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

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

Tuesday, October 14, 2014
7:30-9:00pm

**Les & Dorothy River Community Center
10409 Scenario Lane
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			Caroline Labiner		
Michael Chasteen, Vice Chair			Dan Love		
Robin Greenberg			Don Loze		
Jamie Hall			Nickie Miner		
			Gary Plotkin		

2. Approval of Minutes – August 12, 2014, & September 9, Meetings

3. Approval of Agenda, as presented or amended

- 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

- A. New meeting time and date: Note: November meeting to be held on Wednesday, 11/12/14 due to Veteran's Day:

6. Project Review, Staff Assignments, and Coding of De Minimis Cases

Projects and Issues Scheduled for Discussion / Presentation / Review:

10040 Reevesbury Drive

Case Numbers: ZA-2013-3981-ZAD

Project Description: Convert existing rec room / storage area into a single family dwelling. Exterior openings to be enclosed with doors/Windows. Mid level floor to be added into existing over height ceiling space with stair for access.

Action Requested: Relief from minimum roadway width of 20' for vehicular access. (12.21. C.10)

7. Current Case Updates & Reports by PLU Members on new projects from Sept. Mtg.:

a. 2104 Stanley Hills Drive

Case # ZA 2014-1621-ZAD ZA

Demolish existing 828 s.f. SFD and build new SFD, incorporating 560 s.f. accessory building to create one 2,833 s.f. structure. Request for Sub-standard street, front yard setback, and RFA variance.

Hearing Date: October 14, 2014 (See note below)

Assigned to: Jaime Hall

c. 1609 Viewmont Drive

ZA 2014-2158

New raised pool and attached deck that is 16' in height above natural grade. Pool and deck will be 1' away from the side-yard at the east property line and 2' from the South property line. The deck will be 9'-8" from the rear property line. The lot coverage to be 59%. Request reduced side yard, rear yard and lot coverage from 40% to 59%. Assigned to:

d. 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

f. 8891 & 8892 Collingwood Drive

AA 2014-1161 PMEX

Adjust lot line between parcels 1 and 2 to follow existing driveway and slope.

Assigned to: Caroline Labiner

j. 8413 Grandview Drive

ZA 2014-2854

Assigned to: Jamie Hall

k. 9309 Sierra Mar

ZA 2014-1779

Assigned to: Caroline Labiner

l. 11065 Sunset Blvd.

ZA 2014 3048 ZAD ZAA

Over in height wall in front yard.

Assigned to:

m. 880 Stone Canyon Road

ZA 2014-3229- ZAD ZAA

Demolish existing sfd and construct a new 2 story, 7715 s.f. SFD with a 5,715 s.f. basement (including 1,506 s.f. underground garage), pool, and 897 s.f. accessory building. Project requires 8 retaining walls & 2,581 c.yards of non-exempt grading.

Assigned to Dan Love.

8. New Packages Received: (September 9, to October 10, 2014)

1326 N. San Ysidro Drive

ZA 2014-3685-(ZV) (ZAA)

The legalization of an existing 2nd Floor, 324 s.f. accessory living quarters, on top of an existing legal non-conforming two-car garage (codified under Permit # 1936LA13784), in conjunction with an existing 1,782.0 sf single family dwelling in the RE-15-1 Zone. Request by Applicant to present project at November, 2014 meeting.

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 fo a one family dwelling with a seet 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.

10701 Bellagio Road / 627 Carcassonne Road

AA-2014-2980 PMEX

Parcel Map exemption to allow a lot line adjustment between two neighboring parcels that results in no change to the number of legal parcels

2341 N. Gloaming Way

DIR 2014-3574

Mulholland Design Review

Demolish existing SFD, and construct new SFD

9580 Lime Orchard Road

DIR 2014-3241-DRB-SPP-MSP

Mulholland Design Review

Remodel and addition to existing Guest house, addition to existing hardscape

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

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

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

08/24/2014 to 09/06/2014:

09/07/2014 to 09/20/2104:

09/22/2014 to 10/04/2014

10. Upcoming Hearings:

Tuesday, October 14, 2014, Downtown:

2104 Stanley Hills Drive

Case # ZA 2014-1621-ZAD ZA (See case update above)

Wednesday, October 15, 2014, West LA Planning Commission:

11767 E. Bellagio Road 90049

Case Numbers: ENV-2013-3734-MND Mitigated Negative Declaration
VTT-72465-SL SL-SMALL LOT SUBDIVISION

Project Description: Tentative Tract Map

Small Lot Ordinance. Demolition of 1 SFD, and Construction of 5 new SFD on a 9,779 s.f. lot

August 6, 2014: Determination letter received from Planning

Hearing regarding appeal of determination from Planning

Thursday, October 16, 2014

Mulholland Scenic Parkway Design Review Board:

3764 Stone Canyon Lane: DIR 2014-2760-DRB-SPP-MSP

2341 Gloaming Way: DIR 2014-3573-DRB-SPP-MSP

Tuesday, October 21, 2014, Downtown:

8951 St. Ives Drive

Case # ZA-2014-1870 ZAA

Remodel of an existing recreation room above the garage. Modify roof line (slope of roof), but height of roof to remain. Multiple Code Sections requesting relief from.

PLU position: No exception

Thursday, October 23, 2014, West LA:

457 Cuesta Way

Case # ZA2014-2012 ZAD

To permit the remodel of an existing 9,264 s.f. house to 11,083s.f. including garage. Maximum height of building to be 36 feet. The dwelling is on a lot fronting a Sub-Standard Hillside Limited Street.

PLU position: Oppose application

641 N. Sepulveda Blvd.

Case# ZA90-1213-CUZ-PA1 Cell Tower

9370 Claircrest Drive

Case # ZA 2014-1315

Project: Addition of up to 1,000 s.f. to an existing single family residence, fronting on a street less than 20'

PLU Position: Recommend approve application

11. Hearing Updates:

12. Determination Letters Received:

09/19/2014: 2845 N. Coldwater Canyon Drive: Cell tower

09/23/2014: 50 Beverly Park Way DIR-2014-2558-DRB-SPP-MSP

13. Upcoming Projects (No package received to date) for discussion purposes:

14. Proactive Projects

1. Proactive Projects Update by Committee Members

- a. Pending new Hillside Regulations Motion proposed by BAA & BABCNC – Update on Motion by Councilman Koretz
- b. Pending revisions to the Small Lot Sub-Division Motion # 13-1478; by Councilman LaBonge:

15. New Business and General Items for discussion:

16. Adjournment:

NEXT BABCNC PLU MEETING

Wednesday November 12, 2014

Location To Be Determined

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	

**Entitlement Applications Received by Department of City Planning
(Sorted by Certified Neighborhood Council)**

08/24/2014 to 09/06/2014

Certified Neighborhood Council -- Bel Air - Beverly Crest							
Application Date	Case Number	Address	CD#	Community Plan Area	Project Description	Request Type	Applicant Contact
09/02/2014	ENV-2014-3244-CE	320 N CAROLWOOD DR 90077	5	Bel Air - Beverly Crest	OVER IN HEIGHT WALLS, GATES, PILASTERS, AND HEDGES.	CE-CATEGORICAL EXEMPTION	JAIME MASSEY (818)517-1842
09/02/2014	ZA-2014-3243-F	320 N CAROLWOOD DR 90077	5	Bel Air - Beverly Crest	OVER IN HEIGHT WALLS, GATES, PILASTERS, AND HEDGES.	F-FENCE HEIGHT	JAIME MASSEY (818)517-1842
09/02/2014	DIR-2014-3241-DRB-SPP-MSP	9580 W LIME ORCHARD ROAD 90210	4	Bel Air - Beverly Crest	FIRST AND SECOND STORY ADDITION TO EXISTING SINGLE-STORY GUEST HOUSE	DRB-DESIGN REVIEW BOARD	MAKSIM VOLOVIK - HARRISON DESIGN AND ASSOCIATES (310)888-8747
09/02/2014	ENV-2014-3242-CE	9580 W LIME ORCHARD ROAD 90210	4	Bel Air - Beverly Crest	FIRST AND SECOND STORY ADDITION TO EXISTING SINGLE-STORY GUEST HOUSE	CE-CATEGORICAL EXEMPTION	MAKSIM VOLOVIK - HARRISON DESIGN AND ASSOCIATES (310)888-8747
08/29/2014	ZA-2014-3229-ZAD-ZAA	880 N STONE CANYON ROAD 90077	5	Bel Air - Beverly Crest	DEMOLITION OF AN (E) SFD AND CONSTRUCTION OF A (N) 7,715 SQ FT, TWO-STORY SFD W/A 5,715 SQ FT BASEMENT, POOL AND 897 SQ FT ACCESSORY BLDG	ZAD-ZA DETERMINATION (PER LAMC 12.27)	JOHN J. PARKER (805)388-3355

CNC Records: 5

**Entitlement Applications Received by Department of City Planning
(Sorted by Certified Neighborhood Council)
09/07/2014 to 09/20/2014**

Certified Neighborhood Council -- Arroyo Seco							
Application Date	Case Number	Address	CD#	Community Plan Area	Project Description	Request Type	Applicant Contact
09/11/2014	DIR-2014-3364-SPP	412 W AVENUE 42 90065	1	Northeast Los Angeles	NEW 2-STORY SFD.	SPP-SPECIFIC PLAN PROJECT PERMIT COMPLIANCE	LUIS GARCIA (323)829-4043
09/11/2014	DIR-2014-3366-SPP	412 W AVENUE 42 90065	1	Northeast Los Angeles	NEW, 2-STORY SFD	SPP-SPECIFIC PLAN PROJECT PERMIT COMPLIANCE	MIGUEL PEDRAZA (626)679-6570
09/11/2014	ENV-2014-3365-EAF	412 W AVENUE 42 90065	1	Northeast Los Angeles	NEW 2-STORY SFD.	EAF-ENVIRONMENTAL ASSESSMENT	LUIS GARCIA (323)829-4043
09/08/2014	ENV-2014-3315-EAF	3787 N GLENALBYN DR 90065	1	Northeast Los Angeles	CONSTRUCTION OF A NEW THREE STORY 40 FOOT, 2,760 SF SINGLE FAMILY RESIDENCE AND NEW ATTACHED GARAGE.	EAF-ENVIRONMENTAL ASSESSMENT	JESS ESPARZA (213)880-3832
09/08/2014	ZA-2014-3314-ZAD-ZAA-SPP	3787 N GLENALBYN DR 90065	1	Northeast Los Angeles	CONSTRUCTION OF A NEW THREE STORY 40 FOOT, 2,760 SF SINGLE FAMILY RESIDENCE AND NEW ATTACHED GARAGE.	ZAD-ZA DETERMINATION (PER LAMC 12.27)	JESS ESPARZA (213)880-3832
09/17/2014	DIR-2014-3468-CWNC	350 W MT WASHINGTON DR 90065	1	Northeast Los Angeles	PURSUANT TO SECTION 12.20.3 J OF THE LAMC, CONFORMING WORK ON A NON-CONTRIBUTING PROPERTY IN THE HIGHLAND PARK-GARVANZA HPOZ FOR THE DEMOLITION OF AN UNPERMITTED SECOND STORY ADDITION TO THE EXISTING	CWNC-CONFORMING WORK NON-CONTRIBUTING ELEMENTS	ROGER SORKIN (323)301-8987

CNC Records: 6

Certified Neighborhood Council -- Bel Air - Beverly Crest							
Application Date	Case Number	Address	CD#	Community Plan Area	Project Description	Request Type	Applicant Contact
09/16/2014	ENV-2014-3435-EAF	8289 W GRAND VIEW DR 90046	4	Hollywood	ZONE VARIANCE AND ZONING ADMINISTRATOR DETERMINATION TO ALLOW THE CONSTRUCTION, USE, AND MAINTENANCE OF A NEW SINGLE FAMILY DWELLING WITH ATTACHED 2-CAR GARAGE IN THE R1-1 ZONE.	EAF-ENVIRONMENTAL ASSESSMENT	WILLIAM GREGORY, ARCELAB INC. ARCHITECTS (310)507-5434
09/16/2014	ZA-2014-3436-ZV-ZAD	8289 W GRAND VIEW DR 90046	4	Hollywood	ZONE VARIANCE AND ZONING ADMINISTRATOR DETERMINATION TO ALLOW THE CONSTRUCTION, USE, AND MAINTENANCE OF A NEW SINGLE FAMILY DWELLING WITH ATTACHED 2-CAR GARAGE IN THE R1-1 ZONE.	ZV-ZONE VARIANCE	WILLIAM GREGORY, ARCELAB INC. ARCHITECTS (310)507-5434

09/15/2014	DIR-2014-3417-DRB-SPP-MSP	2358 N KIMRIDGE ROAD 90210	4	Bel Air - Beverly Crest	A SINGLE FAMILY DWELLING WITH ATTACHED TWO-CAR GARAGE WITH INTERIOR LIFTS TO TOTAL FOUR (4) PARKING SPACES AND AMENITIES.	DRB-DESIGN REVIEW BOARD	DANIEL SHALOM, S. D. DANIELS, CO. (310)889-7773
09/15/2014	ENV-2014-3416-CE	2358 N KIMRIDGE ROAD 90210	4	Bel Air - Beverly Crest	A SINGLE FAMILY DWELLING WITH ATTACHED TWO-CAR GARAGE WITH INTERIOR LIFTS TO TOTAL FOUR (4) PARKING SPACES AND AMENITIES.	CE-CATEGORICAL EXEMPTION	DANIEL SHALOM, S. D. DANIELS, CO. (310)889-7773
09/18/2014	ENV-2014-3490-EAF	1369 N LONDONDERRY PL 90069	4	Hollywood	NEW 2-STY SFD WITH BASEMENT	EAF-ENVIRONMENTAL ASSESSMENT	ASHRAF HEMMATI (310)709-3854
09/09/2014	DIR-2014-3322-BSA	1650 N MARMONT AVE 90069	4	Hollywood	APPEAL OF DBS-14006-DCP	BSA-BUILDING AND SAFETY APPEAL TO ZA	ROBERT L. GLUSHON, LUNA & GLUSHON (818)907-8755
09/09/2014	ENV-2014-3323-CE	1650 N MARMONT AVE 90069	4	Hollywood	APPEAL OF DBS-14006-DCP	CE-CATEGORICAL EXEMPTION	ROBERT L. GLUSHON, LUNA & GLUSHON (818)907-8755

CNC Records: 7

Certified Neighborhood Council – Central Hollywood							
Application Date	Case Number	Address	CD#	Community Plan Area	Project Description	Request Type	Applicant Contact
09/18/2014	AA-2014-3470-COC	1605 N CHEROKEE AVE 90028	13	Hollywood	CERTIFICATE OF COMPLIANCE	COC-CERTIFICATE OF COMPLIANCE	DANIEL HUYNH (213)225-2734
09/18/2014	ENV-2014-3471-CE	1605 N CHEROKEE AVE 90028	13	Hollywood	CERTIFICATE OF COMPLIANCE	CE-CATEGORICAL EXEMPTION	DANIEL HUYNH (213)225-2734

CNC Records: 2

Certified Neighborhood Council – Central San Pedro							
Application Date	Case Number	Address	CD#	Community Plan Area	Project Description	Request Type	Applicant Contact
09/17/2014	ENV-2014-3447-CE	275 W 1ST ST 90731	15	San Pedro	PROPOSED EXPANSION OF AN EXISTING COMMUNITY CENTER, LOCATED IN THE RD1.5-1XL ZONE.	CE-CATEGORICAL EXEMPTION	PATRICK CHOY (213)252-4253
09/17/2014	ZA-2014-3446-ZAA	275 W 1ST ST 90731	15	San Pedro	PROPOSED EXPANSION OF AN EXISTING COMMUNITY CENTER, LOCATED IN THE RD1.5-1XL ZONE.	ZAA-AREA HEIGHT, YARD, AND BLDG LINE ADJMNTS GT 20% (SLIGHT MODIFICATIONS)	PATRICK CHOY (213)252-4253

CNC Records: 2

Certified Neighborhood Council – Citywide							
Application Date	Case Number	Address	CD#	Community Plan Area	Project Description	Request Type	Applicant Contact

**Entitlement Applications Received by Department of City Planning
(Sorted by Certified Neighborhood Council)
09/21/2014 to 10/04/2014**

Certified Neighborhood Council -- Arroyo Seco									
Application Date	Case Number	Address	CD#	Community Plan Area	Project Description	Request Type	Applicant Contact		
09/23/2014	ENV-2014-3547-EAF	962 W AVENUE 37 90065	1	Northeast Los Angeles	ZONING ADMINISTRATOR'S ADJUSTMENT AND SPECIFIC PLAN PROJECT PERMIT COMPLIANCE (MAJOR) FOR THE CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE WITHIN THE MOUNT WASHINGTON-GLASSELL PARK SPECIFIC PLAN	EAF-ENVIRONMENTAL ASSESSMENT	SAM ASLANIAN (818)383-3237		
09/23/2014	ZA-2014-3546-ZAA-SPP	962 W AVENUE 37 90065	1	Northeast Los Angeles	ZONING ADMINISTRATOR'S ADJUSTMENT AND SPECIFIC PLAN PROJECT PERMIT COMPLIANCE (MAJOR) FOR THE CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE WITHIN THE MOUNT WASHINGTON-GLASSELL PARK SPECIFIC PLAN	ZAA-AREA, HEIGHT, YARD AND BLDG LINE ADJMNTS GT 20% (SLIGHT MODIFICATIONS)	SAM ASLANIAN (818)383-3237		
09/23/2014	ENV-2014-3545-EAF	966 W AVENUE 37 90065	1	Northeast Los Angeles	ZONING ADMINISTRATOR'S ADJUSTMENT AND SPECIFIC PLAN PROJECT PERMIT COMPLIANCE (MAJOR) FOR A NEW SINGLE-FAMILY RESIDENCE LOCATED IN THE MOUNT WASHINGTON-GLASSELL PARK SPECIFIC PLAN	EAF-ENVIRONMENTAL ASSESSMENT	SAM ASLANIAN (818)383-3237		
09/23/2014	ZA-2014-3544-ZAA-SPP	966 W AVENUE 37 90065	1	Northeast Los Angeles	ZONING ADMINISTRATOR'S ADJUSTMENT AND SPECIFIC PLAN PROJECT PERMIT COMPLIANCE (MAJOR) FOR A NEW SINGLE-FAMILY RESIDENCE LOCATED IN THE MOUNT WASHINGTON-GLASSELL PARK SPECIFIC PLAN	ZAA-AREA, HEIGHT, YARD AND BLDG LINE ADJMNTS GT 20% (SLIGHT MODIFICATIONS)	SAM ASLANIAN (818)383-3237		
09/22/2014	DIR-2014-3521-CWC	4218 N BERENICE AVE 90031	1	Northeast Los Angeles	PURSUANT TO LAMC 12.20.31, CONFORMING WORK ON A CONTRIBUTING STRUCTURE IN THE HIGHLAND PARK-GARVANZA HPOZ FOR WINDOW AND DOOR REPLACEMENT, SIDING REPLACEMENT, FRONT PORCH HARDSCAPE RESTORATION, AND RE	CWC-CONFORMING WORK CONTRIBUTING ELEMENTS	BIN ZHOU (000)000-0000		

Certified Neighborhood Council -- Bel Air - Beverly Crest

Application Date	Case Number	Address	CD#	Community Plan Area	Project Description	Request Type	Applicant Contact
09/30/2014	ENV-2014-3665-EAF	11005 W BELLAGIO PL 90077	5	Bel Air - Beverly Crest	HAUL ROUTE REQUEST TO ALLOW 10,994 CUBIC YARDS OF GRADING IN CONJUNCTION WITH THE DEMOLITION OF AN (E) SFD AND CONSTRUCTION OF A (N) TWO-STORY SFD W/BASEMENT, SWIMMING POOL AND MOTOR COURT	EAF-ENVIRONMENTAL ASSESSMENT	KARA TAVANLAR (213)228-5303
10/03/2014	ENV-2014-3708-EAF	8455 W FRANKLIN AVE 90069	4	Hollywood	HAUL ROUTE APPLICATION FOR EXPORT OF 3700 C.Y.	EAF-ENVIRONMENTAL ASSESSMENT	JUSTIN KLENTNER (310)360-0090
09/24/2014	DIR-2014-3573-DRB-SPP-MSP	2341 N GLOAMING WAY 90210	4	Bel Air - Beverly Crest	DESIGN REVIEW / PROJECT PERMIT COMPLIANCE	DRB-DESIGN REVIEW BOARD	ROGER KURATH (310)493-8806
09/24/2014	ENV-2014-3574-CE	2341 N GLOAMING WAY 90210	4	Bel Air - Beverly Crest	DESIGN REVIEW / PROJECT PERMIT COMPLIANCE	CE-CATEGORICAL EXEMPTION	ROGER KURATH (310)493-8806
09/23/2014	ENV-2014-3551-EAF	9265 W ROBIN DR 90069	4	Hollywood	GRADING AND EXPORT OF 3998 CUBIC YARDS OF DIRT; FOR NEW SFD.	EAF-ENVIRONMENTAL ASSESSMENT	KARA TAVANLAR (213)228-5303
10/02/2014	ENV-2014-3686-CE	1326 N SAN YSIDRO DR 90210	5	Bel Air - Beverly Crest	REQUEST TO LEGALIZE AN (E) SECOND STORY, 324 SQ FT ACCESSORY LIVING QUARTERS LOCATED ABOVE AND (E) TWO-CAR GARAGE IN CONJUNCTION WITH AN (E) 1,782 SQ FT SFD IN THE RE15-1 ZONE	CE-CATEGORICAL EXEMPTION	KIYOSHI GRAVES (323)401-6499
10/02/2014	ZA-2014-3685-ZV-ZAA	1326 N SAN YSIDRO DR 90210	5	Bel Air - Beverly Crest	REQUEST TO LEGALIZE AN (E) SECOND STORY, 324 SQ FT ACCESSORY LIVING QUARTERS LOCATED ABOVE AND (E) TWO-CAR GARAGE IN CONJUNCTION WITH AN (E) 1,782 SQ FT SFD IN THE RE15-1 ZONE	ZV-ZONE VARIANCE	KIYOSHI GRAVES (323)401-6499

CNC Records: 7

Certified Neighborhood Council -- Canoga Park

Application Date	Case Number	Address	CD#	Community Plan Area	Project Description	Request Type	Applicant Contact
10/02/2014	DIR-2014-3688-SPP	7117 N ALABAMA AVE 91303	3	Canoga Park - Winnetka - Woodland Hills - West Hills	NEW COMMERCIAL OFFICE BUILDING WITH SIGNAGE	SPP-SPECIFIC PLAN PROJECT PERMIT COMPLIANCE	SAMUEL WILLIAMS - SAMUEL WILLIAMS, ARCHITECT (818)209-9437

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

Case No.: ZA 2014-1621(ZAD)(ZAA)

Date: Tuesday, October 14, 2014

CEQA No.: ENV 2014-1622-CE

Council No.: 4

Time: 10:00 a.m.

Plan Area: Hollywood

Zone: R1-1

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

Applicant: Gregory D'Angelo

Representative: Same as above

Staff Contact: Kinikia Gardner
Phone No.: (213) 978-1340
Kinikia.gardner@lacity.org

PROJECT LOCATION: 2104 North Stanley Hills 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 for a deviation from Section 12.21-A,17(e)(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; Pursuant to the provisions of Section 12.24-X,28 of the Los Angeles Municipal Code, a Zoning Administrator's Determination from Section 12.21-A,17(e)(3) of the Los Angeles Municipal Code to grant relief from providing a 20-foot wide continuous paved roadway width from the driveway apron to the boundary of the hillside area; Pursuant to the provisions of Section 12.28 of the Los Angeles Municipal Code, a Zoning Administrator's Adjustment to permit a 0-foot front yard in lieu of the 5-foot setback required by Section 12.21-C,10(a); and Pursuant to the provisions of Section 12.24-X,28 of the Los Angeles Municipal Code, a Zoning Administrator's Determination to allow a maximum of 2,833 square feet of residential floor area in lieu of the 2,789 square feet of floor area

allowed by Section 12.21-C,10(b); all in conjunction with the partial demolition of an existing single-family residence and construction of a new 28-foot tall 2,833 square-foot single-family residence on a 5,029 square-foot lot 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: Kinikia Gardner).

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.

**WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, OCTOBER 15, 2014, 4:30 P.M.
HENRY MEDINA WEST L.A. PARKING ENFORCEMENT FACILITY
11214 W. EXPOSITION BOULEVARD, SECOND FLOOR, ROLL CALL ROOM
LOS ANGELES, CALIFORNIA, 90064**

Thomas Donovan, President
Joseph W. Halper, Vice President
Esther Margulies, Commissioner
Lisa Waltz Morocco, Commissioner
Vacant

Rhonda Ketay, Commission Executive Assistant
(213) 978-1300; FAX (213) 978-1029

EVERY PERSON WISHING TO ADDRESS THE COMMISSION MUST COMPLETE A SPEAKER'S REQUEST FORM AND SUBMIT IT TO THE COMMISSION EXECUTIVE ASSISTANT.

POLICY FOR DESIGNATED PUBLIC HEARING ITEM No(s) 3.

Pursuant to the Commission's general operating procedures, the Commission at times must necessarily limit the speaking times of those presenting testimony on either side of an issue that is designated as a public hearing item. 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 Commission on public hearing items must be submitted prior to the Commission's consideration of the item. TIME SEGMENTS noted herein are approximate. Some items may be delayed due to length of discussion of previous items.

To ensure that the Commission has ample opportunity to review written materials, all concerned parties who wish to submit written materials on agendized items should submit them to the Commission Office, 200 North Spring Street, Room 272, Los Angeles, 90012, at least 10 days prior to the meeting at which the item is to be heard, in order to meet the mailing deadline. *Note: Materials received after the mailing deadline will be placed in the official case file.*

Day of hearing submissions (10 copies must be provided) are limited to 2 pages plus accompanying photographs, posters, and PowerPoint presentations of 5 minutes or less.

The Commission may RECONSIDER and alter its action taken on items listed herein at any time during this meeting or during the next regular meeting, in accordance with the Commission Policies and Procedures and provided that the Commission retains jurisdiction over the case.

AGENDAS are posted for public review in the Main Street lobby of City Hall East, 200 No. Main Street, Los Angeles, California, and are accessible through the Internet World Wide Web at <http://www.planning.lacity.org>.

In the case of a Commission meeting cancellation, all items shall be continued to the next regular meeting date or beyond, as long as the continuance is within the legal time limits of the case or cases.

If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendized here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

GLOSSARY OF ENVIRONMENTAL TERMS:

CEQA - Calif. Environmental Quality Act
EIR - Environmental Impact Report

ND - Negative Declaration
MND - Mitigated Negative Declaration
CE - Categorical Exemption

1. **DEPARTMENTAL REPORT**

Items of interest

2. **COMMISSION BUSINESS**

A. Advance Calendar

B. Commission Request

C. Approval of minutes from October 1, 2014

3. **VTT-72465-SL-1A**

CEQA: ENV-2013-3734-MND

Plan: Bel Air-Beverly Crest

Council District: 5 - Koretz

Expiration Date: October 15, 2014

Appeal Status: Further appealable to City Council

PUBLIC HEARING HELD ON FEBRUARY 26, 2014

Location: 11767 East Bellagio Road

Proposed Project: The proposed project involves a Small Lot Subdivision for the development of five small lot single-family dwellings.

Requested Action:

An Appeal, pursuant to Los Angeles Municipal Code Section 17.06, of the entire decision of the Advisory Agency's approval of Vesting Tentative Tract Map No. 72465-SL for a maximum of five small lots and the construction, use, and maintenance of five small lot single-family dwellings.

APPLICANT: Farhad Ashofteh and Daniel Saparzadeh
Representative: Steve Nazemi - DHS & Associates, Inc.

APPELLANT: Bruce Kuyper

Recommended Action:

1. **Deny** the appeal.
2. **Sustain** the decision of the Deputy Advisory Agency to approve Vesting Tentative Tract Map No. 72465-SL for a maximum of five small lots and the construction, use, and maintenance of five small lot single-family dwellings.
3. **Adopt** Mitigated Negative Declaration No. ENV-2013-3734-MND as the environmental clearance for the project.

4. **Advise** the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.
5. **Advise** the applicant that pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) filing.

Staff: Heather Bleemers (213) 978-0092

4. PUBLIC COMMENT PERIOD

The Area Planning Commission shall provide an opportunity in open meetings for the public to address any items of interest to the public that are within the subject matter jurisdiction of the Area Planning Commission. (This requirement is in addition to any other hearing required or imposed by law.) Persons making requests are encouraged to do so in writing and should submit 10 copies to the area planning commission for its consideration.

Persons wishing to speak must submit a speaker's request form prior to the commencement of the public comment period. Individual testimony within the public comment period shall be limited to five (5) minutes per person and up to ten (10) minutes per subject.

The next regular meeting of the West Los Angeles Area Planning Commission will be held at **4:30 p.m. on Wednesday, November 5, 2014** at:

HENRY MEDINA WEST L.A. PARKING ENFORCEMENT FACILITY
11214 W. EXPOSITION BOULEVARD, SECOND FLOOR, ROLL CALL ROOM
LOS ANGELES, CALIFORNIA, 90064

An Equal Employment Opportunity/Affirmative Action Employer

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 no later than three working days (72 hours) prior to the meeting by calling the Planning Commission Office at (213) 978-1300 or by e-mail at APCWestLA@lacity.org.



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, Toni Lewis, Jack Dawson, Michael Kaufman

DATE: Thursday, October 16, 2014
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-

DIR-2014-2760-DRB-SPP-MSP, 3764 Stone Canyon Lane [CD 4] – Demolition of a portion of an existing single-family home and the construction of 2,405 square-foot addition to an existing home of 1,807 square feet on a 11,762 square-foot lot. The calculated floor area total is 4,540 square feet. The proposed project's maximum height is 28 feet. The project requires no grading. Related Environmental: ENV-2014-2761-CE. The project is located in the Outer Corridor, is upslope, is not visible from Mulholland Drive, and is subject to the Baseline Hillside Ordinance. [City Planning Staff – CS].

B. New-

- i) **DIR-2014-3513-DRB-SPP-MSP, 11662 Duque Dr [CD 2]**- Construction of a 160 square-foot addition to an existing 4,048 square-foot, two story, single-family residence (including an attached two car garage), for a gross total of 4,198 square feet on a 46,615 square-foot lot. The project's maximum height is 27 feet and 4 inches. The project requires no grading. Related Environmental: ENV-2014-3514-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-2014-3573-DRB-SPP-MSP, 2341 Gloaming Way [CD 4]**- A major remodel and addition of 4,194 square feet to an existing 1,874 square-foot, single-story residence, on a 22,606 square-foot lot. The new residence will have 6,067 square feet of living space, 6,823 square feet of gross floor area, and also includes a new pool and deck. The project's maximum height is 27 feet. The project proposes no grading. Related Environmental: ENV-2014-3574-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].
- iii) **DIR-2014-3595-DRB-SPP-MSP, 3961 Oeste [CD 2]**- A new, two-story residence with a subterranean garage. The living space totals 2,614 square feet, and has an associated 714 square-foot basement garage on a 13,273 square-foot lot. The project's maximum height is 28.5 feet. The project proposes 634 cubic yards of cut, 25 cubic yards of fill, and 609 cubic yards of export. Related Environmental: ENV-2014-3574-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].

8. Next meeting – Thursday, November 6, 2014

9. Adjourn

* The DRB shall provide an opportunity in open meetings for the public to address items of interest to the public that are within the subject matter jurisdiction of the DRB. The Chair of the DRB may allocate the number of speakers per subject, the time allotted on each subject, and the time allotted to each speaker.

Sign language interpreters, Communication Access Real-Time Transcription (CART), Assistive Listening Devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability, you are advised to make your request at least 72 hours prior to the meeting you wish to attend. Due to difficulties in securing Sign Language Interpreters, five or more business days' notice is strongly recommended. For additional information, please contact: (Courtney Schoenwald at 818-374-9904 - voice and TTY or Courtney.schoenwald@lacity.org).

Under the provisions of the Brown Act (Gov. Code Sec. 54959-54960), the Mulholland Scenic Parkway Specific Plan Design Review Board is a "legislative body" and must:

1. Conduct all quorum meetings in public; and
2. Post all agenda items or issues considered for discussion seventy-two (72) hours before public meetings. Public notices are posted at the Offices of the Planning Department and the Planning Department Website. Click on Meeting/Hearing/Environmental.

Department of City Planning

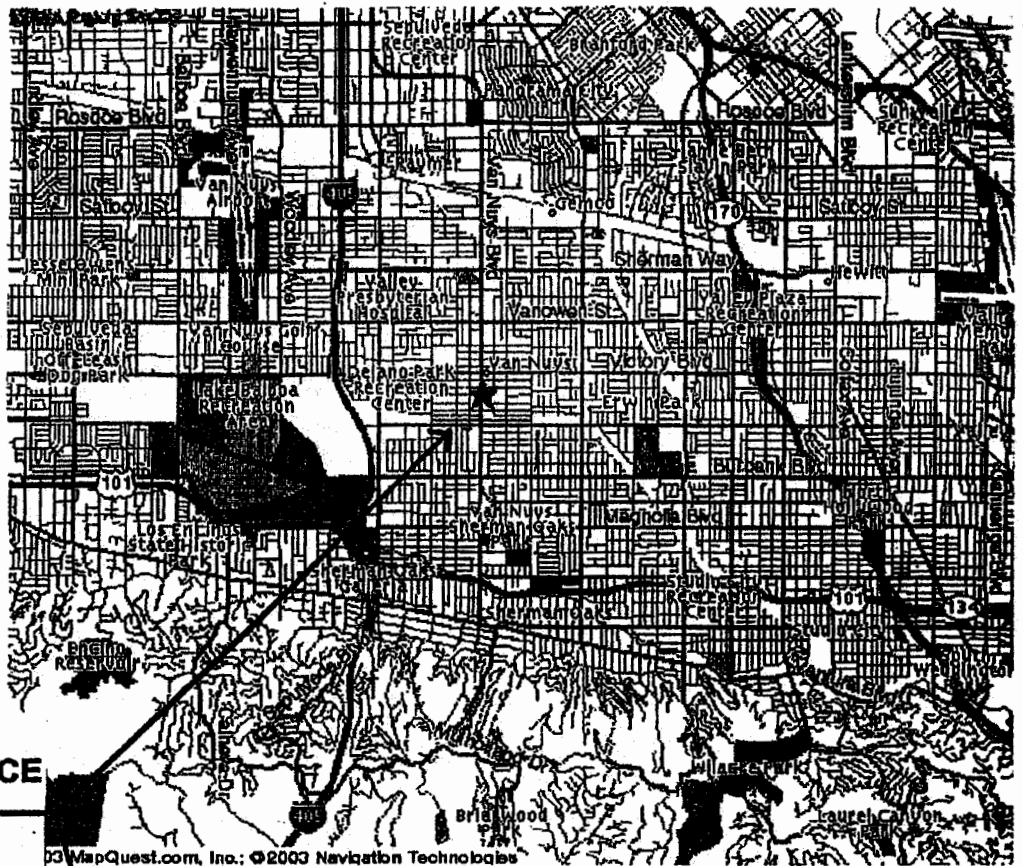
Marvin Braude San Fernando Valley Constituent Service Center
6262 Van Nuys Blvd., Suite 430

Los Angeles, CA 91401

Internet: <http://planning.lacity.org/>

MATERIALS SUBMITTED FOR THE ABOVE REFERENCED CASES ARE AVAILABLE FOR REVIEW AT THE DEPARTMENT OF CITY PLANNING OFFICE AT THE ABOVE ADDRESS.

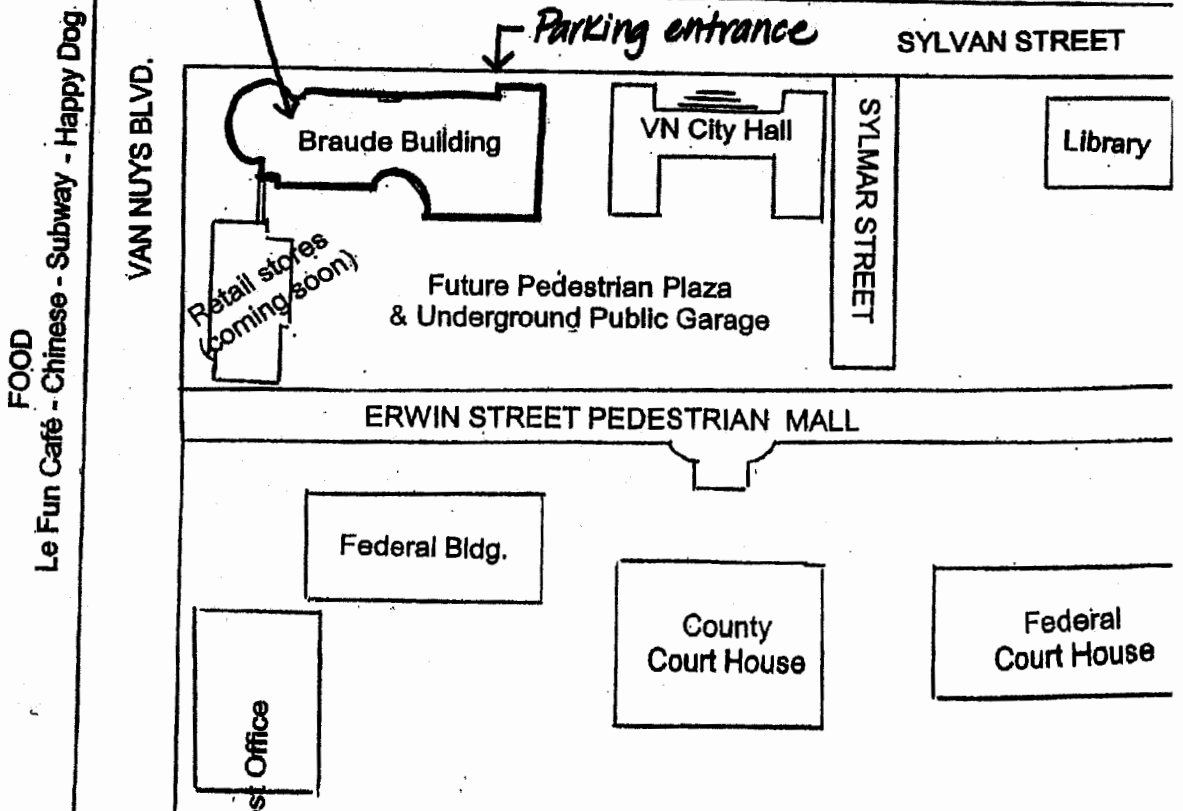
For additional information, please contact Courtney Schoenwald at 818-374-9904 or courtney.schoenwald@lacity.org



**MARVIN BRAUDE
CONSTITUENT SERVICE
CENTER**

6262 Van Nuys Blvd.
Van Nuys, CA 91401

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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: Tuesday, October 21, 2014

Time: 10:30 a.m.

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

Case No.: ZA 2014-1870(ZAA)

CEQA No.: ENV 2014-1871-CE

Council No.: 4

Plan Area: Hollywood

Zone: R1-1

Applicant: Peter Blake

Representative: Jennifer Goyne Blake

Staff Contact: JoJo Pewsawang
Phone No.: (213) 978-1214
JoJo.Pewsawang@lacity.org

PROJECT LOCATION: 8951 St. Ives Drive

REQUESTED ACTION: The Zoning Administrator will consider:

1. Pursuant to the provisions of Section 12.28 of the Los Angeles Municipal Code, a Zoning Administrator's Adjustment from Section 12.21-C,10 to permit: 1) a 1-foot 7-inch front yard in lieu of the 5-foot front yard required and a 2-foot 11-inch side yard in lieu of the 5-foot side yard required; 2) a building separation of 3 feet 3 inches in lieu of the 10-foot building separation required by Section 12.21-C,5(d), 3) an existing two-story accessory building to be located closer to a side lot line (3 feet 3 inches) than the width of the side yard required for a main building (5 feet), and 4) an existing accessory structure to remain within the front half of a lot, which is otherwise not allowed by Section 12.21-C,5(b); all in conjunction with the proposed remodel of an existing two-story accessory building containing a 500 square-foot garage and a 450 square-foot recreation room above, sited on a 9,265 square-foot lot 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: JoJo Pewsawang).

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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 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

Case No.: ZA 2014-2012(ZAD)

Date: Thursday, October 23, 2014

CEQA No.: ENV 2014-2013-CE

Council No.: 5

Time: 10:30 a.m.

Plan Area: Bel Air-Beverly Crest

Zone: RE20-1-H

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

Applicant: Cuesta Way, LLC

Representative: John Parker

Staff Contact: Kinikia Gardner
Phone No.: (213) 978-1340
Kinikia.gardner@lacity.org

PROJECT LOCATION: 457 North Cuesta 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 for 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 2) Pursuant to the provisions of Section 12.24-X,28 of the Los Angeles Municipal Code, a Zoning Administrator's Determination from Section 12.21-C,10(i)(3) of the Los Angeles Municipal Code to grant relief from providing a 20-foot wide continuous paved roadway width from the driveway apron to the boundary of the hillside area, in conjunction with the proposed addition/remodel to an existing single-family residence on a 57,893 square-foot lot in the RE20-1-H Zone within a Hillside Area.

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: Kinikia Gardner).

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 or 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.

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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

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

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Hearing: Office of Zoning Administration

Case No.: ZA 90-1213(CUZ)(PA1)

Date: Thursday, October 23, 2014

CEQA No.: ENV 2014-827-CE

Council No.: 5

Time: 2:30 p.m.

Plan Area: Bel Air-Beverly Crest

Zone: [Q]C2-1VLD

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

Applicant: AT&T

Representative: Monica Spencer

Staff Contact: Kinikia Gardner
Phone No.: (213) 978-1340
Kinikia.gardner@lacity.org

PROJECT LOCATION: 641 North Sepulveda Boulevard

REQUESTED ACTION: The Zoning Administrator will consider:

1. Pursuant to the provisions of Section 12.24-M of the Los Angeles Municipal Code, an Approval of Plans to modify an existing unmanned wireless telecommunications facility located on the rooftop of a 25-foot tall building by replacing eight panel antennas in two sectors, adding twelve panel antennas in one new sector, and two remote radio units, to be screened by 8-foot tall enclosures, for a maximum height of 33 feet above street level, all located on a site zoned [Q]C2-1VLD.
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: Kinikia Gardner).

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.

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CITY OF LOS ANGELES
CALIFORNIA



DEPARTMENT OF CITY PLANNING

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 Within a 500-Foot Radius
And: Others

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Hearing: Office of Zoning Administration

Case No.: ZA 2014-1315(ZAD)

Date: Thursday, October 23, 2014

CEQA No.: ENV 2014-1316-CE

Council No.: 4

Time: 2:00 p.m.

Plan Area: Bel Air-Beverly Crest

Zone: RE15-1

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

Applicant: Li Li

Representative: Robbin Hayne

Staff Contact: Kinikia Gardner
Phone No.: (213) 978-1340
Kinikia.gardner@lacity.org

PROJECT LOCATION: 9370 West Claircrest 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 authorize a maximum 1,000 square-foot addition to an existing 3,920 square-foot hillside single-family dwelling, on property located within 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: Kinikia Gardner).

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.

KEVIN JAMES
PRESIDENT

MONICA RODRIGUEZ
VICE PRESIDENT

MATT SZABO
PRESIDENT PRO TEMPORE

MICHAEL R. DAVIS
COMMISSIONER

BARBARA ROMERO
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EXECUTIVE OFFICER

CITY OF LOS ANGELES

CALIFORNIA



ERIC GARCETTI

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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>

September 19, 2014

To: Bel Air-Beverly Crest NC

**NOTICE OF DETERMINATION FOR INSTALLATION OF ABOVE GROUND FACILITY (AGF)
CITY REFERENCE NO.: 2014000084
ADJACENT TO: 2835 N. COLDWATER CANYON DRIVE**

Recently, notification was sent to you regarding the proposed installation of an Above Ground Facility within the public right-of-way near your property. The permit is for a Verizon 43 foot high mono-pole with antennas and a power meter cabinet (48" high x 20" wide x 17" deep).

On September 17, 2014, the City of Los Angeles Bureau of Engineering made a determination that the above referenced application from Verizon meets the requirements of Los Angeles Municipal Code Sec. 62.03.2 and will continue with the permit process. The AGF Ordinance allows homeowners or residents who qualify for notification to appeal this determination within 14 days of the date of this letter. **The AGF Ordinance does not allow Council District Offices, Neighborhood Councils or Home Owner Associations to appeal an AGF application.** The homeowners/residents of the HOA may appeal.

For questions and concerns regarding the proposed installation and the appeal process you may contact Jeff La Dou of the Bureau of Engineering at (213) 482-7467.

Homeowners/Residents may file an appeal by mailing a letter of appeal with a fee of \$100, payable to the City of Los Angeles. The letter of appeal must be submitted to:

Bureau of Engineering
Central District
ATTN: AGF Group
201 N. Figueroa St., Ste. 770
Los Angeles, CA 90012

Appeals must be received by the Bureau of Engineering on or before October 3, 2014 with the \$100 to be accepted.

Sincerely,

for
Gregg Vandergriff, P.E.
Manager
Telecom AGF Section

CM/jl



**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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(213) 978-1300

CITY OF LOS ANGELES

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DEPUTY DIRECTOR

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FAX: (213) 978-1275

INFORMATION

www.planning.lacity.org

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

September 23, 2014

Applicant

Suzanne Shepela
11333 Iowa Ave
Los Angeles, CA 90025

Owner

50 Beverly Park Way, LLC
50 Beverly Park Way
Beverly Hills, CA 90210

Representative

Armen Dovlatian
213 N. Orange St, Ste B
Glendale, CA 91203

Case No. DIR-2014-2558-DRB-SPP-MSP

CEQA: ENV-2014-2559-CE

Location: 50 W Beverly Park Way

Council District: 4- LaBonge

Neighborhood Council: Bel Air- Beverly Crest

Community Plan Area: Bel Air- Beverly Crest

Land Use Designation: Minimum Residential

Zone: RE40-1-H

**Legal Description: Lot: 33; Block: None; Tract:
TR38057**

Last Day to File an Appeal: October 8, 2014

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 Review and Design Review for a new, two-story, single family residence of 25,525 square feet with a 5,341 square foot garage, 2,231 square feet of covered patios, a 1,310 square-foot guest house, 900 square feet of double-height space, and a 22,902 square foot basement, for a gross total of 55,999 square feet, on a 113,017 square foot lot. The project is 26,213 calculated square feet, which exempts basement, covered patio, and a portion of double-height space area. The project also includes a pool with a guest house and pool bath. The project's maximum height is 45 feet.

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

CONDITIONS OF APPROVAL

1. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the plans and materials submitted by the Applicant, labeled "Exhibit E-1 to E-12" and attached to the subject case file. No change to the plans shall be made without prior review by the Department of City Planning, Plan Implementation Division, and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the Municipal Code, the project conditions, or the project permit authorization.
2. **Floor Area.** The project shall be limited to 55,999 gross square feet, and 26,213 calculated square feet, which exempts basement, covered patio, and a portion of double height space area.
3. **Height.** The project shall be limited to 45 feet in height.

Administrative Conditions

4. **Final Plans.** Prior to the issuance of any building permits for the project by the Department of Building and Safety, the applicant shall submit all final construction plans that are awaiting issuance of a building permit by the Department of Building and Safety for final review and approval by the Department of City Planning. All plans that are awaiting issuance of a building permit by the Department of Building and Safety shall be stamped by Department of City Planning staff "Final Plans". A copy of the Final Plans, supplied by the applicant, shall be retained in the subject case file.
5. **Notations on Plans.** Plans submitted to the Department of Building and Safety, for the purpose of processing a building permit application shall include all of the Conditions of Approval herein attached as a cover sheet, and shall include any modifications or notations required herein.
6. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review of approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning prior to clearance of any building permits, for placement in the subject file.
7. **Code Compliance.** Use, area, height, and yard regulations of the zone classification of the subject property shall be complied with, except where granted conditions differ herein.
8. **Department of Building and Safety.** The granting of this determination by the Director of Planning does not in any way indicate full compliance with applicable provisions of the Los Angeles Municipal Code Chapter IX (Building Code). Any corrections and/or modifications to plans made subsequent to this determination by a Department of Building and Safety Plan Check Engineer that affect any part of the exterior design or appearance of the project as approved by the Director, and which are deemed necessary by the Department of Building and Safety for Building Code compliance, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.
9. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning.

10. **Expiration.** In the event that this grant is not utilized within three years of its effective date (the day following the last day that an appeal may be filed), the grant shall be considered null and void. Issuance of a building permit, and the initiation of, and diligent continuation of, construction activity shall constitute utilization for the purposes of this grant.

11. **Indemnification.** The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action, or proceeding against the City or its agents, officers, or employees relating to or to attack, set aside, void or annul this approval which action is brought within the applicable limitation period. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim action or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.