



Planning & Land Use Committee Meeting AGENDA - REVISED

Tuesday, October 9, 2018 6:30 pm to 9:00 pm

American Jewish University

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

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

Public Comment: The public is welcome to speak. Though not mandatory, the public is requested to fill out a “**Speaker Card**” to address the Board on any agenda item before the Board takes an action. When the Board considers the agenda item entitled “Public Comments,” the public has the right to comment on any matter that is within the Board’s jurisdiction. Public comment is limited to 3 minutes per speaker unless waived by the presiding officer. Meeting is being audio taped.

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 the October 9, 2018 Agenda

3. Approval of September 12, 2018 Minutes (circulated with agenda)

4. Public Comments: On any topic not on adopted agenda that is within the Committee’s jurisdiction.

5. Chair Report: Robert Schlesinger

6. Vice-Chair Report: Stephanie Savage

7. Discussion and Possible Motion regarding tunneling options under Bel Air from the Valley to the Purple line, referred back to the PLU Committee at the NC September meeting.

8. Discussion, Review and Possible Motion regarding additions to the HCR-s1 Overlay

9. ~~865 STRADELLA RD 90077 ZA-2017-4013 ZAA • ENV-2015-3738 MND-REC1 (sic)~~

Corrected: ZA-2018-4948-F ENV-2018-4949-CE

The case for 865 Stradella is for an over-in-height fence that also includes 911 Tione

Proposed SFD Hrng Date 2/01/18 10:00a *Property LINES changed 11” to 15’* New tennis court const on existing deck w/court surface over 6’ above natural grade, loc approx. 11’ from side prop lines

instead of 50ft req by ZAI78-100 ZAA-Area, height, yard & building line adj GT 20% (slight modifications) In lieu of 12.21.C4

Appl: Ming Li (911 Tione Rd, LLC)

Rep: Caitlan Cullen (Crest R/E) caitlan@crestrealestate.com 775.690.2230

Assign: 10/04/17 Danalynn Dominguez danalynn.dominguez@lacity.org 213.482.7092

Assign 11/09/17 Jason K Chan Jason.chan@lacity.org 213.978.1320

911 TIONE RD 90077 ZA-2017-2587-ZV ENV-2015-3737-MND REC1 (sic)

Corrected: ZA-2018-4946-F ENV-2018-4949-CE

Lot 82,093 sf. RE-20-1-H V-Low 1 Residential, Special Grading.

Const of new 3 stry 30' high SFD no bsmnt, pool, spa, putting grn water features, land scape imp (all sep permits) totaling 23,725 sf of RFA w/ 5 car gar. A new 1 stry 14ft tall, approx. 10,938 sf SFD w/bsmnt.

Wants a staff kitchen, const of a tennis crt. Prev proj incl haul rte for 6,750 cy and 3,200 cy of soil Standard req a 60ft right of way width. Exist right of way width is 40 ft thus const a substandard hillside street.

Req variance to permit const of a 2nd kitchen loc w/in a SFD in lieu of 1 kitchen permitted by code.

1/23/17 Owner: Ming Li Agent: Megan, Crest R/E 310.415.3425

911 Tione / 865 Stradella - ENV-2015-3737-MND Appl'd @ sep Props

BAA APPEAL LOST Haul amount significantly reduced.

Tione App to Export 6,750 cy, Stradella to Export 3,200 cy.

BBSC File 160032 & 160033, Approved 2 separate Haul Routes, same owner connecting properties

SFD on 911 guest house on 865 originally, now claiming 2 separate properties w/2 SFD's

On February 13, 2018, the PLUC voted to approve subject to BAA's approval.

Permanent Link: <http://planning.lacity.org/pdiscaseinfo/CaseId/MjE2MzM20>

10. 457 N CUESTA WAY • ZA-2017-1992-ZAD ENV-2017-1993-EAF ZA Hearing 2 days after PLU Hrng Date 9/14/17 WLA 10a AUGUST BAA

(Lot 1.32 ac, 57,893 sf) RE-20-1-H-HCR, Demo an exist 7,457 sf res & const a SFD w/3 levels above basement w/in 30 ft envelope. Reg by BHO & add pool/spa on a site w/exist substandard street. FAR 27,700 tot, bldg. f/p 15.2%, paving/hardscape 29.1, Land Sc 55.7% Prop:

(Protected Trees, 8 Oak, SoCal Blk Walnut, West Sycamore, CA Bay 0 removed Tree Rept Req) (Top map for slope req.)

This is a request to construct a new 27,700 square feet with an FAR of 15,650 square foot single-family residence at a height of 30 feet, comprised of three-levels over a basement, seven garage parking stalls and a vehicular bridge providing access from Bel Air Road. ENV REVIEW?

App: Cuesta Way LLC. Maria & Lloyd Lander (New York, NY)

Tony Russo tony@crestrealestate.com 408.655.0998

Filed: 5/18/17 Assign: 5/23/17 Jason Chan jason.chan@lacity.org 213.978.1320

At the August 14, 2018 PLUC Meeting, this was tabled until we receive what Bel Air Association needs to do, and we can request that they have an EIR.

Permanent Link: <http://planning.lacity.org/pdiscaseinfo/CaseId/MjE0MDk00>

11. 300 N DELFERN 90077 • DIR-2018-4157-SPR ENV-2018-4158-EAF 7/30 Move to OCT T/R

Project Description: Site Plan Review for the remodel and addition to an existing SFD resulting in RFA greater than 17,500sf. **Requested Entitlement:** Pursuant to 16.05, Site Plan Review for the remodel and addition to an existing SFD resulting in RFA greater than 17,500sf.

Lot Area 93,892.4 sf. Major remodel and addition to an (e) SFD resulting in a 2 story SFD w/basement, pool/spa, det garage, guard shack and accessory structure. Haul route for 3,800 cy of export.

Owner: Justin Topilow Appl: Jondolin Residence, LLC, NY. jstrickland@freemangroup.net 310.453.0414

(Jennifer) Agent/Rep: Tony Russo Crest R/E tony@crestrealestate.com 408.655.0998

File: 7/17/18 Assign/Staff: 7/23/18 Alexander Truong

Permanent Link: <http://planning.lacity.org/pdiscaseinfo/CaseId/MjIvNjIz0>

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

12. Update, Discussion & Possible Motion on Bel-Air Country Club Removal of 23 Protected Trees
PLUC and Board previously approved a letter to the Board of Public Works and CM Paul Koretz, and subsequently a follow-up letter to the Board of Public Works and CM Koretz. Possible motion for an updated letter following the hearing on Wednesday 10/03/2018 – **Whitford**

13. Update on Ridgeline Ordinance – Loze Council File #11-1441-S1
<https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=11-1441-S1>
PLUM Committee Report relative to the feasibility of updating the Ridgeline Ordinance was approved at City Council on November 22, 2017 and finalized on November 27, 2017. There is no change in the Council File since 03/01/2018 when we submitted our 2nd CIS supporting the original motion.

14. Update on Proposed Protected Tree Code Amendment – Levinson Council File #03-1459-S3
There are presently 10 Community Impact Statements in the Council File; Koretz motion referred to the Public Works Gang Reduction Committee, and has not yet been scheduled.
<https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=03-1459-S3>

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

15. New Packages Received: See Project Tracking List
16. Certified Neighborhood Council (CNC) Reporting Review of New Projects Submitted
17. Upcoming Hearings: See Project Tracking List (Subject to discussion & action)
18. Determination Letters Received: See Project Tracking List
19. Pending Haul Routes (Update by any PLU Committee members)
20. Proactive Tracking, Tasks & Projects (Update, Discussion & Possible Action)
21. Adjournment

Next BABCNC PLU Cmte. Meeting: Tuesday November 13, 2018

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

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