



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

**Tuesday, June 11, 2019 6:30 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 June 11, 2019 Agenda**
3. **Approval of May 14, 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. 10690 Somma Way ZA-2019-1383-ZAD ENV-2019-1384-EAF BAA 12/20/16 Exp 3,500 cy DENIED Requested Entitlement:** PURSUANT TO LAMC SECTION 16.50 AND 11.5.7, DESIGN REVIEW BOARD AND MULHOLLAND SCENIC PARKWAY SPECIFIC PLAN COMPLIANCE IS REQUESTED FOR THE DEMOLITION OF AN (E) SINGLE-FAMILY DWELLING AND ACCESSORY BUILDINGS AND THE CONSTRUCTION OF A (N) SINGLE-FAMILY DWELLING AND ACCESSORY STRUCTURES FOR A COMBINED TOTAL OF 29,811 SF. PROJECT SITE IS ZONED RE40 AND IS LOCATED IN THE BEL - AIR BEVERLY CREST COMMUNITY PLAN AREA.

Appl: Stephen Ives Dolcedo LLC, Oklahoma City 405.936.6240

Agent: Tony Russo [tony@crestrealestate.com](mailto:tony@crestrealestate.com) 408.655.0998

Filed 3/07/19 Assign/Staff: 3/22/19 David Solaiman Tehrani

**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 stry w/attached gar, in BHO Area. ZA to allow 3 ret walls ranging fr 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 horiz dist of 3'. Actions, Approvals, Plans.

Owner: Sara Schusterow, NY Appl: Paul Coleman [paul@lucol.com](mailto:paul@lucol.com) 213.700.2297

Filed: 6/12/17 Assign: 7/28/17 Nuri Cho [nuri.cho@lacity.org](mailto:nuri.cho@lacity.org) 213.978.1177

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

**9. 8414 W Edwin DIR-2018-5371-DRB-SPP-MSP ENV-2018-5372-CE**

South Valley APC Hrng Appeal, 5/27 4:30P 90046

**Project Description:** PROJECT PERMIT COMPLIANCE WITH THE MULHOLLAND SPECIFIC PLAN TO ALLOW FOR A NEW RETAINING WALL AND ASSOCIATED GRADING AND BACKFILL.

**Requested Entitlement:** PROJECT PERMIT COMPLIANCE WITH THE MULHOLLAND SPECIFIC PLAN TO ALLOW FOR A NEW RETAINING WALL AND ASSOCIATED GRADING AND BACKFILL. REWORK EXISTING ENTRY WITH NEW STAIRS AND ENTRY GATE DOOR. NEW 6'0 HIGH 50'-3' • LINER FEET, MASONRY SIDE YARD FENCE (NON-RETAINING). THE PROJECT INCLUDES DESIGN REVIEW BOARD FOR RETAINING WALL

Owner/Applicant: Raphael Berry

Appellant: Caspar Martin

Rep: David Rivera (TWG Architects, Inc)

Attorney: Stephen Weaver [stephen@weaverlandlaw.com](mailto:stephen@weaverlandlaw.com) 310.806.9212 (Weaver Land Law)

Filed: 9/14/18 Assign/Staff: 10/01/18 Domonick Ortiz

Permanent Link: <http://planning.lacity.org/pdiscaseinfo/CaseId/MjJzOTE10>

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

**(2380, 2358, 2360 Gloaming) (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](mailto:liz@ir-arch.com) 818/488.9435 Jorge (Ignacio) Rodriguez [Ignacio@ir-arch.com](mailto:Ignacio@ir-arch.com)

818.488.9435 Rep: Jaime Massey [jaimemassey@gmail.com](mailto:jaimemassey@gmail.com) 818.517.1842

Filed: 1/19/18 Assign/Staff: 2/28/18 Courtney Schoenwald [courtney.schoenwald@lacity.org](mailto:courtney.schoenwald@lacity.org) 818.374.9904

MDRB Staff: Alycia Witzling [alycia.witzling@lacity.org](mailto:alycia.witzling@lacity.org) 818-374-5044. Permanent Link:

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

2545 Bowmont, a number of issues and questions asked, lacking sufficient information. Neighbors were not notified and have a number of issues with this project. The MDRB sent the project back to downsize dwellings. We want to see a new version of Lots 2 & 3. 1 was already downsized.

**10.b. 2545 Bowmont Dr. • DIR-2018-322-DRB-SPP-MSP ENV-2018-323-CE (see Parcel 1)**

**(Parcel-2)** Construction on a vacant lot of a 30-foot high, 13,122-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 one-family dwelling and attached 6-car garage and basement. (location is lot 2 to be created from a proposed lot line adjustment) Applicant: NICK KEROS [ Company:2545 BOWMONT, LLC]

Ignacio Rodriguez [Ignacio@ir-arch.com](mailto:Ignacio@ir-arch.com) 818.488.9435

Rep: Jaime Massey [jaimemassey@gmail.com](mailto:jaimemassey@gmail.com) 818.517.1842 Filed: 1/19/18

Assign/Staff: 2/28/18 Courtney Schoenwald [courtney.schoenwald@lacity.org](mailto:courtney.schoenwald@lacity.org) 818.374.9904 Permanent Link:

<http://planning.lacity.org/pdiscaseinfo/CaseId/MjE4NDE50>

10.c. 2545 N Bowmont Dr. • DIR-2018-325-DRB-SPP-MSP ENV-2018-326-CE

(see Parcel 1) (Parcel-3) (2358, 2360, 2380 Gloaming) CWC Construction on a vacant lot a 30-foot high, 14,490-square-foot, 2-story one-family dwelling and attached 6-car garage (located in lot 3 of 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, 14,490-square-foot, 2-story one-family dwelling and attached 6-car garage and basement. (located in lot 3 of a proposed lot line adjustment)

Applicant: NICK KEROS [Company: 2545 BOWMONT, LLC]

Ignacio Rodriguez [Ignacio@ir-arch.com](mailto:Ignacio@ir-arch.com) 818.488.9435

Rep: Jaime Massey [jaimemassey@gmail.com](mailto:jaimemassey@gmail.com) 818.517.1842

Filed: 1/19/18 Assign/Staff: 2/28/18 Courtney Schoenwald [courtney.schoenwald@lacity.org](mailto:courtney.schoenwald@lacity.org) 818.374.9904

MDRB Staff: Alycia Witzling [alycia.witzling@lacity.org](mailto:alycia.witzling@lacity.org) 818-374-5044. Permanent Link:

<http://planning.lacity.org/pdiscaseinfo/CaseId/MjE4NDIy0>

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

**11. Update on HCR Additions (Koretz/Ryu) Council File 16-1472-S6 S4 -- 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:**

Link to full motion: [http://clkrep.lacity.org/online/docs/2016/16-1472-s6\\_mot\\_04-02-2019.pdf](http://clkrep.lacity.org/online/docs/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> **Plan: Coordinate language with council office.**

**12. 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.

**7. Discussion & Possible Motion RE: Granting of Extensions on Permits – Grey (5 minutes)**

**8. The 30-day Notification of Intent to Excavate:** Discussion was held at the May PLUC meeting, and is pending further discussion

**9. 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=cfi.viewrecord&cfnumber=11-1441-S1>

**10. 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. **No change in Council File since October 2018.**  
Motion Expiration Date: 11/22/2019.  
<https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=cfi.viewrecord&cfnumber=03-1459-S3>

**Current Case Updates by PLUC Members on pending projects: See Project Tracking List**

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

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

**ACRONYMS:**

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

**Accommodations for Disabilities /ADA:** As a covered entity under TITLE II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and upon request, will provide reasonable accommodation to ensure equal access to its programs, services, and activities. Sign language interpreters, listening devices, or other auxiliary aids and/or services will be provided upon request. To ensure availability of services, please make your request at least 3 business days prior to the meeting you wish to attend contacting BABCNC at 310-479-6247 or please send an e-mail that states the accommodations that you are requesting to [council@babnc.org](mailto:council@babnc.org).

**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.babnc.org](http://www.babnc.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@babnc.org](mailto:council@babnc.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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