



PLANNING & LAND USE COMMITTEE AGENDA

Tuesday, June 13, 2017 7:00 pm to 9:00 pm

Location: American Jewish University

15600 Mulholland Drive, 2nd Floor, Room 223 Bel Air, CA 90077

[Accessible from the west side of Casiano Road. Park at lower parking (Lot 1)]

Public Comment: The public is welcome to speak. Meeting is being audio taped. Though not mandatory, we request that you fill out a Speaker Card to address the Council on any item on the Agenda with or without contact information. Comments from the public on 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.

Note to all BABCNC Committee Members: Before, during and after the Planning & Land Use Meetings, Committee members are cautioned to not discuss Board business or issues.

1. Call to Order – Committee Member Roll Call

Name	P	A	Name	P	A
Robin Greenberg			Nickie Miner		
Jamie Hall			Gary Plotkin		
Michael Kemp			Stephanie Savage Co-Chair		
Maureen Levinson			Robert Schlesinger Chair		
Leslie Weisberg			Jason Spradlin, Co-Chair		
Don Loze			Stephen Twining		

2. Approval of June 13, 2017 Agenda

3. Approval of May 9, 2017 Minutes (circulated with agenda)


4. Public Comments On non-agendized Planning & Land Use items only

5. Chair Report: Robert Schlesinger (Co-chairs Savage & Spradlin)

CASES TO BE CONSIDERED:

NOTE: ALL CASES ARE SUBJECT TO MOTIONS

6. Projects & Items Scheduled for Presentation, Discussion & Possible Action

- A. **15210 Antelo Pl**  **DIR-2016-3262-DRB-SPP-MSP, ENV-2016-3263-CE** 90077 6/20 Hearing To RVA/BAHA for review. Mulholland Scenic Parkway, DIR-2015-4662-DRB-SPP-MSP, ENV-2015-4663-CE - 3-Story, 2,964 sq ft 3 story, 30 ft high Guest House w/access bridge to a 16,516 sf, 3 story, SFD on a 139,476 sq ft lot. Owner: John Buoymaster – Trustee Rec'd 8/31
Rep: Rosemary Medal, KW&A rosemary@kwhettam.com 213.228.5303
Arch: Bridgwater Cons Grp, Clive Bridgwater clive@bridgwaterconsulting.com 435.333.4580
As per telephone call from Rosemary, on 02-13-2017, they will be submitting the following change next week: To a 2-story Accessory Living Quarter – not a guest house anymore.
Filed: 8/30/16 Assign: 9/19/16 Staff: William Hughen william.hughen@lacity.org: 818-374-5049

B. 1660 Sunset Plaza ☉ ZA-2017-152-ZV-ZAD-ZAA ENV-2017-153-CE

Total lot 4,870 sf, to allow RFA 3,262 sf in lieu of max perm 2,062 sf w/remodel of exist 3 story SFD, remod exist 3 story SFD curr meets perm ht within R-1 Zone. Adj to allow a 3.27' side yd setback in lieu of 7' on side/yd. 2 ex park spcs in lieu of req 3 p/spaces. Owner: Daniel Dangor, Sunset Plaza 310.890.0771, Eng: Steven Pribyl svpribyl@dbaarchitects.com 310.559.8441
Rep: (Will) Nieves & Assoc nievesasoc@aol.com 310.375.5925 Filed: 1/13/2017 Accept: 2/13/17
Staff:2/09/2017 CE Assign: 1/26/17 Mindy Nguyen mindy.nguyen@lacity.org
213-978-1241 ZA Assign: 2/09/17 Jason Hernandez Jason.hernandez@lacity.org 213.978.1276

C. 761 (745) N Bel Air Rd ☉ ZA-2016-4532-ZV-ZAD ENV-2016-4533-CE

BAA Zone Variance. New 9,360 sf accessory parking garage, aka Adelipour Basement Garage. Garage w/landscaped roof, top courtyard having 2 perm roofed cabanas, a 200 sf 3/ bath and 2 to permit retaining walls above ht permitted by code. Applicant/Owner: David & Soheli Adeliour 917.660.5403
Agent/Rep: Nathan Friedman, FMG neffmg@aol.com 213.220.0171. Arch: Hamid Gabay, Gabay & Assoc. hamid@gabbayarchitects.com 310.553.8866.
Filed: 11/29 Assign: 12/29 Accept: 1/03/2017 CE Assign Date: 12/29/16 Staff: Victor Valleho victor.valleho@lacity.org 213.978.1453 - DIR Assign Date: 6/02/17 Staff Assign: Stacy Farfan stacy.farfan@lacity.org 213.978.1369

D. 8301 W Grand View Dr ☉ ZA-2016-4722-ZV-ZAD-ZAA 12/13/16 Hearing schedule 6/20/17

New SFD, a basement, 2 above ground living levels, upper parking/access level with a total floor area of 3,167 sf, height of 45 ft on a 4,439.9 sq ft lot fronting a Substandard Hillside limited st in an R-1 zone. Site is undeveloped/vacant. 45 ft exceeds the max envelope height on a lot that does not have vehicular access route by way of street improved with a min 20 ft wide continuous paved roadway from the driveway apron to the boundary of the hillside area. 3 retaining walls up to 17 ft in ht within required yard in lieu of the max ht of 3.5 ft. Asking for Zone Variance. Appl: James Mellinger james@ladrill.com 805.308.5266 Arch: Hunter Leggit Studio, hunter@hunterleggitt.com 310.780.9708 Denver, CO Agent/Rep: Craig Fry & Assoc. Larry Mondragon dragon@craigfryandassociates.com 310.621.2309 Filed: 12/09/2016 Staff Assign: Jason Hernandez jason.hernandez@lacity.org 213.478.1276 Project Planner.

**7. Current Case Updates by PLUC Members on pending projects
See Project Tracking List: (Subject to discussion & action)**

8. Follow-up, Discussion & Possible Action on other Projects:

a. **Motion:** To approve PLU Requirement Check List – to give to presenters requesting information necessary for appearing before the BABCNC PLU committee in order to make a determination regarding their project. In the past, too many projects have come before this committee not prepared. That is partially an error of the project presenter not knowing what questions may be asked of them and partially an error in assuming that all projects are aware of what they may need to make a presentation. This Check List should answer many of those questions. (See Attachment)

b. Discussion and Action to Spotlight Procedure Concerns for Planning Cases where ZAD Requirements are not being Implemented – Stephanie Savage

Example: ZA-2014-1621-ZAD-ZAA 2104 Stanley Hills (one of many)

Case info - <http://planning.lacity.org/pdiscaseinfo/CaseId/MTk2Nzc20>

Determination letter for ZA-2014-1621-ZAD-ZAA

<http://planning.lacity.org/PdisCaseInfo/Home/GetDocument/ZDZmZGYwYmEtZGE5Zi00NDIkLW EyNzItMjYwMTFkMWQzODRj0>

Motion: That the PLU Committee write a letter to the Planning Department and CD4 & CD5 Councilmembers, David Ryu and Paul Koretz, respectively, asking for enforcement that the procedures of the zoning administrators are followed for road improvements prior to construction of Single Family Residences and to add a penalty for beginning the project prior to completion of the road improvement.

2104 Stanley Hills is one example of a project that was over 50% completed prior to the road drawings even being submitted. Applicant paid bonds to obtain permits, yet plan check for BOE started in May of 2017 while grading and house construction started approximately two years ago.

If the requirement for road improvement is needed for the construction parking and staging, then no grading permits or building permits should be issued until the road work is at least commenced, if not completed. This motion is directly related to other proposed projects on paper streets.

- c. **Update on Proposed Protected Tree Code Amendment** (CPC-2016-4520-CA) Levinson PDF w/Hearing Notice, Q&A sheet & Proposed Ordinance online:
<http://planning.lacity.org/documents/codeStudies/ProtectedTreeCA.pdf>
- d. **Update on Overlay for Laurel Canyon & Bird Streets** – Jamie Hall & Stephanie Savage
Laurel Canyon Neighborhood / Bird Streets Neighborhood / HCR Supplemental Use District
<https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=16-1472-s2>
Update on Meeting June 16th 10-12 in Laurel Canyon for HCR
- e. **Update, Discussion & Possible Action on 10101 Angelo View Drive** – Bob Schlesinger

9. New Packages Received See Project Tracking List

10. Certified Neighborhood Council Reporting Review of New Projects submitted

11. Upcoming Hearings See Project Tracking List (Subject to discussion & action)

12. Determination Letters Received

13. Pending Haul Routes (Update by any PLU Committee members)

14. Proactive Tracking, Tasks & Projects (Update, Discussion & Possible Action)

15. Adjournment

Next BABCNC PLUC Meeting: July 11, 2017 7:00 pm @ AJU

Accommodations for Disabilities /ADA: 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 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 contacting **BABCNC at 310-479-6247 or council@babnc.org**.

Public Access to Documents / Non-exempt writings: 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 **BABCNC PLU Committee Administrator at 310-479-6247 or council@babcnc.org.**

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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	