



Planning & Land Use Committee Meeting AGENDA

Tuesday, March 12, 2019 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		
Stella Grey					

2. Approval of the March 12, 2019 Agenda

3. Approval of February 12, 2019 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

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

7. 454 Cuesta Way (444 Cuesta Way) • ZA-2014-914-ZAD-PA1 CONF 3/12/19

ENV-2014-54-CE AA-2014-53-WTM Update req 11/30 ✓ BAA has File a/o 11/22 Ltr 12/29/18✓

BAA (Lot, Block, Tract) 67, None, Bel Air. RE-20-1-H Lot area 81,220 sf Initial Actions 14, Approved Plans 10. Add a single story 489.3 sf, 2 car garage to be accessed from Amapola Ln & 10 car carport w/attached single story accessory space of 140 sf to be accessed from Madrano Ln to an existing SFD previously under ZA-2014-914-ZAD.

Project Description: Pursuant To LAMC Section 12.24M, A plan approval to add a single story 489.3 square foot two-car garage to be accessed from Amapola Lane, and a 10-car carport with attached single story 140 square foot accessory space to be accessed from Madrono Ln, all in conjunction with an existing SFD previously approved under ZA-2014-914-ZAD.

Requested Entitlement: ZAD, Pursuant 12.24x28, to permit the construction of a new SFD, ALQ, detached

garage, new swimming pool & other water features fronting on 3 Substandard Hillside Limited Streets. NPT 4 Pine, # Palm all removed none replaced. Grading 1,1160 cy, Exp 826 cy. Proj size 629.3 sf.
App: Andrew Kupinse, Trustee, 454 Cuesta Way Trust #2, Miami 786.709.9300
Agent: Crest R/E Caitlan Cullen caitlan@crestrealestate.com 775.690.2230 (Russo)
Filed: 10/16/18 Assign/Staff: Jeanalee Obergfell 213.978.0092
Permanent Link: <http://planning.lacity.org/pdiscaseinfo/CaseId/MjI0NjA50>

8. 1663 Summitridge Dr ZA-2018-5569-ZAD ENV-2018-5570-CE

BCA AA-2018-3485-COC Lot Area 24,879.7 SFD, Prop Addition to SFD

Project Description: Zoning Administrators Determination for reduced road width of 16'-0" in lieu of 20'-0

Requested Entitlement: Pursuant To LAMC 12.24 X.28, a ZAD for reduced road width Of 16'-0" In Lieu Of 20'-0 The proposed addition does not affect vehicular traffic as the addition is near the rear of the site. The prop addition stays w/in the side yard setback, and is in conformance of all design, height and area requirements of zoning RE20-1-H-HCR. Location maps, plans & arch renderings.

Owner: Grant King

Agent/Rep: Colby Mayes colby@mayesoffice.com 310.578.8488

Filed: 9/24/18 Assign/Staff: 11/19/18 David Solaiman Tehrani david.solaiman-tehrani@lacity.org

213.978.1193 Permanent Link: <http://planning.lacity.org/pdiscaseinfo/CaseId/MjI0MTIw0>

9. 1376 ANGELO DR • ZA-2018-1151-ZAD ENV-2018-1152-EAF

BCA Access ZAD Determ 3/02/18 Haul Route? 12/06/18 Send Full Info 12/21/18

BCA 9708 Lot 68,195 sf site is undeveloped – unimproved. Waive improved street less than 20 ft wide. 4 story SFD, Garage 8 cars. SFD propose 22,000 sf

Project Description: Construction of a new SFD. Requested Entitlement: Pursuant LAMC 12.24,x.28, request for relief from improving a sub-standard street in the Beverly-Crest Hillside Area.

Owner/App: Khouroush Nazarian samnazarianprop@aol.com

Alex Nazarian 310.405.1797 atearcon@aol.com

(Sam Nazarian Properties LLC) Alex Nazarian V.P. [<atearcon@aol.com>](mailto:atearcon@aol.com)

Design: Judith Cukier judith@merkavahstudio.com 818.914.9474

Filed: 3/02/18 Assign/Staff: 9/26/18 Jason Chan K

Permanent Link: <http://planning.lacity.org/pdiscaseinfo/CaseId/MjE5MzE40>

[This item was continued from last month's PLU Committee meeting, pending reports on overall heights, wildlife report, arborist report, LAFD sign off, etc., as well as BCA. Hearing was scheduled for the beginning of March downtown. Don and Robert asked them to extend this 30 days, as there are numerous projects on Angelo Drive, concerned about cumulative impact.]

10. 2545 Bowmont Dr • DIR-2018-328-DRB-SPP-MSP ENV-2018-329-CE MSPinApril✓

(2380, 2358, 2360 Gloaming) Jannette Pedilla-Flores, Architect, August Confirmed 7/31

(Parcel-1) CWC Construction on a vacant lot of a 30-foot high, 14,490-square-foot, 2-story SFD. Location is lot 2 to be created from a proposed lot line adjustment. Design Review and project permit compliance, pursuant to the Mulholland Scenic Parkway Specific Plan, to allow the construction on a vacant lot of a 30-foot high, 8,592.6-square-foot, 2-story SFD and attached 6-car garage and basement. (location is lot 2 to be created from a proposed lot line adjustment)

Appl: Nick Keros (2545 Bowmont, LLC) 310.612.5300 T/C CB?

Architect: Liz liz@ir-arch.com 818./488.9435

Ignacio Rodriguez Ignacio@ir-arch.com 818.488.9435 George

Rep: Jaime Massey jaimemassey@gmail.com 818.517.1842

Filed: 1/19/18 Assign/Staff: 2/28/18 Courtney Schoenwald courtney.schoenwald@lacity.org 818.374.9904

MDRB Staff: Alycia Witzling alycia.witzling@lacity.org 818-374-5044.

Permanent Link: <http://planning.lacity.org/pdiscaseinfo/CaseId/MjE4NDI20>

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

11. 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. Council file contains one CIS by Glassell Park NC and two by BABCNC. Motion Expiration Date: 11/14/2019.

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

12. Update on CD5 Protected Tree Ordinance Amendment – Levinson

Council File #03-1459-S3

On November 22, 2017, Councilmembers Koretz and Bonin introduced a City Council motion to strengthen the Protected Tree Ordinance. It instructed the Urban Forestry Division to convene and consult with stakeholder groups and report back within 75 days with recommendations on such issues as reducing tree losses during development and broadening the tree categories and species protected under the Ordinance. To date, UFD has not taken action to convene the stakeholder meetings. Motion Expiration Date: 11/22/2019.

<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

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

Next BABCNC PLU Committee Meeting: Tuesday April 9, 2019 @ AJU 15600 Mulholland Dr., #223

ACRONYMS:

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|---|---|
| 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 ADMINSTRATOR |
| DRB – DESIGN REVIEW BOARD | ZAA – ZONING ADMINISTRATOR’S ADJUSMENT |
| EAF – ENVIRONMENTAL ASSESSEMENT FORM | ZAD – ZONING ADMINISTRATOR’S DETERMINATION |
| ENV – ENVIRONMENTAL CLEARANCE | ZV – ZONING VARIANCE |
| MND – MITIGATED NEGATIVE DECLARATION | |

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