

Planning & Land Use Committee Meeting AGENDA

Tuesday, July 9, 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		
Don Loze			Jamie Hall		
Stephen Twining			Jason Spradlin		
Maureen Levinson			Leslie Weisberg		
Stella Grey			Yves Mieszala		

2. Approval of the July 9, 2019 Agenda

3. Approval of June 11, 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. 1312 N Beverly Grove ZA-2019-63-ZAD ENV-2019-64-CE

BCA Lot: 19,070.2 sf

Project Description: CONSTRUCTION OF A NEW 2-STORY PLUS BASEMENT SINGLE-FAMILY DWELLING AND NEW POOL, 5,829 SQ. FT. **Requested Entitlement:** ZONING ADMINISTRATOR'S DETERMINATION PURSUANT TO LAMC SECTION 12.24.X 28 TO WAIVE REQUIRED STREET IMPROVEMENT. LOT FRONTS ON A STREET IMPROVED TO LESS THAN 20 FEET WIDE. VEHICULAR ACCESS FROM THE LOT TO THE BOUNDARY OF THE HILLSIDE AREA IS NOT ON STREETS CONTINUOUSLY IMPROVED TO A MINIMUM OF 20 FEET WIDE.

Appl: Mike mike@woodbridgecompanies.com 305.968.4248 (Lincolnshire Investments, Inc)

Agent/Rep: Hassan Majd hmajd@HMDGINC.com 323.643.4780

Filed: 01/07/2019 Assign/Staff: 1/17/2019 David Solaiman-Tehrani david.solaiman-tehrani@lacity.org. 213.978.1193

Permanent Link: <http://planning.lacity.org/pdiscaseinfo/CaseId/MjI2NDk40>

8. **10690 Somma Way ZA-2019-1383-ZAD ENV-2019-1384-**
BAA 12/20/16 Exp 3,500 cy DENIED **BAA ARB on 7/11/2019**
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 408.655.0998
Filed 3/07/19 Assign/Staff: 6/18/19 Susan Zermeno susan.zermeno@lacity.org 213.978-1389
Permanent Link: <http://planning.lacity.org/pdiscaseinfo/CaseId/MjI3ODg20>
9. **9501 Gloaming Drive DIR-2019-850-DRB-SPP-MSP ENV-2019-851-CE**
CWC 90210 **Project Description:** DEMOLITION OF AN (E) SINGLE-FAMILY DWELLING AND ACCESSORY BUILDINGS AND THE CONSTRUCTION OF A (N) TWO-STORY, SFD WITH BASEMENT, ATTACHED GARAGE, AND ACCESSORY LIVING QUARTERS FOR A COMBINED TOTAL OF 2
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: Bo Zarnegin mig@holdings.la 323.962.5800
Rep: Andrew Odom Andrew@crestrealestate.com 310.405.5352
Whipple Russell Architects: 323.962-5800
Filed; 2/11/19 Assign/Staff: 2/22/19 Dominick Ortiz
Permanent Link: <http://planning.lacity.org/pdiscaseinfo/CaseId/MjI3MzA20>
10. **8555 Lookout Mountain • ZA-2018-7445-ZAD-ZAA ENV-2018-7446-EAF**
LCA 90046
Project Description: CONSTRUCTION OF NEW 1,472SF SINGLE FAMILY DWELLING
Requested Entitlement: PURSUANT TO LAMC SECTION 12.24X.28, REQUEST FOR ZONING ADMINISTRATOR DETERMINATION FOR RELIEF FROM SECTION 12.21.C.10 TO SEEK WAIVER OF REQUIREMENT TO WIDEN ROADWAY TO MINIMUM 20-FOOT WIDTH; PURSUANT TO LAMC SECTION 12.28, REQUEST FOR ZONING ADMINISTRATOR ADJUSTMENT TO ALLOW FOR A 10% INCREASE OF THE MAXIMUM RFA OF 1,338SF; RELIEF FROM HEIGHT RESTRICTION TO ALLOW FOR A 10% INCREASE IN HEIGHT ON THE SW CORNER OF THE ROOF OF THE HOUSE; AND REQUEST TO COMBINE TWO, 3 X 6 FT LIGHT WELLS INTO ONE CONTINUOUS LIGHT WELL ON THE BASEMENT LEVEL.
Appl: Jason Goodell goodelljason@gmail.com 310.365.5440
Agent/Rep: Andrew Sussman sitistudio@gmail.com 818.506.3657 (architect)
Filed: 12/17/2018 Assign/Staff: 6/18/2019 Richard Reaser richard.reaser@lacity.org 213.978.1240
Permanent Link: <http://planning.lacity.org/pdiscaseinfo/CaseId/MjI2MTM50>

Follow-up, Discussion & Possible Action on other Projects

11. Discussion on Granting of Permit Extensions – Grey

12. LA County Superior Court case “Eldridge v. Los Angeles” – Jamie Hall

This is a legal challenge on CEQA grounds to the original Hillside Ordinance. The Statement of Decision was issued on December 5, 1994. The court determined that the City of Los Angeles was required to do "meaningful environmental review" for *each project* proposed in the Hillside Area that exports more than 1000 cubic yards of earth. The court determined that categorical exemptions were not allowed.

13. 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.

14. 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/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> Plan: Coordinate language with council office.

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 Planning, B&S, 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. 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=ccfi.viewrecord&cfnumber=03-1459-S3>

Telephone Update from CD5’s Jeffrey Ebenstein, Legislative Deputy on CF #03-1459-S3: There have been a lot of subsequent tree motions looking at expanding protections for the health of the urban forest; a motion to create a “Tree Czar” position & establishment of an “Urban Forestry Master Plan,” approved in the new July 1st budget. (*F/up w/Andy Shrader Env. Affairs Rep & Julie w/ CFAC.*)

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

17. New Packages Received: See Project Tracking List
18. Certified Neighborhood Council (CNC) Reporting Review of New Projects Submitted
19. Upcoming Hearings: See Project Tracking List (Subject to discussion & action)
20. Determination Letters Received: See Project Tracking List
21. Pending Haul Routes (Update by any PLU Committee members)
22. Proactive Tracking, Tasks & Projects (Update, Discussion & Possible Action)
23. Adjournment

Next BABCNC PLU Committee Meeting: Tuesday August 13, 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	

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