Bel Air Beverly Crest
NEIGHBORHOOD COUNCIL
Building A Better Community

Planning & Land Use Committee Meeting Draft Minutes

Tuesday, January 8, 2019 7:00 pm to 9:00 pm

American Jewish University

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

1. **Call to Order – Committee Member Roll Call:** Meeting was called to order at 7:04 pm at which time there were 7 committee members present. Michael and Don arrived shortly thereafter for a total of 9. [New committee member, Stella Gray, completed ethics and code of conduct trainings.]

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	
Stella Gray	X				

2. **Approval of the January 8, 2019 Agenda**
Moved Steve; **seconded** Leslie**; 7 yes; 0 no; 0 abstentions; passed**

3. **Approval of December 11, 2018 Minutes** (circulated with agenda)
Moved Steve; **seconded** Leslie; **7 yes; 0 no; 0 abstentions; passed**

4. **Public Comments:** None.

5. **Chair Report**: Robert Schlesinger

6. **Vice-Chair Report**: Stephanie Savage noted that Code Enforcement sometimes can't come out for 20 days; neighborhood people are demoing houses without permits; you have to get permit and contact AQMD. Call AQMD and they'll be out the same day to check for asbestos Call: **800-cut-smog**

[Mike and Don arrived at 7:08 pm.]

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

7. **62 Beverly Park•ZA-2018-4615-ZAA ENV-2017-554-MND-REC1**
BBSC Haul Route App'd 11/28/18√

Project Description: Proposed over-in-height fence of 8-feet to 10.27 feet in height in required front yard and wall of approximately 8.75 feet in the required southerly side yard.
Requested Entitlement: Pursuant to LAMC Section 12.28, Request for a ZAD for relief from LAMC Section 12.21C.1(G) to allow the construction, use and maintenance of an over-in-height wall varying in height from between approximately 8-feet to 10.27 feet which extends into portions of the required 25-foot front yard including pillars and a metal gate and approximately 9.5 feet and 9.9 feet at portions, in lieu of the

3ft-6in requirement; and a wall of approximately 8.75 feet in the required southerly side yard in lieu of the 6ft requirement.
Applicant/Owner: OKSANA SMOLIK [Company:]
Representative: CHRIS J PARKER Chris@PCCLA.com 818.591-9309 [Co: PACIFIC CREST CONSULTANTS]
Filed: 8/08/18 Assign/Staff: 11/21/18 Dominick Ortiz
Permanent Link: http://planning.lacity.org/pdiscaseinfo/CaseId/MjIzMTEw0
ENV-2017-554-CE DIR-2017-1927-DRB-SPP-MSP VN 3:00p DRB Hearing date 3/21/18
Held due to pending ENV documents. 1/30/18 BBSC HELD IN ABEYANCE
Proposed (N) 2-story SFD, over basement, and attached garage, with 2 retaining walls, new front yard fence wall. Request a project permit compliance review and pursuant to LAMC section 16.50 to request a design review board review in the Mulholland Scenic Parkway area for the construction of a 2-story single family dwelling. Haul Rt Export: 5,545 cy. EAF Accessmnt.
Appl/Owner: Oksana Smolic (Crest R/E out)
Chris Parker Answered email on 12/04
ENV Filed: 2/10/17 Assgn: 2/21/17 Thomas Glick Lee tom.glick@lacity.orgg 818.374.5062
DIR Filed 5/15/17 Assign/Staff: Alycia Witzling

Chris Parker presented, noting this is a big project approved by MDRB; there is a 12/17 letter; haul route hearing was held 12/04 with no objections, haul route has been approved. They're expecting a long time to build; kept fence case separate from house and haul route so they could get started on construction on the house. They filed separately a fence case. MDRB noted no objection to the fence; filed separately and will await 10 months. House has been demolished. Only discretion left is fence case. Various 8 feet to 10-1/4feet, fence is in segments. Two driveway garages 9'4" and one pedestrian 8-1/2 feet; rest of fence 9' or less but a couple of points where it crosses 10 feet. They've been to Beverly Park HOA and have their verbal endorsements for house and fence. They haven't heard from the neighbors across the street.

Mike noted that 9-10 feet is excessive and asked why keep it that tall, to which Chris noted that clients felt that it was appropriate, for scaling; and he noted it is in keeping with fences at the other houses. He will provide documentation on that. **He will ask BH HOA to certify that they have approved it**. Haul route plans to go up to Mulholland to 405 and up to the Eagle Rock facility. House is 15,000 square feet. House demolished was approximately 8,000. First version of house was 20,000; MDRB succeeded in them reducing size of the house.

Stephanie asked if they have a landscape plan, which he noted that they have, and it is dictated by Mulholland approval, with low-water usage plants. HOA has an architect, with whom they had some back and forth. He doesn't expect that the fence will be covered. She noted that even retaining walls require planting. Chris and Leslie noted that other houses are that height. Robin asked for verification for haul route, 550 +25% trucks for fluff factor.

Robert related that he had discussed with Jamie big cement trucks being more dangerous; BBSC is there to approve haul routes for dirt. He brought up Summit Ridge western border, the eastern border of the BA-BC overlay. They will pass through the HCR area, concerned about timing for those trucks on Saturdays; asked what about steel trucks, lumber trucks, more than one-ton axel on Saturdays and Sundays. None applies to BP but the trucks will come through an area through San Ysidro.

Don asked if he can go to the owners of the property if they can make a commitment to not come through the neighborhood and to go through the same way as haul route. Chris noted that the tall fences are sloped. The haul routes are in both directions, per Robert, this was confirmed at BBSC. This will be owner-occupied.

Motion: To approve the fence as presented, subject to confirmation by the HOA
Moved Mike; **seconded Jason; 7 yes; 1 no; Stephanie; 1 abstention; Don Loze; passed**

Don Loze would like to reconsider this; to attach a condition for the answer to this, to make a statement.

8. 875 Moraga Dr. • ZA-2018-4300-ZAD ENV-2018-4301-CE NPH 1/10/19 WLA 10a
BAA 90049 Hold for BAA ARB?
Project Description: Continued use and maintenance of an existing 250-sf pool house which observes reduced sy of 4 ft and a proposed 195-sf addition thereto which will observer reduced 8-ft sy.
Requested Entitlement: ZA's determination pursuant to section 12.24 x 28 of the LAMC to allow the continued use and maintenance of existing 250-sf pool house observing a reduced side yard setback of four (4) feet and to allow the construction, use and maintenance of a proposed 195-sf addition to said pool house, with said addition to observe a reduced side yard of eight (8) feet, both in lieu of the required side yard of 10 feet pursuant to section 12.21 c 10 (a) of said code, all in conjunction with an existing 2,961-sqaure-foot, one-story one-family dwelling, in the re20-1-H-HCR Zone. *Lot 42 & portion of lot 41, block 3, tract 11028 Total lot area 20,316 sf. Use recreational w/existing non-permitted pool house 250 sf. Legalize (E) 250 sf pool house w/a non conforming back and a proposed 195 sf addition w/a reduced 8' set back, required set back 10'. No neighbor sigs.*
App/Owner: Sheldon & Cathy Berger sberger@rpblaw.com 310-429-6028
Arch/CEQA Cons: David Keith davidkeithandassociates@gmail.com 805-418-7924 DK & Assoc/Struct Eng
Rep: Ursula Buerli ubuerli@gmail.com 805-402-1401 S-Concepts
Filed: 7/24/18 Assign/Staff: ZA Esther Amaya ENV Debbie Lawrence,
Permanent Link: http://planning.lacity.org/pdiscaseinfo/CaseId/MjIyNzc20
Ursula Buerli presented. Original building built in 1938; pool added in 1958 along with changing room and pool equipment building at that time. House remodeled in 2004, and architect led him to believe he pool house remodeling was permitted; four-foot setback is the same as for the house itself. It is a pool equipment enclosure building. When they asked for addition they found there was never permission; side property setback is 10 feet. They're going for an adjustment for the 4-foot setback and would like to do an 8-foot instead of 10-foot setback. They said they will approve the 8 foot. All the neighbors have approved the reduced setback. Neighbors cannot see it from the outside. Total height 14'.

Bob noted that Bel Air heard this. He hasn't heard from Shawn on this. Will hear from him tomorrow. Leslie mentioned concern that this be turned into an AirBnB; the owners present noted that they will not. The addition will be for exercise equipment. Mike asked about the "guest room". **Hearing is on the 10th.**

Motion: To approve the project subject to BAA
Moved Stephanie; **seconded** Mike; **9 yes; 0 no; 0 abstentions; passed**

9. 8368 Hollywood Blvd. ZA-2017-3832-ZAD / ENV-2017-3833-CE
(131 W Marmont Ln) Stella Grey will research
Project Description: New, 7,117.5 sq. ft. SFD w/ ZAD to waive the requirement to improve the paper street portion of Marmont Lane & allow vehicular access.
Requested Entitlement: Pursuant to LAMC Sec. 12.24 X.28, the applicant requests a ZAD to waive the requirement to improve the paper street portion of the adjacent hillside street (Marmont Lane), and allow vehicular access from the lot to the boundary of the Hillside Area on streets not continuously improved to a Minimum Roadway Width of 20 ft., as required by LAMC Sec. 12.21.C.10(I)(3). To demolish an existing 2,124 sq. ft. SFD and construct a new, 7,117.5 sq. ft. (in Residential Floor Area or "RFA".
Appl: Aldolfo Suaya *Rep: Sue Steinberg at Howard Robbins & Assoc. sue@howardrobinson.net 310-838-0180 11/29/18* ZA Assign/Staff: 4/10/18 Amanda Briones
Filed 9/25/17 ENV Assign/Staff: 9/27/17 John Dacy
http://planning.lacity.org/pdiscaseinfo/CaseId/MjE2MTI10

Sue Steinberg presented. It is a proposed 3-story dwelling, to be occupied by applicant; 6,753 square foot; with a 2,233 sq basement; an almost 18,000 square foot lot; front faces Hollywood Boulevard. Steep slope down; rear of property on Marmont Avenue. The paper street goes up a 60% slope. Asking for 1) waiver to not pave it.

2) Substandard roadway width on Marmont; since property is adjacent, asking to waive increasing width. Says that they cannot do so as the people across Marmont have built up; they will build half on their side. No haul route required; grading is less than 500 cy.

They are staging is on property and portion on Hollywood Blvd. They expect to be able to park four vehicles. Leslie noted that they are right on the bend of the curve; can only bring four vehicles; assuming they're bringing concrete trucks, rebar, etc., explained that we want emergency vehicles to be able to get through and neighbors to get in and out.

The architect, Mehdi, answered questions. Stephanie asked about fire hydrants, noting that they are both over the required distance; that to build a new house they have requirements. 2) looking at elevations, she sees only two 10-foot retaining walls, opined that they'll need more retaining walls. Marmont is lower; grade change 76 feet from Hollywood to Marmont. Sue noted that one of the retaining wall will be extended. Stephanie cannot believe that with the large volume of basement, that they're only taking 500 cy. Stephanie mentioned filling versus cutting, referencing Section E. Sue noted that they have soils approval letter. There are 40 caissons.

They don't have a hearing date yet. Stephanie asked if they can come back. Stephanie is concerned that they're building a large house in a dense area, without a study on parking and staging, with a lot of grading, which raises more questions than the entitlement. As to grading, Mehdi's plans are from the engineer.

Bob noted that they're in an overlay zone, Sue noted that the HCR came into effect after they filed and that none of it is applicable; however, they will abide by interior only on Saturdays, and nothing on Sundays. Don is concerned that traffic safety and staging are not answered adequately, feels it doesn't make sense. Stephanie offered to send them our questions and have them back. Leslie noted that this will include what they'll do with the workers.

Stella asked with regard to their speaking to the neighbors. Tthey spoke to at least two people on Marmont and four on Hollywood Boulevard. Stella received a call from a neighbor on Marmont, second one down, and was told she has a tenant, and they don't recall having had a conversation. She mentioned that they will need to properly notice the neighbors. Sue noted that the owner owns the property next door. They'll be noticed when they have a hearing date. 2) As to decomposed granite, with every rain and wind, the hill is extremely unstable; how are they addressing this. Mehdi replied that that's a reason why they're doing the retaining walls. They're creating a 2:1 slope, it'll be compacted, planted, so nothing will come down to Marmont. The entire hillside will be completely redone. 3) Asked about height limits, Mehdi related it is not more than 36 feet, if you project the existing slope up. Stephanie asked about overall height, to which he replied that they are not over.

Stella suggests that they come before their Neighborhood Association's PLUM committee (DSPNA), which has established conditions that are now enforceable with the ZA. They know the specifics of the area. Stella suggested that we make no decision today, and make a decision dependent upon further presentation and negotiation with the neighborhood association.

Motion: Hold this in abeyance subject to approval from the DSPNA PLUM Committee and then come back here; subject to a staging and parking plan, and to have issues that Stephanie is concerned about addressed with regarding retaining wall height, house height and grading as well as fire hydrants.

Don asked about the wall facing the pool, which will be landscaped and screened. They are trying to get a hearing by March. Bob would recommend bringing back a contractor or structural engineer.

Moved Stella; **seconded** Jason; **9 yes; 0 no; 0 abstentions; passed**

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

10. 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

Don related that there are meetings in the department, including environmental; we're coming close to having public hearings. Steve attended WRAC and communicated with Tom Rothman, no CPC number and no staff hiring date. Tom said they're coming up with three levels; that every ridgeline has been mapped throughout the city; they're coming up with three categories: a) virgin, b) those with some modifications, and c) those that have been totally wiped out. Bob has spoken with Jonathan Hershey. Don believes he will still be in charge of the ridgeline, but there have been some additional staff; we don't know who they are. Steve, mentioned that though they've had 40 or so planners, there have been an equal number who have retired or left the department, so no improvement with respect to staffing.

11. 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**

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)

Other: There will be a subway through Bel Air; hearing January 30th at the Westwood Presbyterian Church on Wilshire. There is a hearing on restaurant beverage program. John Thomas Dye is coming before us for CUP renewal. Beaumont properties.

18. Adjournment: Moved and seconded and the meeting adjourned at 8:30 pm.

Next BABCNC PLU Committee Meeting: **Tuesday February 12, 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 ADMINSTRATOR
ZAA – ZONING ADMINISTRATOR'S ADJUSMENT
ZAD – ZONING ADMINISTRATOR'S DETERMINATION
ZV – ZONING VARIANCE