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PLANNING AND LAND USE COMMITTEE AGENDA REGULAR MEETING

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

Tuesday, June 09, 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		

2. Approval of Minutes – May 12, 2015 Meeting

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)

a. Proposed nomination of Robert Schlesinger to PLU Committee

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.

b. 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 2015PLU Meeting; Continued from April Meeting: Assigned to: Dan Love

c. 760-808 Stradella Road

ZA 2014-2029 ZAD

Demo existing SFD, pool & pool house. Construct new SFD with accessory building, pool & pool house. ZAD to allow 7 retaining walls from 0-10’ tall in lieu of 2 walls; lot coverage of 49% in lieu of 40%, and non-exempt grading of 3962 cu yds in lieu of 2,000 otherwise allowed. Total residential s.f. = 22,991.

Assigned to: Dan Love

Note: The BABCNC PLU Committee voted at its 10/14/15 meeting to recommend that the ZA deny the request. Position letter was sent to ZA on 03/24/15. Applicant spoke at 05/12/15 PLUC meeting and advised that the plans had changed and asked for reconsideration of the BABCNC position. An updated site plan was received by the Chair on 05/21/15.

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

a. 10101-10107 Angelo View Drive:

(30 Minutes)

ENV 2014-4540

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: January 13, 2015: BABCNC PLU Committee voted to oppose the haul route

January 28, 2015: BABCNC Board voted to oppose the haul route

April 14, 2015: Continued until EIR is published for comments.

Assigned to: Nickie Miner

b. 8289 Grand View Drive, LA 90046

ZA 2014-3436 (ZV) ZZAD)

A Zone variance to allow the construction of a one family dwelling with a height of 50’ in lieu of the permitted 28’. A Zone variance o allow the construction of a one family dwelling with a residential floor area of 1500 RFA in lieu of the allowed 1122.65 RFA per code section 12.21C.10.1(b)

A Zone variance to allow the construction of a one family dwelling with a set back of 7’ in lieu of the required 8’.

A Zone variance to allow a retaining wall of 14’ in lieu of the 12’ permitted by 12.21C.8.(c).

A Zone variance to allow the construction of a SFD on a sub-standard street.

Pending re-design Continued from 12/09/2014 Meeting

Assigned to: Jaime Hall

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 April Meeting:

Assigned to: Jaime Hall

d. 8815 W. Crescent Drive

ZA 2014-4541-ZAD

Construct a new 5,778 s.f. SFD, and construct an undeveloped street (Crescent Drive) leading up to the proposed project, with a Fire Department approved emergency “turn-around”.

Continued from April meeting.

Assigned to: Jaime Hall

e. 1540 Skylark Lane

ZA 2015-366 ZAD

Demolition of an existing SFD and construction of a new SFD on a lot fronting a substandard hillside street that is improved with widths less than 20 feet wide and with said lot not having a vehicle access route from a street improved with a minimum 20’ wide width from SFD to boundary of hillside area.

Package received at February 2015PLU Meeting; Continued from April Meeting: Assigned to: Michael Kemp

f. 8457-8461 West Grand View Drive

ZA 2015-718-ZAD-ZAA

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

Package received at 03/10/2015 PLU meeting; Continued from April Meeting: Assigned to: Jamie Hall

g. 2471 Nalin Drive

DIR 2015-938-DRB-SPP-MSP

AA 2015-1235-COC

Certificate of Compliance to verify legality of existing parcel.

Design review, Mulholland Specific Plan: Hearing date was: April 2, 2015: Continued:

Assigned to: Michael Kemp & Robin Greenberg

h. 8765 W. Skyline Drive

DIR 2015-426-DRB-SPP-MSP

AA 2015-1235 COC Case received 04/17/2015

Design review, Mulholland Specific Plan

Assigned to: Michael Kemp

i. 2553 N. Summitridge

DIR 2015-1218-DRB-SPP-MSP

Mulholland Design Review

Assigned to Michael Chasteen

j. 1603 N. Beverly Glen

ZA 2015-1336-ZV

CUP for Existing Market with existing parking and sale of Alcoholic beverages.

Assigned to: Michael Kemp

k. 9416 Sierra Mar

AA 2015-1535 COC Certificate of Compliance

Certificate of Compliance to verify legality of existing parcel.

Assigned to Caroline Labiner

l. 2401 Briarcrest Road

DIR 2015-1650-DRP-SPP-MSP

Mulholland Design Review

Hearing: June 4, 2015

Assigned to Bob Schlesinger

8. New Packages Received: (05/13/2015 to 06/04/2015): Pending Assignment to Committee Members:

See Supplemental Documents: Note four (4) new projects. Items #8a through 8d

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)

05/03/2015 to 05/16/2015

05/17/2015 to 05/30/2015

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

11. Hearing Updates: *(3 minutes)*

See Supplemental Documents

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 July 14, 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

#8a

MASTER LAND USE PERMIT APPLICATION
LOS ANGELES CITY PLANNING DEPARTMENT

Planning Staff Use Only

ENV No. 2015-1845CE Existing Zone RE15-1-H District Map 150B169
APC Central Community Plan 070 Hollywood Council District 4
Census Tract 1943.00 APN 5561023030 Case Filed With [DSC Staff] DENNIS CHEN Date 5/14/15

CASE NO. ZA 2015-1846 F

APPLICATION TYPE ZAD- FENCE HEIGHT UP TO 10' HIGH
(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)

1. PROJECT LOCATION AND SIZE

Street Address of Project 1877 N RISING GLEN ROAD Zip Code 90069
Legal Description: Lot 6, ARB 2 Block NONE Tract 19543
Lot Dimensions IRREGULAR Lot Area (sq. ft.) 23,181 Total Project Size (sq. ft.) 440 (44x10)
44 Lineal Ft.

2. PROJECT DESCRIPTION

Describe what is to be done: Front Yard Fence which is over 3 feet 6 inches in RE15-1-H Zone. Variable height of 4'-8" to 9'-6"- foot tall solid stucco finish wall along front property line.
Fence will include a 9'-6" high driveway gate with pilasters.

Present Use: SINGLE FAMILY Proposed Use: SINGLE FAMILY

Plan Check No. (if available) Date Filed:

Check all that apply: [X] New Construction [] Change of Use [] Alterations [] Demolition
[] Commercial [] Industrial [X] Residential [] Tier 1 LA Green Code
Additions to the building: [] Rear [X] Front [] Height [] Side Yard
No. of residential units: Existing 1 To be demolished 0 Adding 0 Total 1

3. ACTION(S) REQUESTED

Describe the requested entitlement which either authorizes actions OR grants a variance:

Code Section from which relief is requested: 12.21 C.1 (g) Code Section which authorizes relief: 12.28
To allow over in height fence of 10 feet in lieu of the 3.5 feet limited within the required front yard in the RE15-1 zone

Code Section from which relief is requested: Code Section which authorizes relief:

Code Section from which relief is requested: Code Section which authorizes relief:

List related or pending case numbers relating to this site:

ZA 2015-1846

MASTER LAND USE PERMIT APPLICATION
LOS ANGELES CITY PLANNING DEPARTMENT

96

Planning Staff Use Only

ENV No. <u>ENV 2015-1830 EAF</u>	Existing Zone <u>RE40-1-H</u>	District Map <u>1508153</u>
APC <u>West Los Angeles</u>	Community Plan <u>Bel Air Beverly Crest</u>	Council District <u>5</u>
Census Tract <u>2612.00</u>	APN <u>4383017014,013</u>	Case Filed With [DSC Staff] <u>Daniel Skolnick</u>
		Date <u>5/13/15</u>

CASE NO. ZA 2015 1829 ZAD

APPLICATION TYPE Zoning Administrator's Determination
(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)

1. PROJECT LOCATION AND SIZE

Street Address of Project 10016 Charter Oak lane Zip Code 90210

Legal Description: Lot 15/16 Block 6 Tract TR4311

Lot Dimensions 90' x 145' Lot Area (sq. ft.) 13,255 Total Project Size (sq. ft.) 2,802

2. PROJECT DESCRIPTION

Describe what is to be done: Construction of a 2,802 sf., 2 story single family dwelling with a 3 car garage. Improvement of the street from the existing improved road to the project driveway. The project is in the hillside area.

Present Use: Vacant residential lot Proposed Use: Residential

Plan Check No. (if available) _____ Date Filed: _____

Check all that apply:

<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> Change of Use	<input type="checkbox"/> Alterations	<input type="checkbox"/> Demolition
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Tier 1 LA Green Code

Additions to the building: Rear Front Height Side Yard

No. of residential units: Existing 0 To be demolished _____ Adding 1 Total 1

3. ACTION(S) REQUESTED

Describe the requested entitlement which either authorizes actions **OR** grants a variance:

Code Section from which relief is requested: _____ Code Section which authorizes relief: _____

See attached sheet.

Code Section from which relief is requested: _____ Code Section which authorizes relief: _____

Code Section from which relief is requested: _____ Code Section which authorizes relief: _____

List related or pending case numbers relating to this site:

MASTER LAND USE PERMIT APPLICATION
LOS ANGELES CITY PLANNING DEPARTMENT

8c

Planning Staff Use Only

ENV No.	Existing Zone R1-1	District Map 148-5A173
APC Central	Community Plan Bel Air - Beverly Crest	Council District 4
Census Tract 1942.00	APN 5558025025	Case Filed With [DSC Staff]
		Date

CASE NO. _____

APPLICATION TYPE Zoning Administrator's Determination
(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)

1. PROJECT LOCATION AND SIZE

Street Address of Project 8517 West Franklin Avenue Zip Code 90069
 Legal Description: Lot FR 219 Block None Tract TR 8500
 Lot Dimensions Irregular Lot Area (sq. ft.) 4,615 Total Project Size (sq. ft.) N/A

2. PROJECT DESCRIPTION

Describe what is to be done: Project proposes the partial improvement of Franklin Way (paper street) that would provide secondary access for a new single-family residence located at 8517 Franklin Avenue. Legal primary access to the project site and onsite parking spaces for the residence would be provided by Franklin Avenue, which requires no physical improvements. See Exhibit A for detailed Project Description.

Present Use: Vacant Proposed Use: Single-family residence

Plan Check No. (if available) B14LA05032 Date Filed: 4/18/2014

Check all that apply:

<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> Change of Use	<input type="checkbox"/> Alterations	<input type="checkbox"/> Demolition
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Tier 1 LA Green Code

Additions to the building:

<input type="checkbox"/> Rear	<input type="checkbox"/> Front	<input type="checkbox"/> Height	<input type="checkbox"/> Side Yard
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No. of residential units: Existing 0 To be demolished 0 Adding 1 Total 1

3. ACTION(S) REQUESTED

Describe the requested entitlement which either authorizes actions OR grants a variance:

Code Section from which relief is requested: _____ Code Section which authorizes relief: 12.24.X.28.A.7.i
Zoning Administrator's Determination to permit the improvement of Franklin Way with a roadway width of 12 feet in lieu of 20 feet.

Code Section from which relief is requested: _____ Code Section which authorizes relief: _____

Code Section from which relief is requested: _____ Code Section which authorizes relief: _____

List related or pending case numbers relating to this site:

8d

MASTER LAND USE PERMIT APPLICATION
LOS ANGELES CITY PLANNING DEPARTMENT

Planning Staff Use Only

ENV No.	Existing Zone	District Map
	RE 20-1-H	147B149
APC	Community Plan	Council District
West Los Angeles	Bel Air Beverly Crest	5
Census Tract	APN	Case Filed With [DSC Staff]
2621.00	4370 015 020 ad 4370 014 041	Anna M. Vidal
		Date
		5/7/15

CASE NO. **AA 2015-1757-PMEX**

APPLICATION TYPE PMEX
(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)

1. PROJECT LOCATION AND SIZE

Street Address of Project 1516 & 1524 Stone Cyn Rd Zip Code 90049

Legal Description: Lot Por P & Q #7 Block None Tract Bel-Air + 10798

Lot Dimensions irregular
Arb 156, 268, 3, 155

Existing Lot Area (sq. ft.)	Parcel 1: 278,455 sq ft	Proposed Parcel 1: 39,828 sq ft
	Parcel 2: 22,821 sq ft	Parcel 2: 261,448 sq ft
Total Project Size (sq. ft.)		

2. PROJECT DESCRIPTION

Describe what is to be done: Adjust rear portion tied to Parcel 1, previously adjusted by past case AA-2009-2136-PMEX, to Parcel 2.

Present Use: Single-family residential Proposed Use: Single-family residential

Plan Check No. (if available) _____ Date Filed: _____

Check all that apply:

<input type="checkbox"/> New Construction	<input type="checkbox"/> Change of Use	<input type="checkbox"/> Alterations	<input type="checkbox"/> Demolition
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Tier 1 LA Green Code

Additions to the building:

<input type="checkbox"/> Rear	<input type="checkbox"/> Front	<input type="checkbox"/> Height	<input type="checkbox"/> Side Yard
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No. of residential units: Existing 1 To be demolished 0 Adding 0 Total 1

3. ACTION(S) REQUESTED

Describe the requested entitlement which either authorizes actions OR grants a variance:

Code Section from which relief is requested: _____ Code Section which authorizes relief: 17.50.B.3.c
Parcel Map Exemption to adjust lot line to allow rear portion of land of Parcel 1 to be given to Parcel 2.

Code Section from which relief is requested: _____ Code Section which authorizes relief: _____

Code Section from which relief is requested: _____ Code Section which authorizes relief: _____

List related or pending case numbers relating to this site:
AA-2009-2136-PMEX

**Entitlement Applications Received by Department of City Planning
(Sorted by Certified Neighborhood Council)**
05/03/2015 to 05/16/2015

#9a

Application Date	Case Number	Address	CD#	Community Plan Area	Project Description	Request Type	Applicant Contact
05/06/2015	DIR-2015-1721-SPP	720 N CRANE BLVD 90065	1	Northeast Los Angeles	CONSTRUCTION OF A NEW SFD 1,606 SF AND TWO CAR GARAGE.	SPP-SPECIFIC PLAN PROJECT PERMIT COMPLIANCE	CLAUDIA OLTEAUNU (949)395-0090
05/06/2015	ENV-2015-1722-EAF	720 N CRANE BLVD 90065	1	Northeast Los Angeles	CONSTRUCTION OF A NEW SFD 1,606 SF AND TWO CAR GARAGE.	EAF-ENVIRONMENTAL ASSESSMENT	CLAUDIA OLTEAUNU (949)395-0090
05/14/2015	DIR-2015-1852-CWC	3802 N GRIFFIN AVE 90031	1	Northeast Los Angeles	PURSUANT TO LAMC 12.20.3.1 CONFORMING WORK ON A CONTRIBUTING ELEMENT IN THE HIGHLAND-PARK GARVANZA HPOZ FOR NEW PAINT, FRONT YARD FENCE AND FRONT DOOR SHALL BE PAINTED BENJAMIN MOORE "RACCOON FUR" #	CWC-CONFORMING WORK CONTRIBUTING ELEMENTS	EVELIN GOMEZ (323)273-7748
05/13/2015	AA-2015-1831-COC	348 W MUSEUM DR 90065	1	Northeast Los Angeles	A CERTIFICATE OF COMPLIANCE	COC-CERTIFICATE OF COMPLIANCE	REGINA RODRIGUWZ (323)221-4168

CNC Records: 4

Application Date	Case Number	Address	CD#	Community Plan Area	Project Description	Request Type	Applicant Contact
05/07/2015	DIR-2015-1755-DRB-SPP-MSP	8624 W ALLENWOOD ROAD 90046	4	Bel Air - Beverly Crest	ADDITION TO EXSTING SDF	DRB-DESIGN REVIEW BOARD	DANA BENSON - BENSON DESIGN & BUILD (310)467-1017
05/07/2015	ENV-2015-1756-CE	8624 W ALLENWOOD ROAD 90046	4	Bel Air - Beverly Crest	ADDITION TO EXSTING SDF	CE-CATEGORICAL EXEMPTION	DANA BENSON - BENSON DESIGN & BUILD (310)467-1017

Certified Neighborhood Council -- Bel Air - Beverly Crest

ga

05/14/2015	ENV-2015-1849-EAF	1635 N BLUE JAY WAY 90069	4	Hollywood	HAUL ROUTE	EAF-ENVIRONMENTAL ASSESSMENT	WASHINGTON DRUKER - 1635 BJW LLC (917)660-6233
05/13/2015	ENV-2015-1830-EAF	10016 W/ CHARTER OAK LANE 90210	5	Bel Air - Beverly Crest	A ZONING ADMINISTRATOR'S DETERMINATION FOR THE CONSTRUCTION OF A 2,802 S.F., 33' IN HEIGHT, SFD WITH 4 PARKING SPACES ON A VACANT, 13,255 S.F. PARCEL FRONTING A SUBSTANDARD HILLSIDE LIMITED STREET.	EAF-ENVIRONMENTAL ASSESSMENT	VIANNEY BOUTRY (310)570-8485
05/13/2015	ZA-2015-1829-ZAD	10016 W/ CHARTER OAK LANE 90210	5	Bel Air - Beverly Crest	A ZONING ADMINISTRATOR'S DETERMINATION FOR THE CONSTRUCTION OF A 2,802 S.F., 33' IN HEIGHT, SFD WITH 4 PARKING SPACES ON A VACANT, 13,255 S.F. PARCEL FRONTING A SUBSTANDARD HILLSIDE LIMITED STREET.	ZAD-ZA DETERMINATION (PER LAMC 12.27)	VIANNEY BOUTRY (310)570-8485
05/06/2015	ENV-2015-1725-EAF	8517 W/ FRANKLIN AVE 90069	4	Hollywood	PROPOSED PARTIAL STREET IMPROVEMENT OF FRANKLIN WAY (PAPER STREET) THAT WOULD PROVIDE SECONDARY ACCESS FOR A NEW SINGLE-FAMILY RESIDENCE LOCATED AT 8517 FRANKLIN AVENUE.	EAF-ENVIRONMENTAL ASSESSMENT	MATT DZUREC (310)209-8800
05/06/2015	ZA-2015-1724-ZAD	8517 W/ FRANKLIN AVE 90069	4	Hollywood	PROPOSED PARTIAL STREET IMPROVEMENT OF FRANKLIN WAY (PAPER STREET) THAT WOULD PROVIDE SECONDARY ACCESS FOR A NEW SINGLE-FAMILY RESIDENCE LOCATED AT 8517 FRANKLIN AVENUE.	ZAD-ZA DETERMINATION (PER LAMC 12.27)	MATT DZUREC (310)209-8800
05/14/2015	ENV-2015-1845-CE	1877 N RISING GLEN ROAD 90069	4	Hollywood	FENCES OF STUCCO AND GLASS AUTOMOBILE GATE	CE-CATEGORICAL EXEMPTION	SHAPOUR SHAJIRAT, DESIGN AND CONSTRUCTION (818)755-9000
05/14/2015	ZA-2015-1846-F	1877 N RISING GLEN ROAD 90069	4	Hollywood	FENCES OF STUCCO AND GLASS AUTOMOBILE GATE	F-FENCE HEIGHT	SHAPOUR SHAJIRAT, DESIGN AND CONSTRUCTION (818)755-9000
05/07/2015	AA-2015-1757-PMEX	1524 N STONE CANYON ROAD 90077	5	Bel Air - Beverly Crest	ADJUST REAR PORTION TIED TO PARCEL 1, PREVIOUSLY ADJUSTED BY PAST CASE AA-2009-2136-PMEX, TO PARCEL 2.	PMEX-PARCEL MAP EXEMPTION	AMY STUDARUS (661)644-6212
05/15/2015	CHC-2015-1862-MA	8941 W/ WONDERLAND PARK AVE 90046	4	Bel Air - Beverly Crest	MILLS ACT APPLICATION	MA-MILLS ACT	LAMBERT GLESSINGER (213)978-1183

**Entitlement Applications Received by Department of City Planning
(Sorted by Certified Neighborhood Council)
05/17/2015 to 05/30/2015**

Certified Neighborhood Council -- Bel Air - Beverly Crest

Application Date	Case Number	Address	CD#	Community Plan Area	Project Description	Request Type	Applicant Contact
05/22/2015	DIR-2015-1948-DRB-SPP-MSP	9520 W HIDDEN VALLEY ROAD 90210	4	Bel Air - Beverly Crest	PROJECT PERMIT COMPLIANCE AND DESIGN REVIEW FOR A NEW SINGLE FAMILY DWELLING.	DRB-DESIGN REVIEW BOARD	JAIIME MASSEY (818)517-1842
05/22/2015	ENV-2015-1949-CE	9520 W HIDDEN VALLEY ROAD 90210	4	Bel Air - Beverly Crest	PROJECT PERMIT COMPLIANCE AND DESIGN REVIEW FOR A NEW SINGLE FAMILY DWELLING.	CE-CATEGORICAL EXEMPTION	JAIIME MASSEY (818)517-1842
05/28/2015	ENV-2015-2011-EAF	8765 W HOLLYWOOD BLVD 90069	4	Hollywood	PROPOSED 3-LEVEL RESIDENTIAL STRUCTURE TO BE "TUCKED INOT A HILLSIDE W/ RETAINING WALLS.	EAF-ENVIRONMENTAL ASSESSMENT	STACY BRENNER, GONZALES, QUINTANA, HUNTER (818)970-5710
05/28/2015	ENV-2015-2014-EAF	8787 W HOLLYWOOD BLVD 90069	4	Hollywood	PROPOSED 3-LEVEL RESIDENTIAL STRUCTURE TO BE "TUCKED	EAF-ENVIRONMENTAL ASSESSMENT	STACEY BRENNER, GONZALEZ, QUINTANA, HUNTER LLC (818)970-5710
05/28/2015	ENV-2015-2015-EAF	8787 W HOLLYWOOD BLVD 90069	4	Hollywood	PROPOSED 3-LEVEL RESIDENTIAL STRUCTURE TO BE "TUCKED	EAF-ENVIRONMENTAL ASSESSMENT	STACEY BRENNER, GONZALEZ, QUINTANA, HUNTER LLC (818)970-5710

#91

05/27/2015	ENV-2015-1985-EAF	1357 N LAUREL MAY 90210	5	Bel Air - Beverly Crest	CONSTRUCTION OF NEW SFD	EAFF-ENVIRONMENTAL ASSESSMENT	TONY RUSSO (408)655-0998
05/18/2015	ENV-2015-1870-EAF	9344 W NIGHTINGALE DR 90069	4	Hollywood	EAFF FOR A HAUL ROUTE FOR THE EXPORT 4,500 CUBIC YARDS OF EARTH	EAFF-ENVIRONMENTAL ASSESSMENT	TONY RUSSO (310)994-6657

CNC Records: 7

Certified Neighborhood Council -- Boyle Heights							
Application Date	Case Number	Address	CD#	Community Plan Area	Project Description	Request Type	Applicant Contact
05/27/2015	DIR-2015-1998-DB	3401 E 1ST ST 90063	14	Boyle Heights	CONSTRUCTION OF A NEW MIXED USE BUILDING WITH 49 AFFORDABLE APARTMENT UNITS AND 10,000 SF OF GROUND FLOOR COMMERCIAL SPACE.	DB-DENSITY BONUS	BENJAMIN FISS (310)838-2400
05/22/2015	ENV-2015-1956-EAF	1701 E CESAR E CHAVEZ AVE 90033	14	Boyle Heights	CONDITIONAL USE FOR A VERIZON ROOFTOP WIRELESS TELECOMMUNICATIONS FACILITY.	EAFF-ENVIRONMENTAL ASSESSMENT	ALBERT SANDOVAL (949)322-4863
05/22/2015	ZA-2015-1955-CUW	1701 E CESAR E CHAVEZ AVE 90033	14	Boyle Heights	CONDITIONAL USE FOR A VERIZON ROOFTOP WIRELESS TELECOMMUNICATIONS FACILITY.	CUW-CONDITIONAL USE - WIRELESS	ALBERT SANDOVAL (949)322-4863

CNC Records: 3

Certified Neighborhood Council -- Central Hollywood							
Application Date	Case Number	Address	CD#	Community Plan Area	Project Description	Request Type	Applicant Contact
05/29/2015	CPC-2015-2025-ZC-HD-MCUP-CU-ZV-SPR	6701 W SUNSET BLVD 90028	13	Hollywood	NEW MIXED-USE PROJECT CONSISTING OF A NEW HOTEL, COMMERCIAL OFFICE BUILDING, RESIDENTIAL CONDOS	ZC-ZONE CHANGE	KYNDRA CASPER (213)619-3141

#10a

Información en Español acerca de esta junta puede ser obtenida llamando al (213) 978-1300.



Address Any Communication To:
CENTRAL AREA PLANNING COMMISSION
200 North Spring Street, Room 272
Los Angeles, CA 90012
(213) 978-1300

NOTICE OF PUBLIC HEARING

- ABUTTING PROJECT SITE
- OWNERS

**Concerning property at
2166 Stanley Hills Drive**

CONTINUED TO: TUESDAY, JUNE 23, 2015

Case No.: ZA-2013-2087-ZAD-1A
Community Plan: Hollywood
Council District No.: 4

Hearing Date: ~~Tuesday, February 24, 2015~~
Hearing Time: after 4:30 P.M.
Hearing Place: City Hall, 10th Floor
200 North Spring Street
Los Angeles, CA 90012

The Central Area Planning Commission invites you to attend a hearing regarding the property highlighted above. *The law requires that owners near this site be notified of this hearing.* If you do not wish to attend the hearing, you may ignore this notice.

The hearing involves an appeal of the Zoning Administrator's decision to approve a Zoning Administrator's Determination pursuant to Los Angeles Municipal Code Section 12.24-X,28, to permit the construction, use and maintenance of a new single-family dwelling on a hillside lot that does not have vehicular access from a street which is improved with a minimum 20-foot wide continuous paved roadway from the driveway apron to the edge of the boundary of the Hillside Area, as otherwise required by Section 12.21-C,10(i)(3) of the Municipal Code, and the Zoning Administrator's decision to adopt the recommendation of the Lead Agency by adopting Mitigated Negative Declaration ENV-2013-2085-MND as the environmental clearance for this action.

APPLICANT: Ryan Noto
Representative: David Johnson

APPELLANTS: Ronald K. Charles, Stanley Hills Drive Community of Neighbors, and 51 additional appellants (see attached list)

AGENDAS are posted for public review in the Main Street lobby of City Hall East, 200 N. Main Street, Los Angeles, California, and are accessible through the Internet World Wide Web at <http://www.lacity.org/pln/index.htm>

TESTIMONY: Written testimony may be submitted prior to the hearing (see instructions below); however, oral testimony **can only be given at the hearing** and may be limited due to time constraints. Sign language interpreters and assistive listening devices may be provided if you contact our office at least three (3) business days before the hearing.

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Información en Español acerca de esta junta puede ser obtenida llamando al (213) 978-1300.



Address Any Communication To:
CENTRAL AREA PLANNING COMMISSION
200 North Spring Street, Room 272
Los Angeles, CA 90012
(213) 978-1300

NOTICE OF PUBLIC HEARING
 ABUTTING PROJECT SITE
 OWNERS

**Concerning property at
2170-2172 Stanley Hills Drive**

CONTINUED TO: TUESDAY, JUNE 23, 2015

Case No.: ZA-2013-2084-ZAD-1A
Community Plan: Hollywood
Council District No.: 4

Hearing Date: ~~Tuesday, February 24, 2015~~
Hearing Time: after 4:30 P.M.
Hearing Place: City Hall, 10th Floor
200 North Spring Street
Los Angeles, CA 90012

The Central Area Planning Commission invites you to attend a hearing regarding the property highlighted above. *The law requires that owners and renters near this site be notified of this hearing.* If you do not wish to attend the hearing, you may ignore this notice.

The hearing involves an appeal of the Zoning Administrator's decision to approve a Zoning Administrator's Determination pursuant to Los Angeles Municipal Code Section 12.24-X,28, to permit a remodeling of and an addition to two existing single-family dwellings on a lot that does not have vehicular access from a street which is improved with a minimum 20-foot wide continuous paved roadway from the driveway apron to the edge of the boundary of the Hillside Area, as otherwise required by Section 12.21-C,10(i)(3) of the Municipal Code, and the Zoning Administrator's decision to adopt the recommendation of the Lead Agency by adopting Mitigated Negative Declaration ENV-2013-2085-MND as the environmental clearance for this action.

APPLICANT: Ryan Noto
Representative: David Johnson

APPELLANTS: Matthew Friedman, Stanley Hills Drive Community of Neighbors, and 51 additional appellants (see attached list)

AGENDAS are posted for public review in the Main Street lobby of City Hall East, 200 N. Main Street, Los Angeles, California, and are accessible through the Internet World Wide Web at <http://www.lacity.org/pln/index.htm>

TESTIMONY: Written testimony may be submitted prior to the hearing (see instructions below); however, oral testimony **can only be given at the hearing** and may be limited due to time constraints. Sign language interpreters and assistive listening devices may be provided if you contact our office at least three (3) business days before the hearing.

FOR ADDITIONAL INFORMATION AND INSTRUCTIONS ON SUBMITTING TESTIMONY SEE BELOW

DECISION: The Commission's decision will be based on the merits of the case and the applicable law. ***The Commission can consider the entire action even if only a portion has been appealed.*** A report of the Commission's action will be mailed upon request after the hearing. Pursuant to Government Code Section 65009(b)(2), any court challenge of the Commission's action may be limited to those issues considered at the public hearing.

FILE REVIEW: The complete file, including the determination is available for public inspection in the Commission office, Suite 272, 200 N. Spring Street, Los Angeles, between the hours of 9:00 a.m. to 4:00 p.m., Monday through Friday. Please call (213) 978-1300 several days in advance to assure file availability.

CORRESPONDENCE AND EXHIBITS

The Commission members are not City employees. They are citizens who have been appointed by the Mayor. They function in a quasi-judicial capacity and therefore, cannot be contacted before the hearing. Any written testimony which you wish them to see **may only** be submitted to our office using the following guidelines:

1. If you wish to submit materials to the Commission for their consideration, they should be received in the Commission office **ten days** prior to the date of the hearing. If Monday is a holiday, they should be received by **noon of the preceding Friday**.
2. Please provide an **original and fourteen (14) copies (15 sets)** of all correspondence or exhibits (for the file, (5) Commission members, Director of Planning, Chief Zoning Administrator, Associate Zoning Administrator, City Planner, Commission Executive Assistant and City Attorney). All **fifteen copies/sets** may be mailed in the same envelope.
3. Correspondence must be on letter size or legal size paper (8 2 " x 11" or 8 2 " x 14").
4. All oversized exhibits (photos, plans, artists' renderings) must be able to fit in a legal size folder. Therefore, they should be mounted on foldable paper or a file size copy must be provided. Photo exhibits **must** be mounted on light cardboard or foldable paper.
5. Write the ZA case number on all communications and exhibits (for Parcel Map, Private Street and Certificate of Compliance appeals use the original case number, for Coastal Development Permit appeals, write the CDP number).
6. **ALL** materials submitted to the Commission become City property and cannot be returned. This includes any correspondence or exhibit used as part of your testimony to the Commission.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate. The meeting facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request not later than three working days (72 hours) prior to the meeting by calling the staff person referenced in this notice.

CITY OF LOS ANGELES
CALIFORNIA



DEPARTMENT OF CITY PLANNING

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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, July 2, 2015

Time: 10:30 a.m.

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

Case No.: ZA 2014-3229(ZAD)(ZAA)

CEQA No.: ENV 2014-3053-MND

Council No.: 5

Plan Area: Bel Air-Beverly Crest

Zone: RE20-1-H

Applicant: Marcus Lollie

Representative: John Parker

Staff Contact: Michael Sin

Phone No.: (213) 978-1345

Michael.Sin@lacity.org

PROJECT LOCATION: 880 Stone Canyon Road

REQUESTED ACTION: The Zoning Administrator will consider:

1. A Zoning Administrator's Determination, pursuant to the provisions of Section 12.24-X,26(a) of the Los Angeles Municipal Code, to allow eight retaining walls varying from zero feet to 14 feet in height, in lieu of the two walls with a maximum height of 10 feet as otherwise permitted by Section 12.21-C,8(a); a Zoning Administrator's Determination, pursuant to Section 12.24-X,28(a)(5), to allow 2,581 cubic yards of non-exempt grading and 2,035 cubic yards of earth export, in lieu of the 2,000 cubic yards of non-exempt grading and 750 cubic yards of earth export as otherwise permitted by Section 12.21-C,10(f); and

A Zoning Administrator's Adjustment, pursuant to Section 12.28-C,4, to allow three retaining walls, within the northerly side yard setback, varying from zero feet to 14 feet in height, in lieu of 6 feet as otherwise permitted by Section 12.21-C,1(g); all in conjunction with the demolition of an existing single-family dwelling and the construction of a new two-story, 7,739-square-foot single-family dwelling with 4,870-square-foot basement/garage on a hillside property in the RE20-1-H Zone.

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: Michael Sin).

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.