

Planning & Land Use Committee Meeting Minutes

Tuesday, February 12, 2019 6:30 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

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 Grey	X				

2. **Approval of the February 12, 2019 Agenda: Moved by Robert; seconded by Steve; 7/0/0; passed.**

3. **Approval of January 8, 2019 Minutes: Moved by Robert; seconded by Steve; 7/0/0; passed.**

4. **Public Comments:** On any topic not on adopted agenda that is within the Committee’s jurisdiction. **Joy Belli** introduced herself, noting that she lives on Marmont, and would like to be put on our email list to receive notifications related to Marmont Lane.

Steve Twining reported on the WRAC meeting at WLA City Hall, regarding Senate Bill 50, noting his opposition to the bill. He reported on the proposed bridge housing at the Armory Site at Wilshire and Federal, and on a County project, which he has been pushing for, to use the Courthouse at the WLA City Hall. He commented on plans for a subway through the hills, noting that they have reduced the number to four from three tunnels under Bel Air with one rail up, half way to Mulholland, and the rest of the way underground.

5. **Chair Report:** Robert Schlesinger – No report

6. **Vice-Chair Report:** Stephanie Savage related that she is looking with CD4 into the ongoing issue of illegal fences in the right of way and parking in front of them.

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

7. **1432 DEVLIN DR. ZA-2017-2561-F ENV-2017-2562-CE** NPH 3/27/18 A+C YES√
NDSPA Appeal filed 2/13/18 re BBSC Approv H/R 2,800 cy C/H 10:30a A+C 4/26/18
90069 ZA Determine to legalize exist 6’ metal/glass fence per LADBS corrective notice.

Project Description: Legalization of existing 6 foot metal/glass fence.

Requested Entitlement: Legalization of existing 6 foot metal/glass fence per LADBS correction notice.

File: 6/28/17 Assign: 7/05/17 Staff: My La my.la@lacity.org 213.978.1194

Owner: Cassandra Mann bernaozlem@yahoo.com 323.252.2046

Agent/Rep: Bora Barut studio.bb@gmail.com 310.430-0874

File: 6/28/17 Assign/Contact: 7/05/17 My La my.la@lacity.org 213.976.1194

~~ZA John Dacey — john.dacey@lacity.org 213.978.1304~~

Amanda Briones amanda.briones@lacity.org Meg Greenfield meg.greenfield@lacity.org

Permanent Link: <http://planning.lacity.org/pdiscaseinfo/CaseId/MjEyMjA30>

Meg Greenfield of CD4, meg.greenfield@lacity.org has asked Ellen Evans of DSPNA and the BABCNC to write an informal letter to the ZA, regarding a ZAD hearing to legalize an existing gazebo in the setback, to

waive public hearing. Property owner, Berna Ozlem, has secured support from her surrounding neighbors; there is no opposition.

- Bob noted that this is a pool house and auxiliary changing room built 50 years ago but never built with a permit. CD4 is asking whether a building that is not a SFD, an auxiliary building, does not have to go through a ZA. Stella noted that this has been existing 50 years. **Motion:** To take no action **moved** by Don; **seconded** by Yves. **7 yes; 0 no; 0 abstentions; passed.**

8. 8201 W BELLGAVE PL. ZA-2017-380-ZAD ENV-2017-381-CE ZA A+C 3/08/18 Steph 1/20/19 YES✓
LCA (Cul-De_Sac, lots 3,4,&5) Lot:23,497, RE9-1 (Laurel Cyn & Hwood Blvd) **Neighbors Not Notified Ltr**
New SFD 7,460 sf, does not have a 20' paved roadway, fr drwy apron to hillside area boundry.

Project Description: Construction use and maintenance of a new SFD.

Requested Entitlement: Pursuant to LAMC Section 12.24 X28 To request a ZAD for relief from 12.21 C,10(I)(3) To permit construction use and maintenance of a new SFD on a lot that does not have a 20' paved roadway from the driveway apron to the boundary of the hillside area.

Owner: Tyrone McKillen, Moonraker Cap LLC.

Rep: Crest R/E tony@crestrealestate.com 408.655.0998

Filed: 1/30/17 Accept 6/23/17 Assign: 9/01/17 My La my.la@lacity.org 213.978.1194

ENV Assign: Jason Hernandez jason.hernandez@lacity.org 213-978-1276

ZA Assign: John Dacey john.dacey@lacity.org 213.978.1301

Permanent Link: <http://planning.lacity.org/pdiscaseinfo/CaseId/MjEyMjA30>

History: Motion from PLU Meeting of January 9, 2018: To approve subject to all the neighbors are reached out to, including adjacent down the hill, that parking is established, with a contingency plan, and one truck on site at any given time, (one in and one out), according to the Bel Air Rules. Robin asked Tony to knock on doors to contact the neighbors, which Tony agreed to do. **Moved** by Jason; **Seconded** by Robin; **8 yes; 1 no; 1 abstentions; Nickie; passed.** **Motion from Board Meeting of January 24, 2018:** To approve **moved by** Robert. Discussion was held. Hand count taken: **8 yes; 10 no; 3 abstentions; failed.**

The project was denied by BABCNC.

- Jason Somers of Crest Real Estate came back and reported having done outreach to the community, knocked on doors, spoke to all the neighbors to let them know there was a project coming, and as they went forward to Plan Check, the project had notifications for excavations with certified mailings to adjacent neighbors. He noted that there is a demolition posting on a standard street cul de sac which is clearly posted on the property. He continued that the project went through a ZAD for less than 20 feet street width, they had mail-company notification of the ZAD, and went through HOA approval. He noted, regarding the soil nail wall to remediate the slope below the property to the southwest, this is not related to the house, and is in the original soils report approval letter. He feels that everything has been done in the best efforts of coordination. He understands that the neighbors have concerns about the view corridor, and concluded that the HOA approved the project.

- Stephanie responded that some of the neighbors came here last month, that there were seven opportunities to notify neighbors, and no one was being notified. She related that we asked that he notify the neighbors, and though they did certified mail it was without return receipt, so she doesn't know if they received them.

- Stephanie and Jason Somers discussed the differences in understanding of the various notifications. He believes they have done everything necessary on this project. Stephanie opined that there was a lack of understanding, and that there was not a lot of time for people to understand what was happening. He responded that it was permitted and was done properly. He would agree to a policy change.

Don brought up the safety issue of the road. Jason related that they've received their ZAD already and there's nothing that can be done; it has been approved. The project is under construction now.

[Leslie arrived at 7:06 pm.]

- Don asked why the ZA allowed the permit when it is not safe. Jason and Tony related that the soil nail wall is by-right if it is a remedial retaining wall. Robert clarified that because of the lack of notification and the soil nail wall, people have returned here.

- **Vic Armstrong** related that he was never notified of the construction, twice the size of the old house. He is against a huge construction like this, ruining the aspect of the two properties on either sides of it. He noted that no one on Bellgave was given notification other than going into planning, naming two neighbors; that he had never had seen any plans and never agreed to it. When he did hear of it, he was told it would not interrupt

his view and that the HOA approved. He related that the HOA wrote a rescind and then the rescind was rescinded for reasons he is not aware of. He reported that No one had seen the yellow sign on the cul de sac. His house touches that.

- **Laurie Hirsch:** Laurie related that she and Steve were given an initial notification. She met a gentleman who told her that they would like to build two homes. She later learned that they were planning to build a huge house on the property, and that there was so much misrepresentation, adding that none of them got notifications. Don related that we don't have a position in evidence for us.

Motion: To deny the request before us for inadequacy; **moved** by Don; **seconded** by Yves. Stephanie related that the LOD was sent out to abutting property owners; there was a minor correction. Robert noted option to go before the area Planning Commission through CD4. Steve suggested, as a separate issue, that return receipt be required. Lara Leitner, Counsel for 8201 Bellgave (Jeffer Mangels) related that the only obligation of the applicant is to give application to the city, pay to service and notify the neighbors. Public Comment was given by Vic Armstrong who reiterated that he was never notified until hearing from Laurie Hirsch. Robin called the question, which was approved by 8 voting, and a roll call vote was taken with **5 yes:** Stella, Steve, Yves, Don & Robin; **2 no:** Leslie and Robert; **0 abstentions.** The motion **passed.**

9. 8368 Hollywood Blvd. ZA-2017-3832-ZAD / ENV-2017-3833-CE CONFIRMED 1/08&2/14 /2019
(131 W Marmont Ln)

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").

Filed 9/25/17 ENV Assign/Staff: 9/27/17 John Dacy

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

Permanent Link: <http://planning.lacity.org/pdiscaseinfo/CaseId/MjE2MTI10>

Motion from the 01-08-2019 PLU meeting: 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 were trying to get a hearing by March. Bob recommended bringing back a contractor or structural engineer.] **Moved** Stella; **seconded** Jason; **9 yes;** **0 no;** **0 abstentions;** **passed**

- Sue Steinberg returned and related that they did meet with DSPNA (Doheny Sunset-Plaza Neighborhood Association); that there are two requests ZAD to waive improvements for 20-foot roadway width on Marmont and to waive requirement to improve a paper street, to make it street, which she stated is impossible. The house is a three-story home, built by right; fronting Hollywood Boulevard; it looks like it is two story, and is approximately 6,700 square feet.

- The owner, Mr. Aldolfo Suaya, related that the house fronts on Hollywood Boulevard only, not on Marmont Lane; it is a through lot, and they are here because it's a through lot; no discretionary requirements because the house is on Hollywood Blvd. They are not going to use the paper street. It's a 60% slope. Sue related that they will improve the street on Marmont Lane on their side, 17-18 feet now; will improve their side from centerline to their side of the property with a small retaining wall, improving paved roadway & landscaping.

- Sue mentioned DSPNA's concerns about construction and building concerns. Stella provided 10 requests in writing, regarding construction posting, deliveries, hours, flag person, parking, map for staging, storage of materials, trash, construction debris and landscaping. Adolfo presented the staging map. Robert expressed concern about the house becoming a party house. Stephanie related that when they were here last time, she asked that they address the issue of having fire hydrants. They have submitted plans to the LAFD and are waiting to hear back. Stella noted that they wrote a letter to the city about the height. Stephanie mentioned

question of the height of the retaining walls. They have a signed report as to export. Asked where they will fill, he responded there is fill between the walls, and they are only going to 500 cy.

- Stella noted that the project agreed to requests to diminish impact on the residents' lives. Their biggest issue is that the agreement is verbal; they'd like most of the items to be incorporated into the ZA Determination. Sue related that they have letters of support from the neighbors. Possible motion to approve subject to the conditions of DSPNA being met. Stephanie would like verification from the Fire Department that the fire hydrant be within 300 feet.

Public Comment:

Ms. Joy Belli related that she owns three adjacent properties on Marmont Lane, feels that her rental income will be "assassinated" during the two-year period of time, and that dropping a monster mansion in this historically Spanish-style community is not fair to the people who have lived there for years. Her niece added that it's a very small, not an 18-foot road that comes up Marmont, that often has runoff and difficulty passing; that the cul-de-sac is in the lower part of his property. She feels that three or four houses will be impacted immediately. She related that neither she nor her aunt have met the owner and they are asking for consideration for construction. Robert asked that the path go up Hollywood Boulevard, down the hill, towards Marmont, but not on Marmont other than improving the road on Marmont. The presenter claimed that the runoff will be gone. Robert summarized that the only construction on Marmont will be widening the street.

Mr. Bruce Becket introduced himself as an architect, familiar with the code, and feels that this project is pushing the limit, has a huge impact on the neighbors including us, that the project exceeds the requirements of the hillside ordinance. The Hollywood site is very flat where the house is; the hillside is more like 80 degrees; the Hillside Ordinance allows you to average the steepest part with the flat part, so you can balance the maximum size of the house. He thinks that using the steep part with the flat part exceeds every house in the area. Joining the two lots would help them come to this. The fire access requires 300 foot access unless you have a turnaround; this street is 700 feet substandard. Fire truck or even small van would have trouble getting up this hill. There is no reason for them to ask to use a substandard street when it will impact neighbors on both sides of the street. He noted that it's impossible – the trucks will need to be accessed from the lower and upper sides. He suggests a slower approach, to get the ZA involved in the issues, and would like this body comment on stretching the limits.

- Robert opined that the issue is the size of the house. Leslie noted that we cannot speak to the size of the house. She would like to make a motion to continue, double check, look at the slope, and double check that we are going to approve in the future. Robin asked if Stella's neighborhood association approved with these conditions. Stella noted that she wrote a letter to Planning to start a conversation. Mr. Becket further commented on the idea of a paper street, that the road is only 13 feet in places. He clarified the paper street theory, to have adequate access to sfd, they have to increase the road. Leslie clarified that he is asking for the right to build the house with access from Hollywood Blvd. Mr. Becket further believes there is a slope issue, it is not in good taste in the neighborhood, and that it exceeds humane standards in the community. Stella would like to approve it conditionally.

Motion: To approve based on incorporation of conditions, including what the fire department is going to do, the overall height, and the list of conditions from DSPNA; **moved** by Stella; **seconded** by Robert. **7 yes; 2 abstained**; Leslie and Yves; **0 no; passed**.

10. 1376 ANGELO DR. ZA-2018-1151-ZAD ENV-2018-1152-EAF Follow Up Ltr 1/28/19 ✓
BCA Access ZAD Determ 3/02/18 (Haul Route?) Advanced Notification 12/02/18 Ans'd

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: Alex & Khouroush Nazarian samnazarianprop@aol.com 310.405.1797

(Sam Nazarian Properties LLC) Alex Nazarian V.P. atearkon@aol.com

Design: Judith Merkavah 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>

- Designer Judith Cukier of Merkavah Studio presented, accompanied by owner, Alex Nazarian, and Structural Engineer, Al Mozafar, from Engineering Design Services. They are proposing a new house on a vacant lot, downslope through lot entering from Angelo; asking to not improve the street and for a private street, community driveways, as part of the private street, a fire turnaround. There is a fire hydrant on Davis and a couple houses down on Angelo. Al noted that the LAFD has asked for a hammerhead, and will ask for a fire hydrant; so they'll probably put a fire hydrant at the cul de sac. They've had preliminary conditions. Questions were asked and answered as to the location. They are not asking for haul route. They have a lot of parking for construction vehicles. Discussed retaining walls and earth, re-compacted fill; they are already through Plan Check.

- Nickie asked what they are doing to mitigate wild life habitat and wildlife corridor. Alex related that the biologist has a report on the animals living there; they have done a tree report. There was discussion as to retaining walls. Benedict Canyon Association has not yet looked at this.

- Robert related that he would like to continue this to next month, pending reports (overall heights, wildlife report, arborist report, LAFD sign off) and BCA. Hearing is downtown in beginning of March. Don and Robert would like them to extend this 30 days, as there are numerous projects on Angelo Drive, concerned about cumulative impact.

Motion: To continue **moved** by Robert; **seconded** by Yves; **8 yes; 0 no; 1 abstention:** Stella. **Passed.**

**11. 10016 CHARTER OAK LN. ZA 2015-1829-ZAD ENV-2015-1830-CE (Partial File)
12/08/15 BCA PLU DENIED, M Kemp PLU 2/09/16 & Board 2/24/16 DENIED**

Project Description: A ZAD Determination for the construction of a 2,802 s.f., 33' in height, SFD with 4 parking spaces on a vacant, 13,255 s.f. parcel fronting a substandard hillside limited street.

Requested Entitlement: A ZAD's determination for the construction of a 2,802 s.f., 33' in height, sfd with 4 parking spaces on a vacant, 13,255 s.f. parcel fronting a substandard hillside limited street. The project proposes 78 cubic yards of cut.

Pursuant to LAMC Section 12.24-X,28, a determination to permit the construction of a single-family dwelling fronting on a substandard hillside limited street without providing a minimum 20-foot wide roadway adjacent to the property as required by LAMC Section 12.21-C,10(I)(2); and, a determination to permit the construction of a SFD fronting on a substandard hillside limited street without providing a minimum 20-foot wide continuous paved roadway from the driveway apron that provides access to the main residence to the boundary of the hillside area as required by LAMC Section 12.21-C,10(I)(3);and, a ZAD's Determination to allow a SFR to maintain a 33-foot height in the RE40-1-H in lieu of the maximum 24 feet when a property is within 20 feet of the front property line, as required by LAMC Section 12.21-C,10(D)(5);and, a ZAD's Determination to permit the construction of a SFD with a 8-foot side yards in lieu of 11-feet, as required by LAMC Section 12.21-C,10(A);and, a ZAD's Determination to permit the construction of a SFD with a 4-foot front yard in lieu of 5-feet as required of properties fronting on substandard hillside limited streets by LAMC Section 12.21-C,(A)(2).

Applicant: Vianney Boutry (Co. Antelier VB)

Architect: Alexander alexander@minarc.com 310.998.8899 2324 Michigan Ave. Santa Monica, CA 90404

Filed: 5/13/15 Assign/Staff: Zuriel Espinosa-Salas zuriel.espinosa@lacity.org (213) 978-1249

Associate ZA Charlie Rausch charlie.rausch@lacity.org (213) 978.1306

Permanent Link: <http://planning.lacity.org/pdiscaseinfo/CaseId/MjAyNTM20>

- Alexander, project manager presented, along with "Triggvi," this as a new two-story sfd over basement with attached two-car garage. Existing paved 12-16 feet narrowing at the end. The current street is dead-end without turnaround areas; will provide turnaround on their property. 10 feet dedicated addition; 10 feet dedicated to turnaround. Existing fire hydrant 250 feet from project, at the bottom of the street; tested for fire sprinkler system. It is in the HCR zone.

Noted is that the information in this agenda item from the previous architect is no longer correct, the presenters did not provide drawing. They had boards but no handouts with detailed information. We were told that they are now asking for the two street requests without providing 20 foot street; improving it to the driveway as required; for a 6 foot side yard in lieu of 11 foot, to minimize grading. To allow a total of five (5) retaining walls in lieu of two (2) with maximum 10-foot; two to minimize grading; tallest is 18.81 feet.

They will try to minimize visual impact on walls with landscaping. They will need haul routes. They'll do temporary grading to make a turnaround. – Nickie asked how they'll deal with the street, which is a hill, very difficult going up and down, to which they replied that they are using 5 cy trucks.

Public Comment:

Tom Demko lives on Charter Lane; he showed a mounted photo of the road. Narrowest part is 10. He related that at the 02-24-16 meeting this other project was denied because of the unpassable road. The idea of driving the heavy trucks with dirt – there is no way that the truck turns around. He doesn't understand building this if they are not planning to make money or live in it.

Bradley Friedman reported that he is speaking on behalf of over 200 people who signed a petition, and 300 who signed paper. He read a statement, indicated that this presents a clear and present threat to our safety, environment and all emergency vehicles entering our community. They demand that the city council does not approve any permits, zoning entitlement requests of the multi-story building and destruction of the green space. He disagrees with the presenter's comment that there is nothing there. He related that it is a sacred Chumash site, and referenced the animals which will be affected.

Jill Demko discussed the street danger, noting that everything that drops out of vehicles rolls fast; not suitable for construction trucks. Towing from Charter Oak is frequent. No turn around. Ingress and egress legal rights would be violated. Financial impact to family will be grave, loss of equity and loss of rental income. She expressed concerns about water table, swail that directs water down Charter Oak will divert water to their homes. Charter Oak Lane is an inappropriate location for new build. Adverse impacts would be huge with no benefit to their community, will result in injuries and deaths.

Yama Lake related that he sees and interacts daily with the wildlife that use the corridor. He makes good neighbors with everyone on Westwanda.

Yoav Getzler related that they knew they were getting a steal at \$70,000; then will sell at a profit. He showed a picture of a landslide of a tree, earthen dam, and stated that it's not a matter of if but when there will be a land slide. He expressed that the geology report for the two lots do not approach the massive area that slid. Charter Oak Lane was hit by landslides. He has learned how to drive getting cars unstuck. He mentioned issues including the sewer, tenants will move out, trash has to be taken down, that there will be more traffic on the road from maids and gardeners. In 1999, there was a similar project that was going to donate land and that project was denied. What has changed? Streets deteriorated, Fire Department Ambulance did not drive up Charter Lane for his mother.

Additional Public Comment cards in opposition to the project were provided by Theresa Getzler, Miles Demko, William Scibella, and Steven A. Heller.

Motion: To deny project; road is unsuitable for development; **moved** by Leslie; **seconded** by Nickie.

Amended Motion: To deny pending comment by BCA. Leslie **moved**, Steve **seconded**. **8 yes; 0 no; 1 abstention:** Bob. **Passed**

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

12. 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>

13. 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. There is a 10/25/2018 letter of support from WRAC.

<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

14. New Packages Received: See Project Tracking List

15. Certified Neighborhood Council (CNC) Reporting Review of New Projects Submitted

16. Upcoming Hearings: See Project Tracking List (Subject to discussion & action)
17. Determination Letters Received: See Project Tracking List
18. Pending Haul Routes (Update by any PLU Committee members)
19. Proactive Tracking, Tasks & Projects (Update, Discussion & Possible Action)
20. Adjournment Meeting adjourned 9:06 pm

Next BABCNC PLU Committee Meeting: Tuesday March 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