



PLANNING & LAND USE COMMITTEE MINUTES
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

1. **Call to Order – Committee Member Roll Call** Bob called the meeting to order at 7:07 pm, at which time there were 7 present; by 7:14, there were 8 present and 4 absent.

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

2. **Approval of June 13, 2017 Agenda:**

Moved by Robin; **seconded** by Stephen; **7 yes; 0 no; 0 abstentions; 5 absences; Passed**

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


Moved by Robin; **seconded** by Stephen; **7 yes; 0 no; 0 abstentions; 5 absences; Passed**

4. **Public Comments:** Robin related that she was turned away at the door at City Hall today due to hoards from AirBnB and extra security police who weren't aware of the City's policy for CIS holders to have extra speaking time. **Motion:** To write a CIS; **moved** by Steve; **seconded** by Robin; **passed.**

5. **Chair Report:** Robert Schlesinger (*Vice-Chair, Stephanie Savage*)

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 Medel, 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

Rosemary Medel related that since last here, the project was heard by now Bel Air Hills Association (formerly RVA). Rosemary introduced Landscape Architects, Pamela Burton and Robin Carmichael,

who provided renderings and gave update on lighting. They report having installed three new Drake Elm trees, already standing 115 feet high, by the accessory living quarters, which they expect will block most of the house. (Steve would like the tennis court landscaped, and Ms. Carmichael related that they are planting two types of pines there, *Pinus halepensis* and *Pinus canariensis*.) In addition to new trees by the guest house, they're putting in lighting, with safety as the primary concern, and noted that there will be only existing lighting at the tennis court, depending on a timer. They removed the festoon lights. There will be an LED strip by the court. There's dimmable "up-lighting" of the trees, with two fixtures per most trees. They go before the Mulholland Design Review Board.

[Mike Kemp arrived at 7:14 pm.]

Bob noted that Cliff Neiman is concerned about the "up-lights" and that they could have a covenant or a letter to Cliff, as a "document." Don Loze and Maureen Levinson noted that a problem of lighting tennis courts is that the lights disturb the animals/wildlife. Don feels that they should have a covenant running with the land. Rosemary reiterated that the tennis court lighting is existing and on a timer; she will comply if it is asked of them by the MDRB. Maureen recommended no lighting on the trees because it confuses the sleep patterns of birds. Pamela Burton agreed with the more subdued lighting in general. Rosemary will look into down-lighting.

Motion: To support the project with the condition that they conform to lighting with down-lights, applicable to the current code. **Moved** by Mike; **seconded** by Robin; **6 yes; 2 no;** Nickie and Don; **0 abstentions; 4 absent:** Leslie, Gary, Jamie & Jason; **Passed**

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.nugyen@lacity.org

213-978-1241 ZA Assign: 2/09/17 Jason Hernandez Jason.hernandez@lacity.org 213.978.1276

Mr. Wil Nieves presented, offered printouts and provided renderings. He related that this is a two-story house that they are trying to legalize as the area exceeds a certain square footage size, which makes it a three-story building; therefore, it requires a zone variance for a hillside development permit to allow the existing RFA. He related that this is an internal build out. They want 3,252 in lieu of 2,062 square feet. Because it's a three story building instead of two, it impacts the side yards. Since they're not doing anything to the side yards, they have to request a side yard of 4.76 inches, which is existing, in a normally required side yard of 7 feet – if new construction. Because it's an existing two-car garage, there is no place for a third parking space and they need a waiver. They have a 3.27 westerly side yard and 4.76 on the easterly side, in lieu of the 7 side yard. It's a remodel and interior renovation. Building and Safety has plans in progress. Planning flagged it. It's a design driven project. It's accessory living area, no bedrooms.

Steven Pribyl reiterated that it is existing, currently in use, they just want to upgrade the inside space; not increasing the footprint; and are adding a trellis. They have to build piles underneath the existing house. There is approximately same massing as house next door. Questions were asked and answered. If they didn't add the deck, there is an existing deck at approximately the same level. They're replacing that deck to accommodate the pool. The house is the same mass, bulk, height. It's a technicality. The lower area is permitted as Accessory Living Quarters, and the rest is permitted as storage. No house directly underneath. There is parking across the street. They'll have caissons for the deck and pool, and

they're pushing a retaining wall back to make room for a stairway inside. They're taking out less than 300 cubic yards of dirt. Stephanie asked if they don't have to underpin. Steve explained that they will be tied together with piles and beam. Daniel Dangor, owner provided additional information.

Nickie asked about the deck sticking out. It is 10-1/2 feet from house to property line. The deck and swimming pool are by right. The pool is 11 x 27; they are six feet above grade. Robin noted that they're modifying the canyon aspect of the property. Deck and pool are on caissons in bedrock. Stephanie asked about how they're going to remove the dirt. It is a substandard lot. She noted that they're not providing the third parking, concerned about adding impact for construction. They noted that they have to stage this properly. They haven't had the case scheduled yet; expect at least two to three months.

Robin asked them to come back next month with neighbors' signatures on a list approving, and a parking and staging plan. Steve noted that the staging is the responsibility of the construction. Robin asked if they could incorporate their expertise with a contractor's expertise regarding staging. Stephanie suggested that they can do this.

Bob clarified that we need a staging plan and neighbors signatures, including the neighbors below. Robin noted that this is going to have an impact on other properties, particularly below. Mike noted that in the long run if they do the project, it will be all up to code and will be better for the community.

Motion: To continue the project so they can come back with a staging plan, and signatures from the abutting neighbors; **Moved:** by Robin; **seconded** by Maureen; **8/0/0; approved.**

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 **Not Present**

Maureen Levinson gave update, noting that BAA is fine with this; they worked it out with the neighbors. Don expressed concern about setting precedents, and wants us to be consistent. Maureen noted that there is no parking allowed on Bel Air Road. Don noted that when conditions change, it's appropriate to review it. He asked why it's on the calendar if there's no action for it. Robin feels she doesn't have enough information to make a decision. Maureen related that the measures have been mitigated. She read from Dan's email from two years ago. Bob will do research.

Motion: To continue this subject to more information. **Moved** by Steve **moved; seconded** by Robin **6 yes; 0 no; 2 abstentions:** Maureen and Robin; **4 absent:** Leslie, Gary, Jamie & Jason; **passed.**

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.

Stephanie related that she and Jamie went to the site; the applicant has decided to postpone.

Motion: To continue **moved** by Mike and **seconded** by Steve; **8/0/0; 4 absent; approved.**

ADDITIONAL ITEM: At this point in the meeting, Don Loze introduced Mr. Jay Falamaki, an architect from the Benedict Canyon area, whom Don stands behind as someone who has good things to add to this committee. **Motion:** To recommend Jay Falamaki to the full board of the BABCNC as a community stakeholder member (non-board member) of the BABCNC PLU Committee **Moved** by Don; **seconded** by Maureen; **8/0/0 approved.**

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)

Bob noted that there is a third document to add. Don asked how this conforms with the BHO and HCR, etc. Bob noted that Mike Kemp made an important contribution to this, as to provision of electronic files and items as applicable. He noted that this is a work in progress. Don noted that since the burden is on us, we should have time to look at it and would like us to negotiate with the Planning Department, who should give us the respect, for the opportunity of our work. He noted that the original idea of the committee is to have the HOAs involved, that the local groups have to get to work but it is up to us how this gets done.

Motion to approve the check list, with the understanding that it is a living document that will continue to be updated as needed. **8/0/0; 4 absent; passed.**

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/ZDZmZGYwYmEtZGE5Zi00NDlkLWEyNzItMjYwMTFkMWQzODRj0>

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.

Stephanie explained the issue, noting that, as we get more dense in the hills, we really need those parking places; want to make sure this will happen.

Robin **moved** and Robert **seconded**; **approved** by **8/0/0**; **4 absent**.

- 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
- Stephanie is in contact with Stella and Stella, and will meet with Skip and Jamie on Friday.
- 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 – Three houses on Tortuoso Way. One house got three kitchens and the others got two each. Maureen noted that Dan Love is appealing.

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

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

Maureen related that June 27th at 1:30 Mr. Hadid will be sentenced. All the impact letters should be in before that date. She discussed this with DONE and was advised to soften it a bit; it's been re-written, it's better. Robin **moved**; Bob **seconded** to have a letter done by the respective HOAs.

15. Adjournment **Moved** by Bob moved; and **seconded** by Stephanie seconded and the meeting adjourned at 9:07.

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

ACRONYMS:

A – APPEAL

APC – AREA PLANNING COMMISSION

CE – CATEGORICAL EXEMPTION

DPS – DEEMED TO BE APPROVED PRIVATE STREET

DRB – DESIGN REVIEW BOARD

EAF – ENVIRONMENTAL ASSESSEMENT FORM

ENV – ENVIRONMENTAL CLEARANCE

MND – MITIGATED NEGATIVE DECLARATION

PM – PARCEL MAP

PMEX – PARCEL MAP EXEMPTION

TTM – TENTATIVE TRACT MAP

ZA – ZONING ADMINSTRATOR

ZAA – ZONING ADMINISTRATOR'S ADJUSMENT

ZAD – ZONING ADMINISTRATOR'S DETERMINATION

ZV – ZONING VARIANCE