



**PLANNING & LAND USE COMMITTEE MINUTES**

**Tuesday, October 10, 2017 7:00 pm to 9:00 pm**

**Location: American Jewish University**

**15600 Mulholland Drive, 2<sup>nd</sup> Floor, Room 223 Bel Air, CA 90077**

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

1. **Call to Order – Committee Member Roll Call** – Robert Schlesinger, PLU Chair, called the meeting to order at 7:02 pm. Stephanie called the roll, with 8 present; Jamie arrived at 7:09 for a total of 9 present.

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

2. **Approval of October 10, 2017 Agenda Moved by Nickie; seconded by Stephen; 8 Yes; 0 No; 0 Abstentions; Approved.**

3. **Approval of September 12, 2017 Minutes (circulated with agenda) Moved by Nickie; seconded by Jason; 6 Yes; 0 No; 2 Abstentions; Approved.**

4. **Public Comments: Dr. Pamela Pierson** sought recommendations as to what to do when a neighbor exceeds limitations on front wall and setbacks. She has called Code Enforcement, B&S Inspectors; they served a stop order but the work continued.  
[Jamie arrived at 7:09pm.] **Stephen Twining** reported that Bel Air Market is for sale; dozens are concerned about the future for the property.

5. **Chair Report:** Robert Schlesinger – Bob reported that he is working on getting a drop box for PLU documents and recommended having at least three or four notebooks here during meetings, though we will want to continue having some hard copies during presentations.

6. **Vice-Chair Report:** Stephanie Savage – None

**CASES TO BE CONSIDERED:**  
**NOTE: ALL CASES ARE SUBJECT TO MOTIONS**

**Projects & Items Scheduled for Presentation, Discussion & Possible Action**

7. **1585 Haslam Terrace. ZA-2017-2751-ZAD ENV-2017-2752-CE** Lot area: 8,070 sq. ft. New SFD w/front yard encroachments. No vehicle access route from street to improved w/a 20ft min continuous paved road from driveway apron that provides access to the main residence, to boundary of the Hillside area which results in 0 setback. AKA Private Street 283 & 283A under which access was

granted. Special grade area within Hollywood Fault and in Land slide area. Following activities: demo, grading, excavation, building, plumbing, mechanical & electrical. Currently in review by LADBS, const new 1.655 sq. SFD w/habitable basement, attached car port & pool that receives access from PS 283 A. App: John Wilmer c/o Reaume & Assoc. Agent: Crest R/E [caitlan@crestrealestate.com](mailto:caitlan@crestrealestate.com) 775.690.2230 Filed: 7/13/17 Assign: 7/17/17 My La [my.la@lacity.org](mailto:my.la@lacity.org) 213.978.1194

Caitlan presented the project and provided updated plans. She noted that the original application included relief from widening the roadway; that this is adjacent to a private street, and widening does not apply to private streets. **Request is revised to only address the zero front yard setback.** She further noted that this is zoned as RU11, low 2 res; has only one primary level, which will be seen as a 10-12' tall building from the roadway. Everything else besides front yard setback will meet requirements; will have a 9' side yard and rear 15-½ feet. Architect is Fran Sylvestre, acclaimed in the design world. The house will have a minimalist aesthetic and will be called "Casa en Hollywood Hills." There is a pool and retaining wall on rear side of building; they have submitted for plan check under the old BHO, and have soils approval. Grading-wise, there is misalignment between paved portion and actual easement; 8-21 feet away from easement, depending on where you measure it from; there will be a pseudo setback 13 feet approximately before the majority of the frontage.

As to the neighborhood outreach, Caitlan noted that Mr. John Wilmer Jr. & Mr. John Wilmer Sr. have spoken to the neighbors; they have one letter and are working on getting additional support letters. Stephanie asked about the cantilever, whether they'll provide street improvement to withstand vehicular impact, and about drainage. Caitlan related, in terms of existing, it is largely 20 feet wide, pinched down to 18.6. Stephanie and Jamie asked about storage and construction staging, Caitlan noted they will use metal columns and beams, with concrete on top of the beams; opines that there won't be too many concrete trucks up and down. They'll use about 20 for the building and depth 10 feet plus another 15 – total 30-40. Only export will 300 cy, based on the new design. A gentleman named Manuel assisted Caitlan with answering questions.

Jamie asked if trees will be removed; told they have brush only. Stephen asked if any regulations on private streets, Stephanie commented on liability for accidents on the property owners on the street. Caitlan noted that when originally done, Fire Department signed off on it; and that the private street was approved originally 1964 and re-evaluated a few years later. Bob asked, and Caitlan noted that there's no contractor on board yet, so they can't comment on the construction staging. Bob asked about bringing in trucks, and it was noted that the homes above do not have another access.

Don related that though creative, there is a glaring light for the hillsides in terms of the view scape. To see a 90 foot by 12 foot high wall of solid light in the mountains seems inconsistent with the character of the area. Caitlan replied that "it's not any more intense lighting than any other residents would have." Don disagreed, noting that it is disparate with what we are trying to do in the hills. John Jr. reported that he will be living in the house and doesn't expect that all the lights will be on. Maureen expressed great concern about lighting, which is an issue in Bel Air with new SFDs putting outlining doors and windows with very bright LED lights. Maureen asked and was told that there are no plans for a deck. Habitable basement including wine cellar was noted. Yves likes this, sees nothing wrong with it for the Sunset Plaza area. Jamie looking at the website noted that they themselves describe this as "monolithic" acknowledging that we are not a design review board. Don asked if they would consider a condition to provide a mitigating factor so we don't have the light coming out of this billboard, to protect the hills. Stephanie asked that we be provided more information. Bob stressed the need for the five homes to have access 24/7, and asked about their staging plan. Caitlan noted that they do not yet have one it can be developed. As Bob noted, dump trucks could go to 5 instead of 10. Stephanie asked again, that they look at widening the road and for verification of the square footage to know it is accurate. Nickie brought up wildlife corridors and lighting concerns.

**Motion:** To CONTINUE the above project until we get verification of RFA in relation to the proposed plan since the renderings were different than the drawings, verifying cubic yards in amounts (i.e., building cut, piles, etc.), provide parking and staging plans; look into road width to improve conditions for everyone; verify that they notify all the neighbors and provide approvals from every house on the private street, provide specifications on type of exterior lighting, (intensity, down-lighting, etc.)

**Moved** by Stephanie, **seconded** by Maureen; **9 yes; 0 no; 0 abstentions; 3 absent:** Mike, Robin & Leslie. **Passed.** Robert will follow-up.

**8. 2524 Roscomare Rd. DIR-2017-3326-DRB-SPP-MSP ENV-2017-3327-CE**

Requested project permit in compliance w/MSP to allow construction of new SFR w/attached garage & 2 wooden decks at rear of property. App/Owner: Eriq La Salle, Agent/Rep: Derek Folk [derek@williamstaxinc.com](mailto:derek@williamstaxinc.com) (Tax& Fin Grp) Arch/Rep: Joe Palka [joepalka@msn.com](mailto:joepalka@msn.com) 310.487.8266 Prime Construction Filed: 8/22/17 Assign: 9/08/17 ENV Courtney Schoenwald [courteny.schoenwald@lacity.org](mailto:courteny.schoenwald@lacity.org) 818.374-9904 Assign: 9/11/17 DIR Wm Hughen [william.hughen@lacity.org](mailto:william.hughen@lacity.org) 818.374.5049

- Joe Palka gave the presentation on this SFR in an R1 zone; approximately 5,000 sf. Client has communicated with the neighbors; he has sent the plans to BAHA (formerly Roscomare Valley Association) today and they are aware of the project. Stephen Twining noted that the BAHA's main concerns are setbacks. Joe said that the front yard setback matches the prevailing setback and the side yard is 30-40 feet on the right side, and the left side 9-10. Asked about the wooden decks, there are wooden decks with glass railings which go over the hill; December 7<sup>th</sup> is hearing date.

**Motion:** To approve subject to approval of the BAHA's Architectural Review Committee's approval.

**Moved** by Stephen; **seconded** by Jason; **9 Yes; 0 No; 0 Abstentions; 3 Absences; Approved.**

**9. 8437 W Carlton Way ENV-2017-1783-EAF (for class 32 CE)**

Lot: 5,689 sq. ft., R1-1 Zone, Demo Permit, Construct new 4,476 SFD over a 2 story SFD over a 3 level basement w/attached garage. Req Exp 2,363 cy. Environmental Assessment.

EAF: Rd width min 20' CPR. Owner/App: Michel Amar 310.855.0055

Rep: Nathan Freeman FMG [neffmg@aol.com](mailto:neffmg@aol.com) 213.220.0170

Filed: 5/04/17 Staff: My La [my.la@lacity.org](mailto:my.la@lacity.org) 213.978.1194

- Nathan Freeman related that he came to address 8441 Carlton Way, which is next door to 8437 and owned by the same person. Mr. Freeman stated that the project is by right, and that he and Danté have only processed the application for the haul route hearing, needed as they are hauling more than 1,000 cy of dirt. He noted that the owner, Michel lives in the 8437 house. Yves noted that they've gotten a lot of complaints from neighbors that 8437 has been used for parties. Jamie noted that we will need clarification on the party house and if they are doing both houses at once, and Stephen noted that we need haul route hearing dates for both properties.

**Motion:** To continue this until we have full information on both projects. **Moved** by Don; **seconded** by Stephen; **9 Yes; 0 No; 0 Abstentions; 3 Absences; Approved.**

**10. 419 SAINT CLOUD RD ZA-2016-4952-ZAD ENV-2017-809-CE ZA Hrng App'd w/Cond 9/22/17 NV-2016-4953-CE However ZA sent back, owner decided to completely remodel.**

Rem & add to existing SFD, lot fronts substandard hillside limited street w/paved roadway width less than 20' wide. *Haul Route 3,000 cy of soil excavation for remodel and addition to existing 2 story SFD including new basement, 2 retaining walls, existing pool house to remain, and demo of exist pool w/total RFA of 9,105 sf (per BHO). Project include requirement for ZAD to allow remodel & addition to the existing SFD on a lot that fronts a street w/paved roadway width less than 20 ft.*

Owner: Richard Hilton Appl/Co: Barrcon LLC 310.858.5406

Agent/Rep: Tony Russo, Crest R/E [tony@crestrealestate.com](mailto:tony@crestrealestate.com) 408-655-0998

Filed: 12/28/16, Staff: 1/03/17, Assign: ZA, Lakisha Hull [lakisha.hull@lacity.org](mailto:lakisha.hull@lacity.org) 213.978.1319

Assign: ENV, Connie Chauv [connie.chauv@lacity.com](mailto:connie.chauv@lacity.com) 213.978.0016

- Tony Russo presented this project noting that the initial submittal, first permit was 9,295 sf, approved

with conditions, ZAD. Bottom of L was big addition, at first, which what we initially saw. Client thought better to make existing house match new portion, wants to remodel existing, a replacement in kind of existing portion... RFA didn't change much; roughly 1,000 sf change.

- **Request is solely for relief from widening Medrano, where it is 18 feet.** Tony noted that this fronts Saint Cloud Road, a 40 right of way, and a 4-wide roadway; we have a through lot, back of property Medrano serves one home, a vacant home. This is a street that serves only one home.

- **New project final:** 10,239 sq. feet RFA; allowable including 20% front-façade bonus 10,328; 36' height max imitation with sloped roof. 5 required parking; 3 covered; setbacks on front portion a 15.47' front yard prevailing set back on St. Cloud, a 20' on Medrano and 12' side yard setbacks.

- **Haul routes:** Subject to new code and HCR. 3,700 allowable. 75% of max for RU20; allowed 3,300 export, working out fine-tuning grading numbers.

- **Neighborhood interaction:** Neighbor to the north reached out to, and before to neighbors; 501 St. Cloud. Alan Horn. Jesse Harrison worked with him. They are shoring close to his property, and he has no issues. All the other neighbors haven't received additional correspondence.

- Maureen noted that one would need 4-wheel drive to drive on Medrano, and that it really needs to be improved. Tony noted that they will use it for secondary access; main road will be St. Cloud. Stephanie asked if they would consider doing some improvement. Tony noted that they can't do much because of a pool house. Cynthia Beck owns the one house on Medrano. Jamie asked about the two 10-foot max high retaining walls and if freeboard will be built into the 10-feet high. Gray areas. Discussed pool changes planned, which will be narrower shallower. Jamie asked and was told there is one oak tree that won't be removed. Stephanie asked if there is any chance to make the street at least level.

- **Hearing is set for 10/25.** Tony said he's fine with coming back. Robert noted that if Shawn from BAA can review this quickly enough, he'd rather do this before the hearing.

**Motion:** To continue subject to BAA re-review. **Moved** by Don; **seconded** by Jason; **8 Yes; 1 No;** Stephen Twining; **0 Abstentions; 3 Absences; Approved.** Jamie noted we can have a special meeting.

### **Follow-up, Discussion & Possible Action on other Projects:**

**11. 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>

**12. Update on Overlay for Laurel Canyon & Doheny Sunset Plaza (Bird Streets & Sunset Plaza)** Jamie Hall, Stephanie Savage & Yves Mieszala

**13. Discussion & Possible Motion to establish posting site in the DSPNA territory for PLU agenda**

### **Current Case Updates by PLUC Members on pending projects** See Project Tracking List

**14. New Packages Received: See Project Tracking List**

**15. Certified Neighborhood Council (CNC) Reporting Review of New Projects Submitted**

**16. Upcoming Hearings: See Project Tracking List (Subject to discussion & action)**

**17. Determination Letters Received: See Project Tracking List**

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

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

**20. Adjournment --** Bob **moved** to adjourn; motion **seconded** by Stephanie; adjourned 8:48 pm.

### **Next BABCNC PLUC Meetings: November 14, 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 ADMINISTRATOR  
ZAA – ZONING ADMINISTRATOR'S ADJUSMENT  
ZAD – ZONING ADMINISTRATOR'S DETERMINATION  
ZV – ZONING VARIANCE