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

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

Wednesday, May 13, 2014
 7:30-9:00pm

NOTE: NEW LOCATION!!!
 (This Meeting only)

Wonderland Elementary School
8510 Wonderland Avenue
Los Angeles, CA 90046

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: m Kemp@babncnc.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			Don Loze		
Robin Greenberg			Nickie Miner		
Jamie Hall			Gary Plotkin		

2. Approval of Minutes – April 16, 2014 Meeting

3. Approval of Agenda, as presented or amended

- a. **Bold** items are changes to publicly posted agenda.

8. New Packages Received:

1240 N. Doheny Drive Case # ZA2014-1016
Project: Approval of existing over in height fence in the front yard.

9370 Claircrest Drive Case # ZA2014-1315
Project: Addition of up to 1,000 s.f. to an existing single family residence, fronting on a street less than 20'

1520 Gilcrest Drive Case # 2014-1020
Project: Additional of Accessory Living Quarters with separate kitchen

10104 Angelo View Drive Case # ENV-2014-1025-CE
Plan Approval to previous ZA cases: Construction of a 1,317 s.f. recreation room for home theater use, 103 s.f. of terrace for restroom, bbq and lap pool

9. CNC Reporting – As of 05/12/14 (Projects for which no package has yet been received)

10451 W. Bellagio Road Case # ENV-2014-1064-EAF
Project: The construction of a new home with an overheight fence and grading in excess of 1,000 cy.

2850 N. Benedict Canyon Dr Case# DIR 2014-1135-DRB-SPP-MSP Mulholland Design Review
ENV-2014-1136-CE
Project: Construction of a proposed 2 story, 10,527 s.f. sfd and 2 attached 2 car garages.

10470 & 10492 Isadora Lane Case # ENV-2014-1162-CE
AA-2014-1322-PMEX
Project: Adjustment of three lot lines for future development

10515 W Rocca Place Case # ZA-2014-1523-ZAD
ENV-2014-1524-EAF
Project: Construction of a new sfd & 4 new retaining wall fronting on a substandard hillside community driveway within the BHO area.

10. Upcoming Hearings:

May 15, 2014

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)
Committee voted at February meeting to take no action

10615 W. Bellagio Road 90077

Case Numbers: ENV-2013-3687-CE CE-CATEGORICAL EXEMPTION
ZA-2013-3686-F F-FENCE HEIGHT

Project Description: To Allow an over-in-height wall, gate and hedge in the front yard setback
Status: Package Received: 12/10/13 Assigned to PLU Member: Michael Kemp
Committee voted at February 2014 meeting to oppose.

June 12, 2014:

901 N. Airole Way, 90077

Application Date: 02/03/2014
Case # ZA 2014-378-ZAA
To allow 13 s.f. area to locate in the required front yard setback
No package received to date. No action taken by committee

11. Hearing Updates:

12. Determination Letters Received:

8467 Brier Drive

Case # ZA 2013-1862-(ZAD)-1A

Hearing Date: March 25, 2014 An appeal to the Zoning Administrator's decision to approve.

1. Granted the appeals in part
2. Sustained the decisions of the Zoning Administrator

Mulholland Scenic Parkway Specific Plan

9484 W. Gloaming Drive: Approved with Conditions

78 Beverly Park Land: Approved with Conditions

15414 Milldale Drive: Approved with Conditions

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

1. Harvard Westlake school permit application.

14. Proactive Projects

1. Proactive Projects Update by Committee Members

- a. LA City Building Code Update: RE-Code LA:
- b. Review of recommendations by Dick Platkin, for revisions to the Baseline Mansionization Ordinance, and how they might apply to the Baseline Hillside Ordinance.
- c. Waiver of Tract Map Research Group

15. New Business and General Items for discussion:

1. Wildlife Habitat Protection – Motion by Councilman Koretz
Recommendation by Tony Tucci, BABCNC Board Member, to support motion.

16. Adjournment:

NEXT BABCNC PLU MEETING

June 10, 2014

Note: Location is back to regular meeting location:

Les & Dorothy River Community Center

10409 Scenario Lane

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

WTM – WAIVER OF TRACT MAP

ZA – ZONING ADMINSTRATOR

ZAA – ZONING ADMINISTRATOR'S ADJUSMENT

ZAD – ZONING ADMINISTRATOR'S DETERMINATION

ZV – ZONING VARIANCE

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 2013-3981(ZAD)

Date: Thursday, May 15, 2014

CEQA No.: ENV 2013-3982-MND

Council No.: 5

Time: 10:30 a.m.

Plan Area: Bel Air-Beverly Crest

Zone: RE15-1-H

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

Applicant: Barry Peele

Representative: Peter Shirley

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

PROJECT LOCATION: 10040 Reevesbury Drive

REQUESTED ACTION: The Zoning Administrator will consider:

1. Pursuant to the provisions of Section 12.24-X,28 of the Los Angeles Municipal Code, a Zoning Administrator's Determination to permit the change of use of an existing storage area/recreation room to single-family dwelling on a lot with dual frontages on Substandard Hillside Limited Streets (Reevesbury Drive and Westwanda Drive) that are improved with a roadway width of less than 20 feet and that does not have a vehicular access route from a street improved with a minimum 20-foot wide continuous paved roadway from the driveway apron that provides access to the residence to the boundary of the Hillside Area.
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: 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



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Hearing: Office of Zoning Administration

Case No.: ZA 2013-3686(ZAA)

Date: Thursday, May 15, 2014

CEQA No.: ENV 2013-3687-CE

Time: 10:00 a.m.

Council No.: 5

Plan Area: Bel Air-Beverly Crest

Zone: RE40-1-H

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

Applicant: Stone Canyon Trust dated 3/17/99

Representative: Marina Martos

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

PROJECT LOCATION: 10615 Bellagio Road

REQUESTED ACTION: The Zoning Administrator will consider:

1. Pursuant to the provisions of Section 12.28-A of the Los Angeles Municipal Code, a Zoning Administrator's Adjustment from Section 12.21-C,1(g) of the Code to allow a 6-1/2-foot in height fence and gate, 6-foot 9-inch pilasters and vehicle gate, and up to 12-foot in height hedges, all within the front and side yard setback, in lieu of the maximum 3-1/2-foot height otherwise permitted within the front yard and 6-foot height permitted within the side yard, on property located within the RE40-1-H Zone.
2. Pursuant to Section 21084 of the California Public Resources Code, the above referenced project has been determined not to have a significant effect on the environment and which shall therefore be exempt from the provisions of CEQA.

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.

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CENTRAL AREA PLANNING COMMISSION

200 N. Spring Street, Room 272, Los Angeles, California, 90012-4801, (213) 978-1300
www.Planning.lacity.org

Determination Mailing Date: APR 04 2014

CASE NO: ZA 2013-1862-ZAD-1A
CEQA: ENV-2013-1863-MND

Location: 8467 Brier Drive
Council District: 4 - LaBonge
Plan Area: Hollywood
Request: Zoning Administrator's Determination

Applicant: Kimberlina Whettman & Associates
Representative: Marina Noel Martos

Appellants: 1) Mona Kuhn and Boris Salchow
2) Mary Kelly

At its meeting on **March 25, 2014**, the following action was taken by the Central Area Planning Commission:

1. Granted the appeals in part.
2. Sustained the decision of the Zoning administrator to approve a Zoning Administrator's Determination granting relief from Section 12.21-C,10(i)(2) of the Los Angeles Municipal Code to allow approximately 25 linear feet of Brier Drive roadway to be less than 20 feet along the eastern frontage in lieu of the 20 feet required by the Code for a Substandard Hillside Street; a Zoning Administrator's Determination granting relief from Section 12.21-C,10(i)(2) of the Los Angeles Municipal Code to waive improvement of Walnut Drive, a paper street; and a Zoning Administrator's Determination granting relief from Section 12.21-C,10(i)(3) of the Los Angeles Municipal Code to waive improvements to the boundary of the Hillside area for Brier Drive and Walnut Drive, with revisions to the Zoning Administrator's Determination Letter and modifications to Condition No. 10.
3. Adopted the Findings.
4. Adopted the recommendation of the lead agency in issuing Mitigation Negative Declaration ENV-2013-1863-MND as the environmental clearance for this action.

Fiscal Impact Statement: There is no General Fund impact as administrative costs are recovered through fees.

This action was taken by the following vote:

Moved: Commissioner Acevedo
Seconded: Commissioner Brown
Ayes: Commissioners Martorell and Millman
Absent: Commissioner Kim

Vote: 4 - 0

Effective Date
Effective upon the mailing of this notice

Appeal Status
Not further appealable to City Council


Rhonda Ketay, Commission Executive Assistant
Central Area Planning Commission

140518

APR 23 2014

PLANNING & LAND USE MANAGEMENT

MOTION

There are various communities throughout the city that are the location of natural lands and low density residential neighborhoods where wildlife exist— under the jurisdiction of the hillside ordinance. Unfortunately in these and other communities in the city, development activities often involve actions that detrimentally impact wildlife movements.

Without doubt private property interests and environmental considerations benefit by definite and consistent guidance on the environmental regulatory controls needed in any proposed land use development project.

The Santa Monica Mountains Conservancy have begun looking into wildlife corridors within its territories, which will prevent further injuries and deaths to wildlife, and protect the remaining open spaces and wildlife linkages that exist. Incursions into the habitat of wildlife in the city is counter to the intent and protections offered under the California Environmental Quality Act (CEQA).

The city needs to preserve the wildlife corridors in the eastern area of the Santa Monica Mountains(Hillside Ordinance zone), and to designate this area as a Regional Wildlife Habitat Linkage Zone, and to develop the necessary land use guidelines and measurable metrics to protect this region and dwindling habitat areas citywide.

I THEREFORE MOVE that the Council instruct the Planning Department, with the assistance of the City Attorney, and in consultation with the Santa Monica Mountains Conservancy, and citizen advocates such as, but not limited to Citizens for Los Angeles Wildlife (CLAW) and the Mulholland Design Review Board (MDRB), to prepare and present an ordinance to create a Wildlife Corridor in the eastern area of the Santa Monica Mountains(Hillside Ordinance zone) that requires the following:

1. Do not issue any building or grading permits until project applicants ensure that they will permanently accommodate wildlife habitat connectivity as part of their development projects.
2. Require easements and deed restrictions in perpetuity to protect wildlife habitat connectivity.
3. Formally designate the area as a Regional Wildlife Habitat Linkage Zone in the Municipal Code, in as much as just one single family residential project can cause adverse impacts to the existing and threatened wildlife populations.
4. Require a Biological Constraints Checklist as part of every new building project will undergo a 'habitat connectivity and wildlife permeability review' within areas of concern.

PRESENTED BY: Paul Koretz
PAUL KORETZ
Councilmember, 5th District

SECONDED BY: [Signature]
[Signature]
[Signature]

APR 23 2014
[Signature]

ORIGINAL



1.805.225.4766 • INFO@CLAWONLINE.ORG • PO BOX 50000 • STUDIO CITY CA. 91614

September 4, 2013

Councilman Paul Koretz
Fifth Council District
200 N. Spring Street, Room 440
Los Angeles, CA 90012

Dear Honorable Councilmember Koretz and staff:

Thank you for meeting with Citizens for Los Angeles Wildlife (CLAW) on Wednesday, August 21st 2013. It was the general consensus that the city needs to do a better job preserving our habitat connectivity (wildlife corridors) in the eastern area of the Santa Monica Mountains (I-405 to Griffith Park.) We agreed that small hillside conservation easements are not “a taking” and that it is possible to have growth while preserving our environmental heritage. Unfortunately, that is currently not the city’s philosophy because there is a systemic breakdown in the city’s review and approval process that threatens our native wildlife species.

So during our meeting, we introduced the idea of a “biological constraints checklist” that ensures that hillside properties are presumed as part of a wildlife corridor until scientifically verified otherwise. We all agreed to the need for a new ordinance that protects this key element of the city’s public trust because we are already seeing evidence of adverse changes to this area’s biology.

Therefore, this letter is a formal request for you, Councilmember Koretz, to author a wildlife corridor ordinance for the City of Los Angeles’ eastern area Santa Monica Mountains in order to:

- formally label this area as a Regional Wildlife Habitat Linkage Zone -- where just one single-family residential project can cause permanent, system-wide, adverse effects;
- guarantee open space connectivity by requiring all future building permits to permanently accommodate the habitat connectivity;
- create a new system for adequate review and mitigation -- one that includes undisputable guidelines and measurable metrics -- to unequivocally protect this region and other dwindling habitat areas citywide.

We propose this ordinance should include the following:

- A Biological Constraints Checklist -- every new building project needs a simple habitat connectivity and wildlife permeability review. A factual, scientific screening process in a form of a yes or no checklist, for example: “Is the project adjacent to a habitat block?”
- Land protection ratios and minimum guarantees -- on a sliding scale, depending on the size of the parcel, project and the degree of biological impact determined by the checklist. Every impacting parcel must contribute to the wildlife habitat connectivity on a minimum level.
- Easements and deed restrictions in perpetuity -- deed restrictions by the City of LA are the minimum level of protection that should be instituted (with only a unanimous city council vote to undo a wildlife corridor/open space deed restriction recorded in favor of the city.)
- A rule that no grading or building permits are issued until deed restrictions (or easements) are finalized, recorded and approved in writing by the presiding District Councilmember and/or City Attorney’s office.
- Ordinance draft preparation that includes not only council office and planning staff, but also Santa Monica Mountains Conservancy, citizen advocates (i.e. CLAW, MDRB, etc.) and at least one independent biologist.

Since our mountain and urban interface is rapidly approaching a tipping point, this ordinance under your leadership could ultimately be the catalyst to protect our native wildlife. Planners, builders, architects, and city staff will have to presume a hillside property is part of an existing or potential wildlife corridor until scientific written analysis indicates it is not AND design urban growth in accordance. We commend you for your leadership on this issue.

Sincerely,

Handwritten signatures of Alison Simard, Skip Haynes, and Tony Tucci.

Alison Simard, Skip Haynes and Tony Tucci
Board of Directors