



PLANNING & LAND USE COMMITTEE MEETING MINUTES

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

1. **Call to Order – Committee Member Roll Call:** Robert called the meeting to order at 6:41 pm. Roll was taken with 7 present; Don & Jason arrived at 6:44, Maureen at 6:45 & Leslie at 6:54 with **11 present & 1 absent.**

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 November 14, 2017 Agenda**

Moved by Robin; **seconded** by Stephen; **7 yes; 0 no; 0 abstentions; 5 absent.** **Approved.**

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

Moved by Stephen; **seconded** by Robin; **7 yes; 0 no; 0 abstentions; 5 absent.** **Approved.**

4. **Public Comments:** None.

5. **Chair Report:** Robert Schlesinger related that he will send tracking list earlier.

6. **Vice-Chair Report:** Stephanie Savage related that the “Citizens with Tape Measures” will do second batch of measuring substandard or paper streets, and communicating with BOE.

7. **New Business:**

- a. **Letter of Support Requested by Michael Putman of 8445 Allenwood, neighbor of 2626**

Marlu. He presented his complaint, with photos and letters, during public comment at our October 26, 2017 Board meeting. Cathy emailed the contents of the folder to Bob & Stephanie thereafter. Stephanie related that she looked at the photos which show standing water against retaining wall.

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. **Moved** by Nickie; **seconded** by Mike; **10 yes; 0 no; 0 abstentions; 2 absent;** Jamie & Leslie. **Approved**

- 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).

- Mike Kemp reported that the Bel Air Market has been sold and that the community supports the shops in that area continuing, and are requesting a letter of support to maintain this as commercial. The community is opposed to rezoning this as multi-family. Maureen asked if the LAFD has been contacted as to whether there is a staging area and noted that it is a strategic point. Stephen noted that helicopters can land there, and that the community wants to keep the market. **Moved** by Nickie; **seconded** by Michael; **10 yes; 0 no; 0 abstentions; 2 absent** Jamie & Leslie. **Approved** [Leslie Weisberg arrived at 6:54 pm.]

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.

Maureen spoke to Shawn at BAA, and they are recommending to "take no position." Bob noted that he spoke with Shawn that this is substandard street but that neighbors are afraid to have it widened. "No one uses that road." Maureen noted that the adjacent property owners don't want to make the road useable. Medrano is unusable, per Leslie. Stephen noted the 3,000 cy of haul route which Jason noted would be removed from St. Cloud. Maureen related that that the BAA's stance is to take no position, based on outreach to all adjacent property owners.

Motion: Based on BAA's recommendation to take no position; **Moved** by Maureen; **seconded** by Leslie; **9 yes; 2 no; 0 abstentions; 1 absent.** Jamie Hall. **Approved.**

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.9.

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.

Per Robin, BAHA is still discussing this. Stephen noted that the problem with the project is that there's a property too close on one side.

Motion: Continue this to the December 12, 2017 PLU meeting. **Moved** by Mike; **seconded** by Don; **11 yes; 0 no; 0 abstentions; 1 absent**; Jamie Hall. **Approved.**

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 Landslide 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 carport & 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.)

Caitlan Cullen, Crest Real Estate presented the key points, including but not limited to:

- 1) Re-evaluation of RFA: 1,955 during plan check, basement no longer counted as exempted. Used to be 3 story with basement; revised to say 4 stories now that there's no basement.
- 2) Recalculation of cubic yardage: Overall reduction from what was previously presented; no haul route needed. General Contractor (GC) Eric is here.
- 3) General questions about staging for construction. To limit overall impact, will try to offsite as much as possible. Contractor parking will be on Sunset and will shuttle workers. They plan to do temporary shoring and create a pad for onsite parking; to widen during construction. Deliveries will be coordinated by GC and will be using flagmen; will have to have "trucks backing down." Bob asked how this will affect neighbors' access, and it was acknowledged that during hauling and concrete pouring, these will be the most impactful. Eric answered, one truck at a time; will back up the truck. Four to five days per month (for six months or so). They'll have a pump at staging area, and one concrete truck at a time will back down to the pump. They plan for four flagmen. Two on street, one on Sunset Plaza; one truck at a time will back down? Between concrete and haul trucks: In a day, may get four or five trucks. Start at Sunset Plaza and back down, 400 yards from Sunset Plaza. There are four or five houses above this house. Discussion held about width of street, ranging from 17' as low as 14'. Plan is to provide 48 hours or more notice for those days most impactful; plan construction hours from 8-6, with 4-5 trucks a day but not every day for six months. Bob asked in terms of neighbors above, how much of a wait will they have to get out of their house, or for emergency vehicles. They will pass seven additional houses; length Haslam to back down will be more than 400 yards to Sunset Plaza. Stephanie asked about 200 yards from the hydrant to the center of the property. Stephanie measured 390 yards. Caitlan noted that LAFD signed off on this, but she will check again.

Stephanie mentioned practical issues, including but not limited to an area that cannot be parked for some time. Caitlan: There is no proposal to improve the street. They will be backfilling it to make it level. Caitlan noted that they'll have to do some export of 243; but doesn't require a haul route. Stephanie mentioned drainage issue. Caitlan: Many details to be worked out. They don't want to put a permanent encroachment on the easement. There are temporary measures for utilizing the easement. They report that the substandard street is private and therefore are not required to get a variance.

4) Lighting: No more intrusive; Future resident said he doesn't intend to turn all lights on at once. Plan for recessed downward lighting.

5) Materiality: Architect has had experience with the palate that weathers well.

Don asked how they have a building envelope of 30 feet with 4 stories; to which Caitlan noted that this terraces down the hill. Ultimate height of overall structure is 34-1/2.

Public Comment: Peggy Lesinger stated she wasn't informed about the last meeting, and only found out because of road measuring taking place. Her house is across the street; her property line includes Haslam Terrace, 100% of it, and owns 7 feet, first road easement and hill. This is a private road, she owns private sewer. She believes that they are planning to build over her sewer easement and that their staging areas will be built on her property. She is concerned about heavy vehicles, and a hairpin turn against her property, "anything bigger than a FedEx truck, they will get stuck. She is concerned that Haslam Terrace will collapse. Haslam is their only ingress/egress. She is vigilant about parking here, to keep an open fire lane. Caitlan responded to these concerns, noting that they have a concept of building a bridge over their easement.

Kip Putnam lives next door to the property, has a driveway that would by default become a turnaround. They have been down this road before with trucks, "it doesn't work. It's way too narrow..." They have had many instances of emergency vehicles; the neighbors above are 70 years of age. Kip stated she hasn't seen the document until yesterday. There has been no regard for the neighbors or Peg's property rights. Cannot block a private road with no other access. What happens to these five houses if something happens on the street? Leslie mentioned posting a liability bond and it was acknowledged that the City has no responsibility for their street.

Teri Shepherd related that she lives in the last house up above the project; and supports concern of neighbors. She noted that even with renovating going on for six months, there are 45 minute waits for the trucks. "The road is so old; it's never been paved.

John Wilmer in the audience spoke to Ms. Teri Shepherd denying that he has not tried to get in touch with them. Greg Johns in the audience acknowledged that John reached out to his wife; however, noted that he has not had much detail on the property. He said he is here to learn.

Caitlan returned to the point of the request for zero front yard and noted that The Department of Public Works will have to evaluate the stability of Haslam. She reported having discussed the ability of Haslam to hold up according to the soils report author whom she stated "doesn't have concern of the ability of Haslam to support." (Byer Soils Technical.) Yves expressed concern about the sewer easement and strongly suggested that they work with the owner of the easement. He also felt that "you need heavy-duty insurance; \$5 million worth for the protection of the street and the five people that live there, and still there could be a law suit."

Board discussion was opened with Stephen noting that there have been many new ordinances; Mike asked about the front yard encroachment. Why not accommodate the 5' setback? Leslie feels this is a "lose-lose" for everyone.

Motion: Recommend that the BABCNC **NOT APPROVE**. **Moved** by Robin; **seconded** by Nickie; **11 yes; 0 no; 0 abstentions; 1 absent**. Jamie; **Approved; Project is denied**.

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 Assign: 9/06/17 Jason Chan Jason.chan@lacity.org 213.978.1320

Architect, John Umbanhower & Darlene Kuba-Fujioka of Kuba + Associates presented this. Proposal is to add approximately 1,100 square feet on the second floor; a part of which is converting an existing garage into part of an ADU; the existing building is 25 feet tall..., and 28 from center of the road. They are proposing a third floor. This is a substandard hillside road; they've requested a ZAD to determine whether they can have the 3rd floor, which is within 20 feet of the front yard setback.

They are creating an extra parking space. Crux of the matter is that with the BHO, which changed in March, they have a prevailing setback of 3.5 feet; asking for a ZA for the zoning code, that they invested in the old BHO. He says that they are not subject to the 5' setback; it's a gray area.

He noted that this is a conversion. They are not adding any existing square footage; 36 feet is allowed in RE-15. Bob asked about the kitchen in the ADU, if it's going to be a STR; that in the hillsides; 2nd kitchens lend themselves with STRs. Architect doesn't know if the owner would be opposed to removing the second kitchen. He noted that there are other three story buildings on the street; Bob reiterated that the codes have changed. However, Mr. Umbanhower noted that the staff at the city has said it fits with the character of the neighborhood.

By right with the slope band analysis they could add, but they want to stay within the footprint of the house. ADU is 700 square feet; adding 1,688; new square footage is 1,100 above; four parking spaces now; will have two covered and a car port and one additional covered for an ADU. Discussed an existing encumbrance of the staircase. Mike asked if there will be foundation work, to which he was told they will go down below and dig it out and bolster foundation. There will be no caissons.

Public Comment: Gail Malmuth from BCA read from a lengthy letter. Only three parking spaces; 15-foot wide street. Increased building will prevent views and lights for the other houses. Feels request fails. Cannot comply with four-hardship criteria required by ZA to approve variances; doesn't consider hillside regulations; substandard limited hillside street; not in line with other homes in the area. Do not have duplexes or multi; no street parking will not support traffic; concerned developers may be involved in flipping. The letter asks that the ZA deny the variances and require design remain within BHO and guidelines. Gail Malmuth provided speaker cards with the names of Sally Stevens & Kurt Lewis whom she stated also opposed project but did not wish to speak.

The architect retorted that they are not asking for a variance; this is a ZA determination. Stephanie noted the change in ADU requirements, in hillsides, per the City Planning Commission Amendments, (as of December 15, 2016), which state: "ADUs permitted in Hillside areas if 1) located within ½ mile of public transit, and 2) property is adjoining a standard street (not substandard). Conversions are permitted provided they meet certain requirements."

Motion: Do not approve; **Moved** by Robin; **seconded** by Stephanie; **8 yes; 0 no; 3 abstentions: Leslie, Yves and Bob; 1 absent. Approved. Robert related we can vote on this at the Dec. meeting.**

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

Tony Russo presented this; increased floor area to 21,815 were instructed to do a plan approval filing, went back to hearing before the ZA to review the plan approval, which they presented to ZA last week, and to us now.

They have worked with council office and neighbors; only request is widening past frontage; they have 20 feet of paved road at frontage; further down road is 18 feet; they've requested relief from that. No haul route. There's a large driveway 20 feet most of it; motor court and flat pad where addition will go. Plenty of staging area. There's a hydrant at the base; LAFD has had no issue with the addition thus far; he believes they cleared them already with no additional conditions. Existing 9,800 feet; permits not gotten yet. Currently in PlanCheck. 18,486 approved; now 21,000. No protected trees will be removed.

30 flat roof; 30 feet allowable height. Level pad is footprint – at least 11,000 square feet, not including motor court and driveway. No rooftop deck as the plans suggest. Asked about 17 conditions, to which Tony noted that they added the condition to modify landscape. Robin asked about appellant, to which he noted that the neighbors to the south wanted landscape added. Christina and Rob.

Envelope height is “within code” there are parts of the height of 43’. Stephanie explained it is stepped, with overall height of 43 feet. Tony reiterated that the only request was for substandard street. He noted that it is less than substandard down Gilcrest. The appeal is from the neighbor to the south who wanted landscaping to protect privacy.

Motion: To approve **Moved** by Jason; **seconded** by Stephen **7 yes; 2 no;** Don & Nickie; **2 abstentions:** Michael & Robert; **1 absent:** Jamie. **Approved.**

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 This is about the street & the addition of the accessory dwelling structure; paper street 55 feet; no access from Seabright; the property abuts a substandard street

Motion: To deny project; **Moved** by Nickie; **seconded** by Don; **3 yes; 7 no; 1 abstentions:** Maureen **1 absent:** Jamie. **Failed.**

Motion: To continue until BCA has a chance to hear it. **Moved** by Robin; **seconded** by Maureen **11/0/0; Passed.**

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 saspiro@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

James Heimler, Architect, Elizabeth Fonvergene, Advanced Engineering and Consulting and Scott Spiro were present to present this project. They are still waiting for hearing date; over a year now; they are looking for variances:

Mr. Heimler related that Mannix is a substandard street, they are asking to go to 33 feet instead of 28 feet; taking off hip roof? He noted that this helps the neighborhood, does not hurt anything. Half of the area is Scott's. Keeping it low, two sets of retaining walls; two wing walls; proposing to add one wall from side wall; to get 7 cars on the property instead of six, all they need is three. There is no parking on the street in that area. They have three lots; exporting 1125 cubic yards; below threshold.

House has elevator for accessibility as we age. There are some black walnuts; taking a few out and will replace those; have submitted reports. The house is very simple, modern, contemporary, curved walls,

Mannix is 20' except one area off of Kirkwood, which is 15 feet or so.

Mike asked for clarification; Elizabeth noted that that small piece of property is a private street, not a driveway; no other houses can be built on that private street.

They are asking for one additional retaining wall; two other wings, per Elizabeth, which are to create light wells, as that portion of the house is low grade.

They have already graded and have space for four vehicles. They house will be pushed way back, with terraces, all staged going back, sloped and curved; there won't be a lot of lighting.

The people next to them and above them will only see the top two floors.

How does this impact all the projects? Don asked. Stephanie noted that this sets up a situation where fire truck can't go. He replied that we are reducing density.

Motion: Continue until LCA hears and until January PLU meeting; **11/0/0 passed.**

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 – Don moved to adjourn; seconded by Stephanie; **adjourned at 9:18 pm.**

Next BABCNC PLUC Meeting: December 12, 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