOF OF THE EXISTING HOUSE TO MATCH AND GARAGE THE EXISTING ROOF IN MATERIAL AND ROOF FORM	CWC-CONFORMING WORK CONTRIBUTING ELEMENTS	JANIS MARQUEZ (818)399-3645
06/09/2015	DIR-2015-2195-SPP	3627 E PRIMAVERA AVE 90065	1	Northeast Los Angeles	CONSTRUCTION OF NEW SFD.	SPP-SPECIFIC PLAN PROJECT PERMIT COMPLIANCE	STEVE BRABSON (323)850-1400
06/09/2015	ENV-2015-2196-CE	3627 E PRIMAVERA AVE 90065	1	Northeast Los Angeles	CONSTRUCTION OF NEW SFD.	CE-CATEGORICAL EXEMPTION	STEVE BRABSON (323)850-1400

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
06/03/2015	AA-2015-2091-PMEX	9696 W ANTELOPE ROAD 90210	5	Bel Air - Beverly Crest	LOT LINE ADJUSTMENT BETWEEN LOTS WITH THE SAME PRIMARY AGENT	PMEX-PARCEL MAP EXEMPTION	CHRIS J. PARKER - PACIFIC CREST CONSULTANTS (818)591-9309
06/03/2015	ENV-2015-2076-EAF	9126 W CORDELL DR 90069	4	Hollywood	ENVIRONMENTAL REVIEW FOR A HAUL ROUTE APPLICATION TO EXPORT APPROXIMATELY 9,400 CUBIC YARDS OF EARTH.	EAF-ENVIRONMENTAL ASSESSMENT	TONY RUSSO (408)655-0998
06/05/2015	ENV-2015-2133-EAF	8501 W NASH DR 90046	4	Hollywood	CONSTRUCTION OF A NEW 2,028 SF SFD ON A VACANT LOT.	EAF-ENVIRONMENTAL ASSESSMENT	TIM RUSSELL (602)625-1412
06/05/2015	ZA-2015-2132-ZAD-ZAA	8501 W NASH DR 90046	4	Hollywood	CONSTRUCTION OF A NEW 2,028 SF SFD ON A VACANT LOT.	ZAD-ZA DETERMINATION (PER LAMC 12.27)	TIM RUSSELL (602)625-1412
06/11/2015	ENV-2015-2231-EAF	10460 W REVUELTA WAY 90077	5	Bel Air - Beverly Crest	CONSTRUCTION OF A NEW ONE-FAMILY DWELLING, GUEST HOUSE, POOL PAVILION AND RETAINING WALLS WITH SOUND WALL	EAF-ENVIRONMENTAL ASSESSMENT	CHRIS PARKER (818)591-9301
06/02/2015	ENV-2015-2075-EAF	2211 N STANLEY HILLS DR 90046	4	Hollywood	CONSTRUCTION OF A NEW 2,800 SF SFD ON A VACANT LOT	EAF-ENVIRONMENTAL ASSESSMENT	NATHAN FREEMAN (213)220-0170

06/02/2015	ZA-2015-2073-ZAD	2211 N STANLEY HILLS DR 90046	4	Hollywood	CONSTRUCTION OF A NEW 2,800 SF SFD.	ZAD-ZA DETERMINATION (PER LAMC 12.27)	NATHAN FREEMAN (213)220-0170
06/02/2015	ZA-2015-2074-ZAD	2211 N STANLEY HILLS DR 90046	4	Hollywood	CONSTRUCTION OF A NEW 2,800 SF SFD ON A VACANT LOT	ZAD-ZA DETERMINATION (PER LAMC 12.27)	NATHAN FREEMAN (213)220-0170
06/08/2015	DIR-2015-2163-DRB-SPP-MSP	15500 N STEPHEN S WISE DR 90077	5	Bel Air - Beverly Crest	A DESIGN REVIEW AND PROJECT PERMIT COMPLIANCE APPLICATION FOR THE REMODEL AND EXPANSION OF A ONE-STORY MULTIPURPOSE ROOM FROM 2,206 SQUARE-FOOT TO 4,277.	DRB-DESIGN REVIEW BOARD	MATT DZUREC (310)209-8800
06/08/2015	ENV-2015-2164-CE	15500 N STEPHEN S WISE DR 90077	5	Bel Air - Beverly Crest	A DESIGN REVIEW AND PROJECT PERMIT COMPLIANCE APPLICATION FOR THE REMODEL AND EXPANSION OF A ONE-STORY MULTIPURPOSE ROOM FROM 2,206 SQUARE-FOOT TO 4,277.	CE-CATEGORICAL EXEMPTION	MATT DZUREC (310)209-8800
06/08/2015	ZA-1989-147-CUZ-PA2	15500 N STEPHEN S WISE DR 90077	5	Bel Air - Beverly Crest		CUZ-ALL OTHER CONDITIONAL USE CASES	0-
06/10/2015	AA-2015-2221-PMEX	2500 N SUMMITRIDGE DR 90210	5	Bel Air - Beverly Crest	ADJUSTMENT OF THE COMMON LOT LINE BETWEEN PARCEL 1 (APN 4386-014-012) AND PARCEL 2 (APN 4386-014-43).	PMEX-PARCEL MAP EXEMPTION	JOHN A. HENNING, JR. (323)655-6171
06/10/2015	AA-2015-2221-PMEX	2500 N SUMMITRIDGE DR 90210	4	Bel Air - Beverly Crest	ADJUSTMENT OF THE COMMON LOT LINE BETWEEN PARCEL 1 (APN 4386-014-012) AND PARCEL 2 (APN 4386-014-43).	PMEX-PARCEL MAP EXEMPTION	JOHN A. HENNING, JR. (323)655-6171
06/10/2015	ENV-2015-2222-CE	2500 N SUMMITRIDGE DR 90210	5	Bel Air - Beverly Crest	ADJUSTMENT OF THE COMMON LOT LINE BETWEEN PARCEL 1 (APN 4386-014-012) AND PARCEL 2 (APN 4386-014-43).	CE-CATEGORICAL EXEMPTION	JOHN A. HENNING, JR. (323)655-6171
06/10/2015	ENV-2015-2222-CE	2500 N SUMMITRIDGE DR 90210	4	Bel Air - Beverly Crest	ADJUSTMENT OF THE COMMON LOT LINE BETWEEN PARCEL 1 (APN 4386-014-012) AND PARCEL 2 (APN 4386-014-43).	CE-CATEGORICAL EXEMPTION	JOHN A. HENNING, JR. (323)655-6171

CNC Records: 15

Certified Neighborhood Council -- Central San Pedro						
Application Date	Case Number	Address	Community Plan Area	Project Description	Request Type	Applicant Contact
06/08/2015	ENV-2015-2166-EAF	600 S GAFFEY ST 90731	15 San Pedro	DEMOLITION OF EXISTING FAST FOOD RESTAURANT AND REPLACED WITH NEW FAST FOOD RESTAURANT.	EAF-ENVIRONMENTAL ASSESSMENT	DAVID LUNDY (916)226-5487
06/08/2015	ZA-2015-2165-CU	600 S GAFFEY ST 90731	15 San Pedro	DEMOLITION OF EXISTING FAST FOOD RESTAURANT AND REPLACED WITH NEW FAST FOOD RESTAURANT.	CU-CONDITIONAL USE	DAVID LUNDY (916)226-5487

CNC Records: 2

**Entitlement Applications Received by Department of City Planning
(Sorted by Certified Neighborhood Council)
06/15/2015 to 06/28/2015**

Certified Neighborhood Council -- Arroyo Seco							
Application Date	Case Number	Address	CD#	Community Plan Area	Project Description	Request Type	Applicant Contact
06/18/2015	DIR-2015-2335-SPP	4641 E SAN ANDREAS AVE 90065	1	Northeast Los Angeles	CONSTRUCTION OF A NEW 478 SF ADDITION TO AN EXISTING SFD	SPP-SPECIFIC PLAN PROJECT PERMIT COMPLIANCE	MARC FROHN (323)552-8807
06/18/2015	ENV-2015-2336-CE	4641 E SAN ANDREAS AVE 90065	1	Northeast Los Angeles	CONSTRUCTION OF A NEW 478 SF ADDITION TO AN EXISTING SFD	CE-CATEGORICAL EXEMPTION	MARC FROHN (323)552-8807

CNC Records: 2

Certified Neighborhood Council -- Bel Air - Beverly Crest							
Application Date	Case Number	Address	CD#	Community Plan Area	Project Description	Request Type	Applicant Contact
06/16/2015	DIR-2015-2287-DRB-SPP-MSP	8726 W ARLENE TER 90046	4	Bel Air - Beverly Crest	A PROJECT PERMIT COMPLIANCE AND DESIGN REVIEW FOR THE CONSTRUCTION OF A NEW 1,299 S.F. SINGLE FAMILY DWELLING ON A 3,914.9 SQUARE FOOT PARCEL.	DRB-DESIGN REVIEW BOARD	SIMON STOREY (ANONYMOUSARCHITECTS) (323)244-9807
06/16/2015	ENV-2015-2288-CE	8726 W ARLENE TER 90046	4	Bel Air - Beverly Crest	A PROJECT PERMIT COMPLIANCE AND DESIGN REVIEW FOR THE CONSTRUCTION OF A NEW 1,299 S.F. SINGLE FAMILY DWELLING ON A 3,914.9 SQUARE FOOT PARCEL.	CE-CATEGORICAL EXEMPTION	SIMON STOREY (ANONYMOUSARCHITECTS) (323)244-9807
06/23/2015	ENV-2015-2379-CE	50 W BEVERLY PARK WAY 90210	4	Bel Air - Beverly Crest	HAUL ROUTE FOR 18,917 CUBIC YARDS OF EXPORT FOR GRADING FOR A NEW SFD.	CE-CATEGORICAL EXEMPTION	SHANNON NONN (818)635-9814
06/15/2015	ENV-2015-2283-EAF	9262 W NIGHTINGALE DR 90069	4	Hollywood	A HAUL ROUTE FOR THE EXPORT OF 9,800 CUBIC YARDS OF EARTH.	EAF-ENVIRONMENTAL ASSESSMENT	CHRIS J. PARKER, PACIFIC CREST CONSULTANTS (818)591-9309
06/25/2015	DIR-2015-2430-DRB-SPP-MSP	8341 W SKYLINE DR 90046	4	Bel Air - Beverly Crest	A PROJECT PERMIT COMPLIANCE AND DESIGN REVIEW FOR THE CONSTRUCTION OF AN ADDITION OF 485 SQUARE FEET TO AN EXISTING 3,257 SQUARE-FOOT ONE-STORY HOME.	DRB-DESIGN REVIEW BOARD	MATT RICHMAN (818)226-5600

06/25/2015	ENV-2015-2431-CE	8341 W SKYLINE DR 90046	4	Bel Air - Beverly Crest	A PROJECT PERMIT COMPLIANCE AND DESIGN REVIEW FOR THE CONSTRUCTION OF AN ADDITION OF 485 SQUARE FEET TO AN EXISTING 3,257 SQUARE-FOOT ONE-STORY HOME.	CE-CATEGORICAL EXEMPTION	MATT RICHMAN (818)226-5600
06/15/2015	ENV-2015-2278-CE	1511 N TOWER GROVE DR 90210	5	Bel Air - Beverly Crest	ZAA FOR REDUCED LOT AREA	CE-CATEGORICAL EXEMPTION	LLOYD PILCHEN (213)744-0099
06/15/2015	ZA-2015-2277-ZAA	1511 N TOWER GROVE DR 90210	5	Bel Air - Beverly Crest	ZAA FOR REDUCED LOT AREA	ZAA-AREA, HEIGHT, YARD, AND BLDG LINE ADJMNTS GT 20% (SLIGHT MODIFICATIONS)	LLOYD PILCHEN (213)744-0099
06/15/2015	AA-2015-2275-PMEX	1553 N TOWER GROVE DR 90210	5	Bel Air - Beverly Crest	ADJUST LOT LINES BETWEEN TWO RESIDENTIAL PARCELS.	PMEX-PARCEL MAP EXEMPTION	LLOYD PILCHEN - OLIVAREZ MADRUGA LLP (213)744-0099

CNC Records: 9

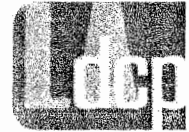
Certified Neighborhood Council -- Chatsworth							
Application Date	Case Number	Address	CD#	Community Plan Area	Project Description	Request Type	Applicant Contact
06/23/2015	ENV-2015-2389-EAF	10330 N MASON AVE 91311	12	Chatsworth - Porter Ranch	RENEWAL OF EXISTING CONDITIONAL USE PERMIT ZA -2003-5282-CUB, TO ALLOW FULL-LINE OF ALCOHOL SALES FOR OFF-SITE CONSUMPTION IN CONJUNCTIN W/. THE OPERATION OF A TRADER JOE'S MARKET. HOURS OF OPERATION	EAF-ENVIRONMENTAL ASSESSMENT	ART RODRIGUEZ (626)683-9777
06/23/2015	ZA-2015-2388-CUB	10330 N MASON AVE 91311	12	Chatsworth - Porter Ranch	RENEWAL OF EXISTING CONDITIONAL USE PERMIT ZA -2003-5282-CUB, TO ALLOW FULL-LINE OF ALCOHOL SALES FOR OFF-SITE CONSUMPTION IN CONJUNCTIN W/. THE OPERATION OF A TRADER JOE'S MARKET. HOURS OF OPERATION	CUB-Conditional Use Beverage-Alcohol	ART RODRIGUEZ (626)683-9777
06/22/2015	ENV-2015-2372-EAF	10347 N MASON AVE 91311	12	Chatsworth - Porter Ranch	CONDITIONAL USE FOR A NEW MOMPINE.	EAF-ENVIRONMENTAL ASSESSMENT	MARILYN WARREN (949)877-6639
06/22/2015	ZA-2015-2371-CUW	10347 N MASON AVE 91311	12	Chatsworth - Porter Ranch	CONDITIONAL USE FOR A NEW MOMPINE.	CUW-CONDITIONAL USE - WIRELESS	MARILYN WARREN (949)877-6639

CNC Records: 4

Certified Neighborhood Council -- Citywide							
Application Date	Case Number	Address	CD#	Community Plan Area	Project Description	Request Type	Applicant Contact
06/18/2015	CPC-2015-2328-CA-GPA	N/A	N/A	CITYW/Citywide	ORDINANCE AMENDING SECTIONS OF THE LAMC AND THE LOS ANGELES CITY GENERAL PLAN TO REVISE THE STANDARDS, GUIDELINES, AND FEES FOR RECREATION AND PARK FACILITIES.	CA-CODE AMENDMENT	DEBORAH KAHEN (213)978-1202
06/18/2015	ENV-2015-2329-CE	N/A	N/A	CITYW/Citywide	ORDINANCE AMENDING SECTIONS OF THE LAMC AND THE LOS ANGELES CITY GENERAL PLAN TO REVISE THE STANDARDS, GUIDELINES, AND FEES FOR RECREATION AND PARK FACILITIES.	CE-CATEGORICAL EXEMPTION	DEBORAH KAHEN (213)978-1202
06/19/2015	ZA-2015-2348-ZAI	N/A	N/A	CITYW/Citywide	USE LIST ZAI	ZAI-ZA INTERPRETATIONS	TOM ROTHMANN (213)978-1891



Los Angeles City Planning Department
6262 Van Nuys Boulevard, Suite 430
Van Nuys, CA 91401-2709



NOTICE OF PUBLIC HEARING
MULHOLLAND SCENIC PARKWAY
DESIGN REVIEW BOARD

Alan Kishbaugh, Chair, Joan Krieger Hoffman, Vice Chair
Gene H. Klow, Jack Dawson, Michael Kaufman, Joshua Link

DATE: Thursday, June 18, 2015
TIME: 6:30 PM
PLACE: MARVIN BRAUDE SAN FERNANDO VALLEY
CONSTITUENT SERVICE CENTER
6262 Van Nuys Boulevard, Van Nuys, California 91401
First Floor Public Meeting Room 1A (Corner of Van Nuys & Sylvan, see map on back page)
Parking is available after 6:00 PM at the Marvin Braude Building underground garage.

POLICY FOR PUBLIC HEARINGS.

The Board at times must necessarily limit the speaking times of those presenting testimony on either side of an issue. In all instances, however, equal time is allowed for presentation of pros and cons of matters to be acted upon. All requests to address the Board must be submitted prior to the Board's consideration of the item. **EVERY PERSON WISHING TO ADDRESS THE BOARD MUST COMPLETE A SPEAKER'S REQUEST FORM, WHICH IS MADE AVAILABLE AT THE HEARING, AND SUBMIT IT TO STAFF.**

To ensure that the Board has ample opportunity to review written materials, all concerned parties who wish to submit written materials on agenda items should submit them to the Planning Department, Mulholland Specific Plan staff, 6262 Van Nuys Blvd., Suite 430, Van Nuys, CA 91401, as far in advance of the meeting date as possible.

The Board may reconsider and alter its action taken on items listed herein at anytime during this meeting or during the next regular meeting.

1. Call to Order
2. Review of Agenda (Note: Agenda items may be heard out of the order listed.)
3. Public Comment Period
4. Board/Staff Communications
5. Public Hearing: Preliminary Review – None
6. Public Hearing: Visible Cases –
 - A. Continued –
 - B. New –

DIR-2015-1696-DRB-SPP-MSP, 7101 Macapa Drive [CD 4] – New detached accessory structure on a 16,730 square-foot lot currently improved with a 2,451 square-foot home. The proposed accessory structure is 1,308 square feet and has a 734 square-foot covered balcony area. The proposed project's

maximum height is 30 feet. The project requires 125 cubic yards of cut, and 125 cubic yards of export. Related Environmental: ENV-2015-1697-CE. The project is located in the Inner Corridor, is upslope, and is visible from Mulholland Drive, and is subject to the Baseline Hillside Ordinance [City Planning Staff – CS].

7. Public Hearing: Non-Visible Cases –

A. Continued-

- i) **DIR-2015-938-DRB-SPP-MSP, 2471 Nalin Drive [CD 4]-** The construction of a new, single-family home of 1,292 square feet, with an additional 400 square-foot garage, 96 square feet of covered patio area, and a 858 square-foot basement on a 4,194 square-foot lot. The gross total area of the project is 2,645 square feet, which adds the living area, garage area, and patio area together. The calculated square footage (Residential Floor Area) is around 1,291 square feet. The project's maximum height is 29 feet and six (6) inches. The project proposes 411 cubic yards of cut, 67 cubic yards of fill, and 354 cubic yards of export. Related Environmental: ENV-2015-0939-CE. The project is located in the Outer Corridor, is downslope, is subject to the Baseline Hillside Ordinance, and is not visible from Mulholland Drive [City Planning Staff – CS].
- ii) **DIR-2015-1218-DRB-SPP-MSP, 2553 Summitridge Drive [CD 5]-** Construction of new swimming pools and spas that total 4,447 square-feet with an 1,814 open-to-the-sky, square-foot deck, a 600 square-foot, open-to-the-sky bocce court, 88 square feet of arbor area, a 624 square-foot, covered cabana, and a lower level gym and accessory living quarters with 2,052 square feet, an additional 701 square feet of kitchen and recreation room on the second story of the existing 15,206 square-foot home, on a 95,061 square-foot lot. The gross square footage of the project would be 18,979 square feet including required covered parking and covered patio areas, and the calculated residential floor area that does not include those covered areas, is 18,561 square feet. The project requires 1,019 cubic yards of cut, 28.9 cubic yards of fill, and 990 cubic yards of export. Related Environmental: ENV-2015-1219-CE. The project is located in the Outer Corridor, is downslope, and is not visible from Mulholland Drive [City Planning Staff – CS].

B. New-

- i) **ZA-2014-2758-CUW-DRB-SPP, 4881 Topanga Canyon Rd [CD 3]-** Installation of 12 panel antennas, and associated appurtenances on an existing building rooftop behind a new screen wall. Ancillary equipment will be behind a new CMU enclosure. The project does not add floor area, increases the building height approximately nine (9) feet to 34 feet and six (6) inches. The project requires no grading. The project also has Zoning Administrator entitlements for a Conditional Wireless Use permit. Related Environmental: ENV-2014-2759-MND. The project is located in the Outer Corridor, is upslope, is not visible from Mulholland Drive, and is not subject to the Baseline Hillside Ordinance [City Planning Staff – CS].
- ii) **DIR-2015-1948-DRB-SPP-MSP, 9520 Hidden Valley Road [CD 4]-** Demolition of an existing 1,925 square-foot structure and construction of a new two story dwelling of 9,157 square feet with an additional basement of 5,476 square feet that houses 2,565 square feet of parking, and covered patios of 470 square feet, as well as a pool house of 461 square feet, on a 31,339 square-foot lot. The project's maximum height is 36 feet. The project requires 2,766 cubic yards of cut, and 450 cubic yards of fill, and 2,316 cubic yards of export. Related Environmental: ENV-2015-1949-CE. The project is located in the Inner and Outer Corridor, is downslope, is not visible from Mulholland Drive, and is subject to the Baseline Hillside Ordinance [City Planning Staff – CS].

8. Next meeting – Thursday, July 2, 2015

9. Adjourn



Los Angeles City Planning Department
6262 Van Nuys Boulevard, Suite 430
Van Nuys, CA 91401-2709



**NOTICE OF PUBLIC HEARING
MULHOLLAND SCENIC PARKWAY
DESIGN REVIEW BOARD**

*Alan Kishbaugh, Chair, Joan Krieger Hoffman, Vice Chair
Gene H. Klow, Jack Dawson, Michael Kaufman, Joshua Link*

DATE: Thursday, July 2, 2015
TIME: 6:30 PM
PLACE: MARVIN BRAUDE SAN FERNANDO VALLEY
CONSTITUENT SERVICE CENTER
6262 Van Nuys Boulevard, Van Nuys, California 91401
First Floor Public Meeting Room 1A (Corner of Van Nuys & Sylvan, see map on back page)
Parking is available after 6:00 PM at the Marvin Braude Building underground garage.

POLICY FOR PUBLIC HEARINGS.

The Board at times must necessarily limit the speaking times of those presenting testimony on either side of an issue. In all instances, however, equal time is allowed for presentation of pros and cons of matters to be acted upon. All requests to address the Board must be submitted prior to the Board's consideration of the item. **EVERY PERSON WISHING TO ADDRESS THE BOARD MUST COMPLETE A SPEAKER'S REQUEST FORM, WHICH IS MADE AVAILABLE AT THE HEARING, AND SUBMIT IT TO STAFF.**

To ensure that the Board has ample opportunity to review written materials, all concerned parties who wish to submit written materials on agenda items should submit them to the Planning Department, Mulholland Specific Plan staff, 6262 Van Nuys Blvd., Suite 430, Van Nuys, CA 91401, as far in advance of the meeting date as possible.

The Board may reconsider and alter its action taken on items listed herein at anytime during this meeting or during the next regular meeting.

1. Call to Order
2. Review of Agenda (Note: Agenda items may be heard out of the order listed.)
3. Public Comment Period
4. Board/Staff Communications
5. Public Hearing: Preliminary Review – None
6. Public Hearing: Visible Cases –
 - A. Continued – None
 - B. New – None
7. Public Hearing: Non-Visible Cases –
 - A. Continued-

- i) **DIR-2013-3558-DRB-SPP-MSP, 4291 Ensenada Drive [CD 3]** – Construction of a new 3,000 square-foot single family residence that includes a 478 square-foot attached garage on a 6,000 square-foot lot. The Residential Floor Area is 2,600 square feet. Two protected trees are proposed for removal. The proposed project's maximum height is 33 feet. The project requires 405 cubic yards of cut, 15 cubic yards of fill and 390 cubic yards of export. Related Environmental: ENV-2013-3559-CE. The project is located in the Inner and Outer Corridor, is downslope, is subject to the Baseline Hillside Ordinance, is in the Girard Tract, and is not visible from Mulholland Drive. [City Planning Staff – TH].
- ii) **DIR-2014-2908-DRB-SPP-MSP, 16875 Severo Place [CD 5]**- A new, two-story, single family residence of 5,172 square feet with a 420 square-foot garage, and a 2,593 square-foot basement for a gross total of 8,185 square feet on a 26,731 square-foot lot. The project's maximum height is 35 feet and three (3) inches. The project proposes 2,000 cubic yards of cut, 2,000 cubic yards of fill. Related Environmental: ENV-2014-2909-CE. The project is located in the Outer Corridor, is downslope, is subject to the Baseline Hillside Ordinance, and is not visible from Mulholland Drive [City Planning Staff – TH]. **Continued to a Date Certain from 6/4/15 meeting. Note: No Revised Plans were received.**

B. New-

- i) **DIR-2015-1957-DRB-SPP-MSP, 3712 Broadlawn Dr [CD 4]**- The construction of a new, single-family home of 6,001 square feet with an additional 881 square-foot garage, 434 square feet of covered patio area, and a 81 square-foot basement on a 13,980 square-foot lot. The gross total area of the project is 6,916 square feet, which adds the living area, garage area, and patio area together. The calculated square footage (Residential Floor Area) is 6,001 square feet. The project's maximum height is 33 feet. The project proposes 1,955 cubic yards of cut, 189 cubic yards of fill, and 1,765 cubic yards of export. Related Environmental: ENV-2015-1958-CE. The project is located in the Outer Corridor, is downslope, is subject to the Baseline Hillside Ordinance, and is not visible from Mulholland Drive [City Planning Staff – TH].
- ii) **DIR-2015-2062-DRB-SPP-MSP, 2705 N. Outpost Dr [CD 4]**- Construction of a new, two-car garage of 561 square feet, to an existing one-story single-family residence of 2,910 square feet, with an existing garage of 531 square feet. This project proposes an additional basement area of 60 square feet to an existing basement area of 85 square feet. The total lot area is 11,019 square feet. The project requires 120 cubic yards of cut, and 120 cubic yards of export. The project's building height is 23 feet. Related Environmental: ENV-2015-2063-CE. The project is located in the Inner and Outer Corridor, is downslope, is not visible from Mulholland Drive, and is subject to the Baseline Hillside Ordinance [City Planning Staff – TH].
- iii) **DIR-2015-2163-DRB-SPP-MSP, 15500 Stephen S. Wise Dr [CD 5]**- Demolition of a portion of an existing multi-purpose room and the construction of 2,071 square-foot addition to an existing building of 2,206 square feet on a 742,268 square-foot lot. The project's maximum height is 35 feet. Upon completion, the building will total approximately 4,277 square feet. The project requires 1,328 cubic yards of cut, and 2,631 cubic yards of fill. Related Environmental: ENV-2015-2164-CE. The project is located in the Inner, Outer, and Institutional Corridor. The project is upslope, is not visible from Mulholland Drive, and is not subject to the Baseline Hillside Ordinance [City Planning Staff – TH].
- iv) **DIR-2015-2287-DRB-SPP-MSP, 8726 Arlene Terrace [CD 4]**- The construction of a new, single-family home of 1,299 square feet (Residential Floor Area) with a garage of 252 square feet, and 150 square feet of covered patio area, on a 3,915 square-foot lot. The gross total area of the project is 1701 square feet, which adds the living area, garage area, and patio area together. One protected tree is proposed for removal. The project's maximum height is 28 feet. The project proposes 39 cubic yards of cut, 21 cubic yards of fill, and 18 cubic yards of export. Related Environmental: ENV-2015-2288-CE. The project is located in the Outer Corridor, is downslope, is subject to the Baseline Hillside Ordinance, and is not visible from Mulholland Drive [City Planning Staff – TH].

**DEPARTMENT OF
CITY PLANNING**

200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
AND
6262 VAN NUYS BLVD., SUITE 351
VAN NUYS, CA 91401

CITY PLANNING COMMISSION

DAVID H. J. AMBROZ
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RENEE DAKE WILSON
VICE-PRESIDENT

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COMMISSION EXECUTIVE ASSISTANT II
(213) 978-1300

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DEPUTY DIRECTOR
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JAN ZATORSKI
DEPUTY DIRECTOR
(213) 978-1273

FAX: (213) 978-1275

INFORMATION
www.planning.lacity.org

**MULHOLLAND SCENIC PARKWAY SPECIFIC PLAN
PROJECT PERMIT COMPLIANCE & DESIGN REVIEW**

June 22, 2015

Applicant/Owner

Daniel Shalom
2934 Beverly Glen Circle
#357
Los Angeles, CA 90077

Representative

Pouya Payan
1600 Sawtelle Blvd, Unit 230
Los Angeles, CA 90025

Case No. DIR-2014-3417-DRB-SPP-MSP

CEQA: ENV-2014-3416-CE

Location: 2358 Kimridge

Council District: 4- LaBonge

Neighborhood Council: Bel Air- Beverly Crest

Community Plan Area: Bel Air- Beverly Crest

Land Use Designation: Very Low II Residential

Zone: RE15-1-H

Legal Description: Lot: B; Block: None; Tract: PM3393

Last Day to File an Appeal: July 7, 2015

DETERMINATION

Pursuant to LAMC Sections 11.5.7 C and 16.50, and Section 11 of the Mulholland Scenic Parkway Specific Plan (Ordinance No. 167,943), and based upon the recommendation of the Mulholland Design Review Board, I have reviewed the proposed project and as the designee of the Director of Planning, I hereby:

Approve with Conditions a Project Permit Compliance and Design Review for a new, three-story, single family residence of 3,633 square feet of Residential Floor Area with a 408 square-foot garage, and 1,877 square-foot basement, for a gross total of 5,956 square feet, on a 13,769 square-foot lot. The project proposes to remove nine (9) protected trees, and the project's maximum height is 35 feet.

The project approval is subject to the attached Conditions of Approval, and is based upon the attached Findings:

DEPARTMENT OF
CITY PLANNING

200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801

AND
6262 VAN NUYS BLVD., SUITE 351
VAN NUYS, CA 91401

CITY PLANNING COMMISSION

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JAN ZATORSKI
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FAX: (213) 978-1275

INFORMATION
www.planning.lacity.org

**MULHOLLAND SCENIC PARKWAY SPECIFIC PLAN
PROJECT PERMIT COMPLIANCE & DESIGN REVIEW**

June 26, 2015

Applicant/Owner

RKLA Trust
PO Box 419
Downington, PA 19335

Representative

Pavel Getov, AIA
Studio Antares, Inc.
3565 Redwood Ave
Los Angeles, CA 90066

Case No. DIR-2015-1406-DRB-SPP-MSP

CEQA: ENV-2015-1407-CE

Location: 8856 Skyline Drive

Council District: 4- LaBonge

Neighborhood Council: Bel Air- Beverly Crest

Community Plan Area: Bel Air- Beverly Crest

Land Use Designation: Very Low II Residential

Zone: RE15-1

**Legal Description: Lot: 27; Block: None; Tract:
TR5849**

Last Day to File an Appeal: July 13, 2015

DETERMINATION

Pursuant to LAMC Sections 11.5.7 C and 16.50, and Section 11 of the Mulholland Scenic Parkway Specific Plan (Ordinance No. 167,943), and based upon the recommendation of the Mulholland Design Review Board, I have reviewed the proposed project and as the designee of the Director of Planning, I hereby:

Approve with Conditions a Project Permit Compliance and Design Review for the construction of a new, 1,812 square-foot, single-family residence (the calculated Residential Floor Area), and an additional 400 square-foot garage, with 894 square feet of basement, on a 7,574 square-foot lot. The project's maximum height is 30 feet.

The project approval is subject to the attached Conditions of Approval, and is based upon the attached Findings:

**DEPARTMENT OF
CITY PLANNING**

200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801

AND
6262 VAN NUYS BLVD., SUITE 351
VAN NUYS, CA 91401

CITY PLANNING COMMISSION

DAVID H. J. AMBROZ
PRESIDENT

RENEE DAKE WILSON
VICE-PRESIDENT

ROBERT L. AHN
CAROLINE CHOE
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**CITY OF LOS ANGELES
CALIFORNIA**



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JAN ZATORSKI
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(213) 978-1273

FAX: (213) 978-1275

INFORMATION
www.planning.lacity.org

**MULHOLLAND SCENIC PARKWAY SPECIFIC PLAN
PROJECT PERMIT COMPLIANCE & DESIGN REVIEW**

June 29, 2015

Applicant/Owner

Craig Turk
8624 Allenwood Road
Los Angeles, CA 90046

Representative

Dana Benson
Benson Design and Build
5023 N Parkway Calabasas
Calabasas, CA 91302

Case No. DIR-2015-1755-DRB-SPP-MSP

CEQA: ENV-2015-1756-CE

Location: 8864 Allenwood Rd

Council District: 4- LaBonge

Neighborhood Council: Bel Air- Beverly Crest

Community Plan Area: Bel Air- Beverly Crest

Land Use Designation: Very Low II Residential

Zone: RE15-1-H

**Legal Description: Lot: 15; Block: None; Tract: TR
23186**

Last Day to File an Appeal: July 14, 2015

DETERMINATION

Pursuant to LAMC Sections 11.5.7 C and 16.50, and Section 11 of the Mulholland Scenic Parkway Specific Plan (Ordinance No. 167,943), and based upon the recommendation of the Mulholland Design Review Board, I have reviewed the proposed project and as the designee of the Director of Planning, I hereby:

Approve with Conditions a Project Permit Compliance and Design Review for an addition of 637 square feet to an existing 3,676 square-foot single-family dwelling, on a 65,404 square-foot lot. The gross total area of the project is 5,072 square feet, which includes a 364 square-foot garage, and 405 square-foot covered patio area. The calculated square footage is 4,297 square feet. The project's maximum height is 24 feet and six (6) inches.

The project approval is subject to the attached Conditions of Approval, and is based upon the attached Findings:

DEPARTMENT OF
CITY PLANNING

200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801

AND
6262 VAN NUYS BLVD., SUITE 351
VAN NUYS, CA 91401

CITY PLANNING COMMISSION

DAVID H. J. AMBROZ
PRESIDENT

RENEE DAKE WILSON
VICE-PRESIDENT

ROBERT L. AHN
CAROLINE CHOE
RICHARD KATZ
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DANA M. PERLMAN
MARTA SEGURA

JAMES K. WILLIAMS
COMMISSION EXECUTIVE ASSISTANT II
(213) 978-1300

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES

MICHAEL J. LOGRANDE
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DEPUTY DIRECTOR
(213) 978-1274

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DEPUTY DIRECTOR
(213) 978-1273

FAX: (213) 978-1275

INFORMATION
www.planning.lacity.org

**MULHOLLAND SCENIC PARKWAY SPECIFIC PLAN
PROJECT PERMIT COMPLIANCE & DESIGN REVIEW**

July 6, 2015

Applicant/Owner

Rumen B. Petkov
350 N. Crescent Dr #210
Los Angeles, CA 90210

Representative

Vlady Tomalevsky
2332 Cotner Avenue #303
Los Angeles, CA 90064

Case No. DIR-2015-938-DRB-SPP-MSP

CEQA: ENV-2014-0939-CE

Location: 2471 Nalin Drive

Council District: #CD 5-Paul Koretz

Neighborhood Council: Bel Air- Beverly Crest

Community Plan Area: Bel Air- Beverly Crest

Land Use Designation: Very Low II Residential

Zone: RE15-1-H

**Legal Description: Lot: LT 41; Block: None; Tract: TR
24356**

Last Day to File an Appeal: July 21, 2015

DETERMINATION

Pursuant to LAMC Sections 11.5.7 C and 16.50, and Section 11 of the Mulholland Scenic Parkway Specific Plan (Ordinance No. 167,943), and based upon the recommendation of the Mulholland Design Review Board, I have reviewed the proposed project and as the designee of the Director of Planning, I hereby:

Approve with Conditions a Project Permit Compliance and Design Review for a new, single-family home of 1,291 square feet of calculated Residential Floor Area, with an additional 400 square-foot garage, 96 square-feet of covered patio area, and an 858 square-foot basement on a 4,194 square-foot lot. The gross total area of the project is 2,645 square feet, which adds the living area, garage area, and patio together. The project's maximum height is 29 feet and six (6) inches.

The project approval is subject to the attached Conditions of Approval, and is based upon the attached Findings:

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
ROOM 395, CITY HALL
LOS ANGELES, CALIFORNIA 90012
CALIFORNIA ENVIRONMENTAL QUALITY ACT
PROPOSED MITIGATED NEGATIVE DECLARATION

LEAD CITY AGENCY
City of Los Angeles

COUNCIL DISTRICT
CD 4 - TOM LABONGE

PROJECT TITLE
ENV-2015-1649-MND

CASE NO.

PROJECT LOCATION
8765 W SKYLINE DR

PROJECT DESCRIPTION

The proposed project includes a request for a Haul Route for the export of approximately 2,000 cubic yards of dirt from the site, for the construction of a single-family dwelling on an approximately 8,039 square-foot vacant site. Approximately 2,000 cubic yards of cut will occur on-site. The new house is located within the Mulholland Scenic Parkway Specific Plan and is subject to Project Permit Compliance with Design Review.

NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY

Leon and Sana Katz
4454 Ventura Canyon Ave #303
Sherman Oaks, CA 91423

FINDING:

The City Planning Department of the City of Los Angeles has Proposed that a mitigated negative declaration be adopted for this project because the mitigation measure(s) outlined on the attached page(s) will reduce any potential significant adverse effects to a level of insignificance

(CONTINUED ON PAGE 2)

SEE ATTACHED SHEET(S) FOR ANY MITIGATION MEASURES IMPOSED.

Any written comments received during the public review period are attached together with the response of the Lead City Agency. The project decision-maker may adopt the mitigated negative declaration, amend it, or require preparation of an EIR. Any changes made should be supported by substantial evidence in the record and appropriate findings made.

THE INITIAL STUDY PREPARED FOR THIS PROJECT IS ATTACHED.

NAME OF PERSON PREPARING THIS FORM

TITLE

TELEPHONE NUMBER

COURTNEY SHUM

Planning Assistant

(818) 374-5058

ADDRESS

SIGNATURE (Official)

DATE

200 N. SPRING STREET, 7th FLOOR
LOS ANGELES, CA. 90012



JULY 15, 2015