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## PLANNING AND LAND USE COMMITTEE AGENDA REGULAR MEETING

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

Wednesday, April 16, 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.)*

### 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		
<b>Jamie Hall</b>			Gary Plotkin		

**2. Approval of Minutes – March 11, 2014 Regular Meeting & March 18, 2014, Special Meeting**

**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.** Proposed rotation of meeting locations

**B.** Deborah Kahen, City Planner, to present a summary of the Small Lot Ordinance at the April 23, 2014 BABCNC Board Meeting.

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

**a. New Packages Received:**

**454 N. Cuesta Way, 90077**

Application Date: 01/07/2014

Case Numbers: AA-2014-53-WTM WTM- Waiver of Tract Map  
ENV-2014-54-CE CE-CATEGORICAL EXEMPTION  
ZA 2014-914-ZAD ZAD-ZA Determination: Application submitted: 03/18/14

Project Description:

Grading as part of demolition of (E) SFD and Construct new SFD, with Accessory Building, pool, and tennis court.

Status: Package Received: 01/30/2014 Assigned: Michael Kemp

Note: New package received, 04/04/14 for ZA request: Project noted above on a lot the fronts three substandard Hillside limited streets. Also noted on CNC report 03/22/14.

**15414 Milldale Drive, 90077**

Application: 02/20/14

Case Number DIR 2014-693 Mulholland Scenic Parkway

Demolition of 52 s.f. structure and construction of 1,176 s.f. to an existing 3,072 s.f. house

Status: Roscomare Valley Association ARC Committee reviewed the project on 04/03/14 and found project in conformance to their CC &R's. Voted to take 'no exception' to project.

Also noted on CNC report of 03/08/14

**b. CNC Reporting – As of 03/22/14 (Projects for which no package has yet been received)**

**281 N. Bentley Circle, 90049**

Application: 03/13/14

Case Number: ENV-2014-862-EAF EAF- Environmental Assessment

Project Description:

Request for Haul Route to allow exporting of 2,900 cubic yards for the construction of a (N) SFD.

**10830 W. Chalon Road, 90077**

Application: 03/21/14

Case Number: ENV-2014-841-EAF EAF- Environmental Assessment

Project Description:

Construction of new one-family dwelling which requires a haul route.

**7. Current Case Updates:**

**1416 & 1418 Beverly Glen**

Case # AA 2014-531

Project Description: Lot Line Adjustment.

Package Received: 3/05/2014: Assigned to: Ramin Kolahi

Application Date: 02/13/14 Also noted on CNC report dated 02/22/14

Recommendation to take no exception

**9550 Heather Road**

Case # ZA 2014-695-ZAA

ENV 2014-697-CE

AA 2014-696-WTM

Adjustment to allow additions to rear of existing SFD and garage within 5' of real property line in lieu of 25' required.

Addition of 222 s.f. of livable space (Guest room) and 507 s.f. of additional garage space to an (E) SFD

Package received 03/05/14: Assigned to: Michael Kemp

Application date: 02/26/14: Also noted on CNC report 03/08/14

**1857 Benedict Canyon**

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Case # ZA 2014-0620

Demolish (E) non-permitted 8' solid wall and build a (N) 8'-10" fence on the front property line, on in the public right of way, 5' from curb face with an approved revocable permit.

Received: 03/05/14 Application date: 02/20/2014 Also noted on CNC report of 02/22/14

Status: Applicant presented project to PLU Committee at March 11, 2014 Meeting. PLU recommended Applicant go back and meet with BCA first.

**107 Delfern Drive**

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Case # AA 2014-629- WTM

Application for Waiver of Tract Map associated with Grading Permit Application

Received 03/05/2014 Assigned to: Michael Kemp

**1255 N. Angelo Drive, 90077**

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Application Date: 01/17/2014

Case Numbers: AA-2014-171-WTM WTM- Waiver of Tract Map  
ENV-2014-172-CE CE-CATEGORICAL EXEMPTION

Project Description:

Waiver of Tract Map in conjunction with construction of new SFD.

Assigned to: Caroline Labiner

Status: Package Received: No

**944 Airole Way**

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Case Numbers: AA-2013-2045-WTM WTM-WAIVER OF TRACT MAP

Project Description:

Construction of a new 60,476 s.f. Main House, 3,845 s.f. Guest House

Status: Package Received: Yes Assigned to PLU Member: Michael Kemp Hearing Date: N/A

**2166 & 2170 N. Stanley Hills Drive 90046**

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Case Numbers: ZA-2013-2087-ZAD ZAD-ZA DETERMINATION (PER LAMC 12.27)  
ENV-2013-2085-EAF EAF-ENVIRONMENTAL ASSESSMENT  
ZA-2013-2084-ZAD ZAD-ZA DETERMINATION (PER LAMC 12.27)

Project Description:

Construction of a new 2,060 s.f. SFD. Remodel and Addition to two existing SFD on the same lot.

Status: Package Received: Yes Assigned to PLU Member: Jamie Hall Hearing Date: N/A

**11201 N. Chalon Road 90049**

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Case Numbers: AA-2013-2569- WTM-WAIVER OF TRACT MAP

Project Description:

Construction of a SFD with appurtenant facilities in a 8 acre site

Status: Package Received: Yes Assigned to PLU Member: Michael Kemp Hearing Date: N/A

**901 N. Airole Way, 90077**

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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.

**11767 E. Bellagio Road 90049**

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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 6 new SFD on a 9,779 s.f. lot

Status: Package Received: No Assigned to PLU Member: Michael Kemp

Status from PLU Meeting 03/18/14 & BABCNC Board meeting of 03/26/14: Note: currently the project is being re-designed by the Applicant. No new plans received as of the date of this publication.

## **8. Upcoming Hearings:**

### **1426 N. Summit Ridge Drive 90210**

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Hearing Date: 05/01/14

Case Numbers: ENV-2013-3712-CE CE-CATEGORICAL EXEMPTION  
ZA-2013-3711-ZAD ZAD-ZA DETERMINATION (PER LAMC 12.27)

Project Description:

ZONING ADMINISTRATOR'S DERMINATION TO PERMIT INCREASED HEIGHT TO 28 FEET IN LIEU OF CODE REQUIREMENTS (12.21-C;1(D)(5)). THE SUBJECT SITE CONSISTS OF 29,891 SQUARE FEET AND ZONED RE15-

Status: Package Received: 12/10/13 Assigned to PLU Member: Yes: Michael Chasteen

Status: At PLUM 01/14/14 meeting, Michael Chasteen recommended, and Committee agreed to take no action.

## **West LA Planning:**

### **1500 North Gilcrest Drive**

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Hearing Date: 05/07/14

Case Numbers: ZA 2007-5365 ZAD-PA1-1A

Appeals (2) to Zoning Administrator's approval.

## **9. Hearing Updates:**

### **1210 N. Wetherly Drive 90069**

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Hearing Date: 04/01/14

Case Numbers: ENV-2013-2891-CE CE-CATEGORICAL EXEMPTION  
ZA-2013-2890- ZAA-AREA HEIGHT YARD AND BLDG LINE ADJMNTS GT 20%  
(SLIGHT MODIFICATIONS)

Project Description:

Demo (E) 2-Car Garage; Rumpus Room & Bath; Construction of (N) 7-Car garage; rumpus room; Guest Quarters; Gym; Full Bath; Powder and Roof Deck.

Status: Package Received: Yes Assigned to PLU Member: Jamie Hall

### **616 N. Nimes Road 90077**

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Hearing Date: 04/10/14

Case Numbers: ENV-2013-3700-CE CE-CATEGORICAL EXEMPTION  
ZA-2013-3701-ZAA ZAA-AREA HEIGHT YARD AND BLDG LINE ADJMNTS GT 20%  
(SLIGHT MODIFICATIONS)

Project Description:

Over in height walls/fences

Status: Package Received: 12/10/13 Assigned to PLU Member: Michael Kemp

Status: At 02/11/14 PLUM the Committee voted to oppose.

## **11. Determination Letters Received:**

### **Mulholland Scenic Parkway Specific Plan**

#### **2737 Edwin Place**

Case # DIR 2013-3666-DRB-SPP-MSP

03/28/14: Approved with Conditions.

## **12. Upcoming Projects ( No package received to date):**

1. Harvard Westlake school permit application.

## **13. Proactive Projects**

### **1. Proactive Projects Update by Committee Members**

- a. LA City Building Code Update: RE-Code LA:  
Summary on attendance at 04/02/14 forum in WLA by City Planning
- 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

**14. General Items for discussion:**

1. ZI 2433 Hollywood Community Plan Court Injunction: Effect on projects in our area.

**14. Adjournment:**

**NEXT BABCNC PLU MEETING**

**May 13, 2014**

**Note: Location change (for this meeting only):**

**Wonderland School  
8510 Wonderland Avenue  
Los Angeles, CA 90046**

**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