



Planning & Land Use Committee Meeting AGENDA

Tuesday, May 14, 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 May 14, 2019 Agenda**
3. **Approval of April 9, 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. **2553 N. Summitridge Drive DIR-2019-1389-DRB-SPP-MSP ENV-2019-1387-EAF BCA 90210** **Project Description:** MAJOR PROJECT PERMIT COMPLIANCE WITH DESIGN REVIEW WITHIN THE MULHOLLAND SCENIC PARKWAY SPECIFIC PLAN FOR AN ADDITION TO AN EXISTING SINGLE FAMILY DWELLING AND A HAUL ROUTE
Requested Entitlement: PURSUANT TO LAMC 11.5.7 AND 16.50, A MAJOR PROJECT PERMIT COMPLIANCE WITH DESIGN REVIEW WITHIN THE MULHOLLAND SCENIC PARKWAY SPECIFIC PLAN FOR AN ADDITION TO AN EXISTING SINGLE FAMILY DWELLING AND A HAUL ROUTE FOR THE HAULING OF 4,950 CUBIC YARDS OF EARTH.
 Appl: Krah LLC Office@accelbuilders.net 310.429.0910
 Rep: Danielle Hayman danielle@haymanLLC.com 818.943.0080 Hayman Development
 Filed: 3/07/19 Assign/Staff; 3/13/19 Alycia Witzling alycia.witzling@lacity.org 818-374-5044
 Permanent Link: <http://planning.lacity.org/pdiscaseinfo/CaseId/MjI3ODky0>

8. 1501 N. Marlay Dr ZA-2017-2328-ZAD ENV-2017-2329-CE DSPNA 90069

Entitlements: PURSUANT TO LAMC SECTION 12.24.X.26, A ZONING ADMINISTRATOR'S DETERMINATION TO ALLOW FOR 3 RETAINING WALLS, INCLUDING RETAINING WALLS OVER REGULAR MAXIMUM HEIGHT. SFD 2 story w/attached gar, in BHO Area. ZA to allow 3 ret walls ranging from 3 ft to 23'6" in lieu of one ret wall w/max ht of 12' or 2 ret walls w/max of 10' each and min horizontal dist of 3'. 13 Actions, Approvals, Plans.

Owner: Sara Schusterow, NY Appl: Paul Coleman <paul@lucol.com>

Steven Williams steven@affordableexpediting.com 213.330.0484

Filed: 6/12/17 Assign: 7/28/17 Nuri Cho nuri.cho@lacity.org 213.978.1177

Permanent Link: <http://planning.lacity.org/pdiscaseinfo/CaseId/MjE0NDc00>

9. 1551 SUMMITRIDGE DR ZA-2018-3458-ZAA-ZAD ENV-2018-3459-CE City Hall meeting 3/27/19 w/ applicants. 3/27/19 SFD is approx. SFR 85% finished. BCA (all case #: ZA-2014-0208-ZV-ZAD, ENV-2014-209-ND, ENV-2011-2442-CE. + BHO, HCR)

Project Description: Reduction height from 64' to 45' and reduction of RFA from 4,207 sf to 3,662 sf of a previously built SFD that was constructed beyond the specifications of permits; and installation of a pool, spa.

Request Entitlement: Pursuant to Section 12.24 of the LAMC, a ZAD for a SFD with a max of 45' in height in lieu of the req 30' ht (of the unpermitted SFD 65') and reduced side yards at 9'5" sf • in lieu of the required side yards. Section 12.28, a ZAA for the increase of RFA by 333 square feet for a 3,662 square-foot SFD (a reduction from the 4,207 square-foot house that was unpermitted).

(Maintaining exist side-yard setbacks, ext alteration add lower raised deck w/pool.) See Findings

Appl: (Summit Ind, LLC) Mark Gaeta nymgaeta@gmail.com 917.696.6616

Agent: Oxford Const David Parker, Architect dmparchitect88@gmail.com 949.872.6616

CEQA Cons. (Steve K) Kawaratani Consulting stevekawaratani@me.com 949.209.0210

David Lara david@larastrategic.com 213.905.0287 Cell: 213.905.0287

Filed: 6/14/18 Assign/Staff: 7/13/18 Zuriel Espinosa-Salas

Permanent Link: <http://planning.lacity.org/pdiscaseinfo/CaseId/MjIxODU00>

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

9. Two WRAC Land Use Committee-Sponsored Motions Referred back to PLUC from the Board meeting of April 24, 2019:

i. Resolution: Co-Living Developments

Motion: To request that the City develop planning, zoning and leasing regulations for co-living developments, which are residential in nature but have aspects of hotels/ transient occupancy.

Issues include: 1. Length of leases; 2. Parking for "units," which have larger bedroom counts; 3. Compliance with density bonus ordinances.

ii. Resolution: Tracking Density Bonus Housing Units Post-Entitlement Process for

Compliance

Motion: To request that the Housing and Community Investment Dept. fully comply with the regulations of the State and City affordable housing density bonuses ordinances (SB1818 and Prop. JJJ/TOC), per the concerns stated in the City Controller's audit report of Jan. 2017.

- This includes ensuring that developers properly register units and record covenants upon occupancy, properly publicize and qualify low-income tenants and audit their status every year, assign the correct restricted rent and review it every year, and conduct annual audits to ensure that the affordable units properly and legally serve the intended population of low income households of Los Angeles.

- HCID shall state how it will change its processes to ensure compliance.
- The job performance metric of the HCID General Manager shall reflect full compliance with the State and City's affordable housing density bonus programs, especially annual audits of tenants of those units.

10. Two PLU Committee Motions Approved at the Board meeting of April 24, 2019 but requiring additional work:

11. The Protected Tree Removal Notifications: (Discussion & Possible Action)
On April 24, 2019, the BABCNC Board passed the following motion that the PLU Committee shall develop a protocol asking applicants to come to the PLU meeting to present their tree removal project. *They will need 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. (Head of Bureau of Street Services said they are working on giving more notice.)*

Possible Motion: To write and/or approve written protocol provided by BABCNC PLUC

12. HCR Additions (Koretz/Ryu) (Discussion & Motion) Council File 16-1472-S6

On April 24, 2019, the BABCNC passed a motion that the PLU Committee write a letter with specific language on proposed item #5 to be added to the ordinance already being proposed:

Motion: To support proposed new HCR additions signed by CM Koretz & Ryu on April 2, 2019 in Council File #16-1472-S6, (see attachment or link for full motion) 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." Link to full motion: http://clkrep.lacity.org/onlinedocs/2016/16-1472-s6_mot_04-02-2019.pdf

Council File #16-1472-S6

<https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=16-1472-S6>

Motion: To write a letter asking for an addendum to the already approved document to include (#5) In addition, to put a cap on cumulative slope banding not to exceed 45 feet. Discussion held, Bob noted that by admission of the Planning Department, this was left out of the 2011 & 2016 HCR and what is commonly known as "The Water Fall Effect." Moved by Leslie; seconded by Nickie. 11/0/0; passed.

Possible Motion: To write and/or approve written section #5 provided by BABCNC PLUC

13. Discussion & Possible Motion Regarding Granting of Extensions on Permits.

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

15. 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. Motion Expiration Date: 11/14/2019.

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

16. 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 June 11, 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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Public Access to Documents / Non-exempt writings: In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the board in advance of a meeting, may be viewed at our website by clicking on: www.babenc.org and at the scheduled meeting. If you would like a copy of any record related to an item on the agenda, please contact BABCNC PLU Committee Administrator at 310-479-6247 or council@babenc.org. Members of the public may request and receive copies without undue delay of any documents that are distributed to the Board, unless there is a specific exemption under the Public Records Act that prevents the disclosure of the record. (Govt. Code § 54957.5)

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