



**Planning & Land Use Committee Meeting AGENDA REVISED**

**Tuesday, April 9, 2019 7:00 pm to 9:00 pm**

**American Jewish University**

**15600 Mulholland Drive, 2<sup>nd</sup> 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 April 9, 2019 Agenda**
3. **Approval of March 12, 2019 Minutes** (circulated with agenda)
4. **Public Comments:** On any topic not on adopted agenda 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 (444) Cuesta Way • ZA-2014-914-ZAD-PA1 No Hrng a/o 12/29/18 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 Madrono 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 Tony Russo 408.655.0998

Filed: 10/16/18 Assign/Staff: Jeanalee Obergfell 213.978.0092 **Permanent Link:**

<http://planning.lacity.org/pdiscaseinfo/CaseId/MjI0NjA50>

[This was continued at 03/12/2019 PLUC meeting, while awaiting Bel Air Association review of project.]

### 8. 1376 Angelo Drive • ZA-2018-1151-ZAD ENV-2018-1152-EAF

Sent FUP Ltr 1/28/19 ✓CONF BCA Access ZAD Determ 3/02/18 Haul Route? Ans'd Advanced Notification 12/02/18 Itr Sent 1/04? Haul Route? 12/06/18 Send Full Info 12/21/18 Ans'd Alex Nazarian <[atearkon@aol.com](mailto:atearkon@aol.com)> 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: Khourosh Nazarian [samnazarianprop@aol.com](mailto:samnazarianprop@aol.com)

Alex Nazarian VP, 310.405.1797 [atearkon@aol.com](mailto:atearkon@aol.com) (Sam Nazarian Properties LLC)

Design: Judith Cukier [judith@merkavahstudio.com](mailto: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>

[Presenters returned after being here February and March; were to be sent a copy of the HCR Overlay along with a number of conditions that need to be met, including a hauling plan and route, wild life corridors, cumulative impact, working with the neighbors and a number of other questions that were not answered. Project did not yet have a contractor who could answer questions asked.]

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

#### 9. **The Protected Tree Removal Notifications: (Discussion and Possible Action)**

**Possible Motion:** The PLU Committee shall develop a protocol to ask applicants to come to the PLU meeting to present their tree removal project, to explain what alternatives they looked at and why planning should grant them the permit. The PLUC will vote on the project and provide a letter. If they get a board public hearing before the PLU meeting we would reach out to Kevin James to ask them to extend, and ask the city to defer making a decision until they come to the PLU Committee meeting. Even if applicants do not come, we would have a hearing and take a vote. This would go to the Board of Public Works, Urban Forestry Division. The neighbors would be encouraged to attend the meeting. PLU Committee additionally supports the need for more notice to the neighbors. (We understand that Adel Hagekhalil, Director of the Bureau of Street Services, said they are working on giving more notice.)

#### 10. **HCR Additions (Koretz/Ryu) (Discussion & Possible Action) Council File 16-1472-S6**

**Possible Motion:** To support proposed new HCR additions signed by CM Koretz & Ryu on April 2, 2019 in Council File #16-1472-s6, which concludes “that the Council instruct the Planning Department, with the assistance of the Department of Building and Safety, Bureau of Engineering, and the Department of Transportation, and in consultation with the City Attorney, and any other relevant City department, to prepare and present an Ordinance that incorporates the following amendments discussed above to the Bel Air-Beverly Crest Hillside Construction Regulation Supplemental Use District, relative to: (1) notification to hillside residents for both haul route and demolition permit activity; (2) ensure that Neighborhood Councils have the opportunity to provide comment on haul routes; (3) ensure that graded and hauling activity is not taking place in advance of a project being approved; and, (4) earmark a funding source that will be used to make repairs and improvements to the hillside street infrastructure com: the cumulative wear and tear that results from large construction-related vehicles.” See Council File #16-1472-S6 for motion: <https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=16-1472-S6> Link to pdf full motion: [http://clkrep.lacity.org/onlinedocs/2016/16-1472-s6\\_mot\\_04-02-2019.pdf](http://clkrep.lacity.org/onlinedocs/2016/16-1472-s6_mot_04-02-2019.pdf)

11. **The 30-day Notification of Intent to Excavate:** To be further investigated.

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 2<sup>nd</sup> CIS supporting the original motion. Motion Expiration Date: 11/14/2019.

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

13. **Update on CD5 Protected Tree Ord. Amendment – 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. There are 13 CISs in the council file; ours is dated 03/02/2018.

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**

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 Committee Meeting: Tuesday May 14, 2019 @ AJU 15600 Mulholland Dr., #223**

**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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