



Planning & Land Use Committee Meeting AGENDA

Tuesday, December 11, 2018 7:00 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 December 11, 2018 Agenda

3. Approval of October 9, 2018 Minutes (circulated with agenda) (Nov. meeting was cancelled.)

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

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

7. 457 N Cuesta Way • ZA-2017-1992-ZAD ZA Hearing, (10/11/18 2 days after PLU)

ENV-2017-1993-EAF August & October PLU Tabled subject to Bel Air Determination

(Hrng Date 9/14/17 WLA 10a KWA SOLD 9/11/17)

Project description: Construction of a new single family residence, fronting on an existing substandard street.

Requested entitlement: Pursuant to LAMC 12.24x28, Zoning Administrator's Determination, to allow the demolition of a single family residence and the construction of a new single family residence which fronts on a substandard limited hillside street that is improved to a roadway width of less than 20 feet.

BAA (Lot 1.32 ac, 57,893 sf) RE-20-1-H-HCR, Demo an existing 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 total, bldg. f/p 15.2%, paving/hardscape 29.1, Landscape 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

David Weintraub david.weintraub@lacity.org (213) 978-3094

Zuriel Espinosa zuriel.espinosa@lacity.com 213.202.5474

[At the August 14, 2018 PLU Committee meeting, this was tabled until we receive what Bel Air Association intends to do, and noted that we can request that they have an EIR; the item was again continued at the October 9, 2018 PLU Committee meeting until getting word from Bel Air Association.]

8. 8424 & 8426 W Brier Dr. • ZA-2018-2920-ZAD ENV-2018-2916-EAF

90046 ZA-2018-2917-ZAD Construction Limits 8416-8430 Brier St Frontage

Project Description: New 4,477 sq. ft. SFD

Requested Entitlement: Pursuant to 12.24x28 to allow the construction of a new SFD on a lot that abuts a street with a paved roadway width of less than 20' and that has a CPR of less than 20' from the driveway apron to the boundary of the hillside area in lieu of LAMC 12.21C10(I)(2,3). Non Protected trees 7 for 7 repl, 1 protected tree to remain. (All addresses map: 8430, 8416, 8426, 8320, 8424 Brier - 8374, 8378, 8372 Barnes. 8410 Walnut.) (Project includes a Lot Line Adjustment between the lots resulting in three (3) parcels and construction of two (2) (N) SFD's on 2 lots, (leaving the 3rd lot undeveloped) A haul route of 4,200 cy Export. 36,456.6 sf of Vacant Lot. Slope: less than 10% - 15, 10-15% - 15, over 15% - 70).

Owner/Applicant: Brad Sobel sobeldevelopment@earthlink.net 310.277.4697

[Co: Brier Hill Development LLC c/o Sobel Development]

Rep: Tony Russo tony@crestrealestate.com 408.655.0998 Kelley Kane 310.614.6599 (Crest R/E)

Filed: 5/18/18 Assign/Staff: 5/23/18 Amanda Briones

Permanent Link: <http://planning.lacity.org/pdiscaseinfo/CaseId/MjIxMjQ30>

9. Update Only – Appearance Not Necessary: 2545 Bowmont Dr. DIR-2018-328-DRB-SPP-MS (will explain circumstances.) (Residents' best forum is the BABCNC PLU Committee; MDRB previously confirmed)

10. Update Only – Appearance Not Necessary: 131/141 No. Delfern Dr. NPH ZA WLA 8/17/17 9:00a A+C 10/20/17 Before David Weintraub, ZA. (Will explain about confusion re over height fence)

11. Update Only – Appearance Not Necessary: 1152 N Sunset Vale Ave • ZA-2018-2605-ZAA-ZAD ENV-2018-2606-EAF DSPNA 90069 *This project was approved by the PLUM committee and the full board under the condition that the record a covenant that runs with the land, stating that they will not use the ADU for short-term transient occupancy. The client understands the reason for this request, but is not comfortable with recording such a document against their property. They believe their history of owning the property for over 23 years and the support of their adjacent neighbors corroborate their trustworthiness. They state they have no intention of Airbnb'ing their own property, regardless, but respectively are not comfortable with burdening their property. The client therefore requests that the letter sent to the ZA includes language that the BABCNC has no issue with the requests for relief from the code, but is not supporting the project solely because the owners were not willing to record a covenant that runs with the land in perpetuity stating that they will not use the ADU for short term transient occupancy.*

12. Discussion Only – Appearance Not Necessary: 9650 Cedarbrook & 9650 Royalton

AA-2017-3406 COC for a SFD COC issued 4/11/2018

Applicant: Mishel Munayyer (Treetop Development) Rep: Jaime Massey (Permits Unlimited)

<http://planning.lacity.org/pdiscaseinfo/CaseId/MjE1NjQz0>

9650 Cedarbrook: Case Summary & Documents

Certificate Of Compliance, Permit Inspection Report, Parcel Profile Report

9650 Royalton: Permit Inspection Report

Parcel Profile Report, Code Enforcement Report

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

13. Update on Ridgeline Ordinance – Loze

Council File #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.

<https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=11-1441-S1>

14. Update on Proposed Protected Tree Code Amendment – Levinson

Council File #03-1459-S3

There are presently 13 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 January 8, 2019

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

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