



PLANNING & LAND USE COMMITTEE MEETING AGENDA

Tuesday, November 14, 2017 6:30 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, before the Committee takes an action. 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. The public may comment on a specific item listed on this agenda when the Committee considers that item. When the Committee considers the agenda item entitled “Public Comments,” the public has the right to comment on any matter within the Committee’s jurisdiction.

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

2. Approval of November 14, 2017 Agenda

3. Approval of October 10, 2017 Minutes (circulated with agenda)

4. Public Comments: BABCNC PLU Committee welcomes comment on any topic not on adopted agenda, within the Committee’s jurisdiction.

5. Chair Report: Robert Schlesinger

6. Vice-Chair Report: Stephanie Savage

7. New Business:

a. Letter of Support Requested by Michael Putman 8445 Allenwood Neighbor of 2626 Marlu

Motion: That the BABCNC to write a letter to the head of LADBS Inspection Division to request that the owner of 2626 Marlu remove their debris/building materials that prevents the flow of water in a drainage swale and potential surcharges a retaining wall.

b. Letter of Support Requested by Bel Air Hills Association – Kemp & Twining

Motion: That the BABCNC write a letter in support of the Bel Air Hills Association's desire to have [2323 Roscomare Road](#) remain as a Commercial entity (i.e., market, service and small business retail establishments) serving the local community and oppose the land being re-zoned for multi-residential use (i.e., apartments and/or condominiums).

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

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

a. 419 Saint Cloud Rd. ZA-2016-4952-ZAD (new) ENV-2017-809-CE *ZA Hearing 10/26/17 9:30/WLA*
ENV-2016-4953-CE 9/22/17 App'd w/Cond
Owner: Richard Hilton Appl/Co: Barrcon LLC 310.858.5406
11/09/17 New Agent: Stacey Brenner, Gonzalez, Quiantana & Hunter, O: 916.930-0796 M: 818.970.5710
Filed: 12/28/16, Staff: 1/03/17, Assign: Lakisha Hull lakisha.hull@lacity.org 213.978.1319
Assign: Connie Chauv connie.chauv@lacity.com 213.978.0016
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
On October 10, 2017, by 8 Yes, 1 No Stephen Twining, 0 Abstentions, the PLU Committee continued this subject to Bel Air Association re-review.

b. 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 (Tax & Fin Grp) Arch/Rep: Joe Palka joepalka@msn.com 310.487.8266
Prime Construction Filed: 8/22/17 Assign: 9/08/17 ENV Courtney Schoenwald courteny.schoenwald@lacity.org 818.374-9904 Assign: 9/11/17 DIR Wm Hughen william.hughen@lacity.org 818.374.5049 December 7th is hearing date.
On October 10, 2017, the PLU Committee approved a motion by 9 Yes, 0 No, 0 Abstentions to approve this subject to approval of the BAHA's Architectural Review Committee. This was continued by the BABCNC Board on 10/26/2017 pending approval by BAHA.

c. 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 775.690.2230
Filed: 7/13/17 Assign: 7/17/17 My La my.la@lacity.org 213.978.1194
On October 10, 2017, the PLU Committee meeting continued the project, by 9 yes, 0 no, 0 abstentions 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.)

d. 9843/9841 Yoakum ZA-2017-3428-ZAD ENV-2017-3429-CE *Re-sched for Thursday 11/30/17*
Lots 9, 10 & 11, total area 23,702 sf, 1,688 sf 3rd flr add to exist 2 stry 1,498 sf SFD, convert 1st stry to ADU per AB2299 & SB1069. Maintain exist 15 ft roadway width in lieu of 26 ft roadway width in conjunction w/1688 sf addition to exist 1,498 sf SFD w/att gar. Allow bldg. ht of 34'6" in lieu of 24'

w/5 ft frt yrd setback for prop addition for which plans were submitted prior to effective date of Ord 184802, BHO. Appl: Barbara Halpern 310.721.3240. Arch: (HUMM) John Umbanhower john@hum.com 310.399.5757 Agent: Phillip Kaainoa Consult phillip@kaainoa.com 213.247.2986 Filed: 8/29/17 Assign: 8/30/17 Debbie Lawrence debbie.lawrence@lacity.org Assign: 9/06/17 Jason Chan Jason.chan@lacity.org 213.978.1320

e. 1655 N Gilcrest Dr. ZA-2016-94-ZAD-1A (original permit) Appeal: Granted and Sustained in part 2/27/17 ENV-2016-95-CE ZA-2016-94-ZAD-PAI ENV-2017-3359-CE

Approx 9,200 sf add to exist SFD. A ZAD requested for relief from an add to an exist SFD on a lot frt a Subs Hillside Limited Street improved with a roadway less than 20 ft. Relief also req to allow add to exist SFD on lot having veh access from st improved w/a min 20 ft wide CPR from Driveway to boundary of Hillside Area. Cont'd from 10/19 & 12/07 (Coldwater Cyn) ZA Approve w/Cond. ZA determination to allow construction of an addition to an existing SFD on a Substandard Hillside Limited Street that does not provide a min 20ft continuous paved roadway in a Hillside Area as required by Municipal Code. 17 Conditions.

Appl: Grace Clements, Esq. (A)(0), Pacific Metro (PTC) Ltd. Singapore.

Appellant: Ian Wayne Rep: Robert L. Glushon, Luna & Glushon

Filed: 8/29/16 Assign: Alan Como alan.como@lacity.org 213-473-9985

Appl: Yiqi Ling, DMG Ent. Sophie.ling@dmg-entertainment.com 310.275.3750

Owner: Pacific Metro Group, Singapore Sophie@dmg-entertainment.com 310.275.3750

Agent: Crest R/E tony@crestrealestate.com 408.655.0998

Filed: 8/23/17 Staff: Edber Macedo edber.macedo@lacity.org 213.482.7084

Assign: 8/31/17 Zuriel Espinosa-Salas zuriel.espinosa@lacity.org 213.202.5474

f. 1542 N Tower Grove ZA-2017-3373-ZAD ENV-2017-3374-CE NPH 11/30/17 WLA 9:30a

Pursuant to LAMC section 12.24.x28 a Zoning Administrator's Determination to allow relief from requirement to widen adjacent roadway width to 20 ft. In association with addition of attached covered patio, storage (above and below grade), trellis and swimming pool and spa. Project to also include backfill of existing tennis court. Project site is in the RE20 zone located in the Bel Air - Beverly Crest Community Plan. Filed: 08/24/17 Assign: Zuriel Espinosa zuriel.espinosa@lacity.org 213.978.1249

g. 8241 W GRAND VIEW DR. ☉ ZA-2017-1398-ZAD ENV-2017-1399-CE

(8246 Mannix Dr) TC 10/05 LM WCB (see Case Information sheets)

Lots 74 & 75 of Tract No. 798, and Lot L of Tract No. 2042. Total Lot Area 9,244.6

SFR, Const of new 2 stry over basement single family residence. Grading No H/Rte or tree remov.

Propty does not have veh access on a cont 20' wide paved route from driveway to boundary of Hillside area. To allow a 33' max building ht with roof slope less than 25% in lieu of 28' in order to eliminate requirement for a roof greater than 25% at house frnt. 2 additional ret walls, total (4). Allow 4 add on-site pkng due to no avail street pkng adj to development, and (b) allow for light well type design on

northeasterly side of structure. Applicant: Scott Spiro sapiro@aol.com 818-903-3371

CEQA - Advanced Engineering & Consulting beth.advengcon@gmail.com 818-222-7982

Agent/Rep: James Heimler Arch jheimier@jhai-architect.com 213.220.0170

Filed: 4/06/17 Assign: 8/17/17 ENV Blake Lamb blake.lamb@lacity.org 213.978.1167

Assign: Jason Hernandez jason.hernandez@lacity.org 213.978.1276

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

9. Update on Ridgeline Ordinance – Don Loze
10. Update on Proposed Protected Tree Code Amendment (CPC-2016-4520-CA) Maureen Levinson
11. 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

12. New Packages Received: See Project Tracking List
13. Certified Neighborhood Council (CNC) Reporting Review of New Projects Submitted
14. Upcoming Hearings: See Project Tracking List (Subject to discussion & action)
15. Determination Letters Received: See Project Tracking List
16. Pending Haul Routes (Update by any PLU Committee members)
17. Proactive Tracking, Tasks & Projects (Update, Discussion & Possible Action)
18. Adjournment -- Bob moved to adjourn; motion seconded by Stephanie; adjourned 8:48 pm.

Next BABCNC PLUC Meetings: December 12, 2017 7:00 pm @ AJU

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 ADMINISTRATOR
DRB – DESIGN REVIEW BOARD	ZAA – ZONING ADMINISTRATOR’S ADJUSTMENT
EAF – ENVIRONMENTAL ASSESSMENT FORM	ZAD – ZONING ADMINISTRATOR’S DETERMINATION
ENV – ENVIRONMENTAL CLEARANCE	ZV – ZONING VARIANCE
MND – MITIGATED NEGATIVE DECLARATION	

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