

Planning & Land Use Committee Meeting **DRAFT MINUTES**

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)]

- 1. Call to Order – Committee Member Roll Call:** Bob called the meeting to order at 7:07 pm, at which time there were 8 present and quorum met. At 7:12, 9 members were present and 3 absent.

Name	P	A	Name	P	A
Robert Schlesinger, Chair	X		Stephanie Savage, Vice Chair	X	
Robin Greenberg		X	Nickie Miner	X	
Don Loze	X		Jamie Hall	X	
Stephen Twining	X		Jason Spradlin		X
Maureen Levinson	X		Leslie Weisberg		X
Stella Grey	X		Yves Mieszala	X	

- 2. Approval of the July 9, 2019 Agenda moved by Steve; seconded by Robert; **8/0/0; approved****
- 3. Approval of June 11, 2019 Minutes moved by Stephanie; seconded by Stella; **6/0/2** Nickie & Steve abstained; **approved****

4. Public Comments: None.

5. Chair Report: Robert Schlesinger: None

6. Vice-Chair Report: Stephanie Savage reported problem over the last two weeks with a lot of home sharing activity in her area; people are turning their houses into airbnb, and attendant problem with brush clearance, not complying with brush clearance. She has been contacting those in her area. She reports having read the guidelines for Home Sharing Ordinance, which state that any properties with needs for corrections cannot get a registration number. She will have LAFD check these home-sharing houses. On Tuesday night, a person had a party at a house accessed by a single-lane road, at the end of Davies Way, with 100-200 people, who all arrived by Uber or scooter. It was a cannabis launch party, a for-profit event. The neighbors got together and contacted the Neighborhood Prosecutor. In her neighborhood, the road was blocked for six hours. [Jamie arrived at 7:12 pm.]

Maureen noted that at “The Tree House” located at 975 North Beverly Glen, in the Residents of Beverly Glen (RoBG) area, they have been operating as a three-star hotel. Maureen and Stephanie would like to have this agendized at the Board meeting, and feel that other checks should be mandatory. Stephanie noted that there are other issues, including but are not limited to: these are not supervised, owners are not living there and this is in an R1 zone in a Very High Fire Severity Risk Zone. Maureen feels they should have a conditional use permit (CUP). Bob noted that he had the same problem with brush, where the empty properties owned and adjacent haven’t been cleared. Bob related that he will make a tour this weekend and call the LAFD. Jamie expressed concern that if LAFD cites them and the homeowners do not respond, LAFD uses contractors who will slash and burn, even protected trees, e.g., walnuts that look dead but are not. Robert would like to bring this issue back to the Board (previously addressed by Travis and the BABCNC.)

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>

Presenters included Matthew Roth, Architect, Hassan Majd, and Pedro Marcia, Lead Superintendent, all from HMDG Inc., as well as Jose Ramirez, Representative from Toltec, the contractor handling all concrete and debris handling and hauling for the site.

Bob asked, and they report 486cy export. Further questions were asked and answered, including but not limited to: The street is about 18-19 feet, depending. Previously, there was a sfd on the site that has already been demolished by the previous owners. Beverly Grove is a cul-de-sac and there are three properties above them. They are almost at the entrance, before the entrance of the cul-de-sac. They provided a map in the rear of the packet; they will have four or five flagmen. Average size of homes in that area: a home next to theirs is 12,000, none less than 5,000; above 9,000 square feet.

Outreach to neighbors: They have been in contact with a neighbor above them. He met the other owners, showed them the plan. They emailed the gentleman above a rendering of the project, just as the gentleman was finishing up his own project, and wanted to make sure he was looking at something nice. No removal of protected trees. No smaller houses. B-Permit: None required.

The road in front of the property is 19 feet. Jamie asked what are the findings to make the exception, to which they noted that there is an existing utility pole that would have to be removed, and only three residents above. The previous owner had two parking spots; they are proposing six. They have other projects in the area on North Hutton, Loma Vista, and Stradella Court and understand the needs as to HCR.

There was just a single family home, and they are eliminating most of the foundation. The previous owner was going to build. Jamie asked what is adjacent to the areas that will remain undeveloped. The property line is against another property down the hill; to the left and right same thing; the steep part will be mostly left natural. Of 19,000 50% will be left natural: of that approximate 8,000, 4,000 is a level pad. There are two stories and basement; two stories above the street level because it is a down-sloped property. Bob brought up HCR, to which they say they have a plan. The cul-de-sac and driveways are big enough and deep enough.

Jamie asked why they can't move the utility pole. Stephanie noted if you get a B-permit, they'll let you do 19; but with that much frontage, it doesn't seem like a burden to adjust, when you could be improving the area, with a proper two-way street, for vehicles to pass each other. Jamie suggested that they pull a B-permit and widen the road to 20 feet. Hassan noted that it's almost a

foot of the frontage; about 80 feet. Stephanie reiterated that it would be a benefit to the neighborhood. There is a fire hydrant.

Hassan noted that all of the A- or B-permit is separate and guided by Public Works. It will put them in an awkward position. They have a five-foot dedication and a five-foot setback. Bob noted that it will be a 9-foot instead of 10. Stephanie noted that sometimes if you improve the road they'll remove the dedication. Jamie feels we should require it. Bob noted that with this as a condition, we could approve this. Jamie stressed that we are not talking about dedication; we're talking about improving the road to 20 feet.

Hassan agreed to do the one-foot road improvement to 20 feet along the frontage of the property. Stephanie asked about cut and fill; told that fill will be in rear-yard. It keeps more soil on site, less trucks, and gives some usable outdoor space to occupants. There will be a retaining wall, 8 foot, in the back. They'll have a 3' glass railing on top of the two retaining walls in the rear yard. One 11 feet the other is 6'. Jamie related that they need to completely screen in a reasonable amount of time. They say that they have a landscape architect to make it blend in. Yves noted that he lived up at Beverly Grove, where there are a lot of deer, owls and other wildlife. Jamie noted that there are best practices for projects to co-exist with wildlife, such as wildlife permeable fencing; that they are in this pilot program area, which will soon be launched. Hassan says they are animal friendly. Don is concerned about retaining walls. Jamie suggest that we request they adjust the retaining wall to not exceed 10 feet in height.

Motion: To approve the project subject to the condition that the developer improve the road along the frontage of the property to a minimum of 20 feet and adjust the retaining wall height such that no wall exceeds 10 feet in height **moved** by Jamie; **seconded** by Maureen; **9/0/0**; **approved**

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>

Tony returned, having presented not too long ago, at the last two meetings; for demo of and construction; max allowed rfa for the site which is over 4 acres is 40,000, sf. Discussed setbacks. Cut and fill 4,100 cut; 3200 fill; with 900 or less of export.

They are here to request a ZAD for the roadway adjacent to them; portions of the roadway. The street is 20 feet along their tiny bit of frontage; however, down the tail (pointing) it goes between 18-20 feet, until public portion of Somma it is 20 feet. This is a private roadway. They need a ZAD even though it is a private street. Tony said that they feasibly cannot widen because of all the other properties and the walls. They are going through BAA Architectural Review Committee; only neighbor they've spoken with is Robert Hirsch, who was in agreement. They met with Shawn and architect to make sure this final plan hits all the marks.

Tony requests support from the committee, on the condition that the ARC approves the project and hopes that by the time this goes to the board, the ARC will have concurred.

Jamie noted that there is 150 linear feet with encroachment, i.e., walls; to relocate the walls... Steven Somers related that the walls are 15 feet tall. In order to have a 20-foot wide roadway, the walls would have to go on their property. They'd need their permission.

Maureen asked about the fire hydrant. Tony noted that there is one 300 feet to the edge of the property; 150 feet to where they can turnaround to the front door. Bob asked, and Tony related that there are two accessory buildings. Stephanie raised the question about similarity to house on Belgave to which Tony discussed the landscaping plan, with trees to block the retaining walls. Mr. Somers responded to Bob's question of when the owner is not here, he has never seen these types of properties rented out as short-term rentals. Board discussion was held about renting these houses out for events, as the homes are not selling. Somma is off of Stone Canyon.

Jamie suggested that they can ask for more than a 1:1 ratio on tree removals. Tony noted that most of these clients want more trees... 61 trees exist and 53 to be removed. Asked to wildlife corridor, 170,000 square foot lot. Stella asked about construction parking, and was told there is already an existing motor court and it's a really big lot. How many workers at peak? He has no idea. Mr. Somers noted that Rodney Freeman and Kyle Endrich have been involved. Goal is to park onsite. Jamie asked that they not remove trees during nesting season (Feb/April), to which they noted that this is a state regulation that they are aware of. They will not remove trees during nesting season. Jamie asked, and was told that after construction 122,000 square feet will be left undeveloped. Tony will ask the owner if they'd use permeable fencing.

Don asked if there is access from the neighbors' properties, there are two other homes, per Tony. Tony said they've tried to make contact with the neighbors, and have asked Shawn. Robert recommended to approve subject to conditions or continue it until hearing from ARB.

Motion: To continue this until after with discussing with BAA; **moved** by Nickie; **seconded** by Jamie. Don would rather not take a position. Maureen will send an email to the committee. There is no ZA hearing yet. **Amendment:** To continue, let them talk to BAA, report back and continue our deliberations; what BAA cares about may not be exactly what our issues are. Jamie **moved. Unanimous 9/0/0**

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>

This is within the Mulholland Corridor. Project is located onsite just under 10 acres in size; six legal parcels on the site; majority of the site over two parcels; owned by same homeowner since mid-2000s. Proposing 28,811 square foot structure split between two accessory buildings, the main house, subterranean basement, covered patio and garage. They have soils report. Two retaining walls, one is 2-8 feet, and the other is 10 feet, both to correct the slope. Making it 2:1. Including freeboard.

They have two support letters. He has spoken to all the neighbors along Gloaming. They are in discussions with MRCA. In 2017 they presented a preliminary project to the board. They gave feedback, one of which was to work with MRCA; they are deed restriction over area mapped wildlife corridor; will not put any fencing. It's a 10-acre site, the development in the center of it. Landscape largely native species. Four protective tree removals are for remedial grading, and replacing 4:1 replacement ratio and beyond, to add 129 trees, 38 coast live oaks, California bays and sycamores.

A majority of the project is away from homes. It is a very large project. One item is the homeowner has a home that he loves in Beverly Hills. This house is a shot-in the dark. There is nothing in the notes that talks about square footage. Mr. Somers noted that they didn't make any determination; the site is 20 times as large as the other houses. The lot will be tied together as long as the house stands. One of the major discussions, is about taking out 878 cy dirt. A lot of cut and fill. Two separate remedial grading areas on the site; doing one at a time. None in the deed restricted area. There is an existing house there now, 7,000 and accessory building onsite. They are locating their home and ADU will be on the same site.

Nickie asked about light. Per MDRB, no skylights. All downward-facing light. There is a lot of glass, interrupted as recommended by guidelines. Mr. Somers noted that they have a large site, so staging will occur on property. They will agree to HCR construction conditions. This neighborhood has small homes; across the way there are large lots, there is mapped wildlife corridors in that area. Mr. Somers noted that they would be open to permeable fences; they'll have privacy fencing down by Gloaming... Jamie asked, would anything prohibit the animals... They see deer and believe they probably live on the property. The upper part of Bowmont is already developed.

They had their preliminary plans and remedial plan, which showed 8,000 cy of export, but worked with grading division, and soil nails to reduce export. There will be one kitchen. Garage is 3,000 square feet and a motor court. Mr. Somer noted that it shows 10 cars in the garage. The kitchen has a catering kitchen as part of it. They are 1,000 feet from the three homes on Bowmont. It's 20 feet wide. Less than 28 feet. They don't need a ZA. They have a sewer there because of the existing house. Stella asked about roads for cement trucks. Andrew noted that the only way is to come down Coldwater Canyon, to Gloaming and their site. All staging and construction parking onsite.

Motion: To continue **(to September) moved** by Bob; **seconded** by Don; **9/0/0; passed.**

**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>

Jason Goodell introduced himself and his wife Andrea Tupper (sic?) Andrew Sussman introduced himself as the architect. 2100 square foot with a 700 foot basement. Seeking a Zoning Administrator Determination for relief from section 12.21.c.10 to seek waiver of requirement to widen roadway to minimum 20-foot width; because it is a through lot; Lookout Mountain qualifies. These lots are being combined, the requirement is to clarify the continuous path but access is from Lookout; no access from Crescent Drive. It's just procedural. Request for ZAA to allow for a 10% increase of the maximum rfa of 1,338sf; (140 square feet.)

Encroachment planes / 25 feet wide lot. There is slight encroachment at the front. The house is almost 40 feet set back from the street. Both neighbors have signed letters of support including the side neighbors and the neighbors across the street. Jamie asked because of the BHO, about the standard for the ZAA reason for deviation from the new law. He agrees that the argument that it is set back is unique.

Mr. Sussman related that one of the key guidelines is to enjoy the same benefit as neighbors. Besides the setback, this law is not a catchall for everything. They have to cut off the tips on both sides. It's a narrow lot, their heights are a little higher, and as it steps back, they're following the hill and working with it. Stephanie noted it's a substandard lot, it's a challenge; it's not like other lots. The building steps up, at its tallest it's 23.9. No encroachment to wildlife corridor. They're planning on no fencing or passable fencing. There's no room for animals to go down.

Jamie noted that they are seeking to not improve Crescent. The tips. Asking for 140 square feet ZAA. They are waiting for the hearing date. They are asking for relief from height restriction to allow for a 10% increase in height on the sw corner of the roof of the house. Don asked, and was told that they are NO LONGER combining two, 3 x 6 ft light wells into one continuous light well on the basement level. They would like to have the support.

Jamie would like to see the findings. He offered the presenters that we could put them at the beginning of the agenda next time. Stephanie would like to see the letters. Stephanie noted that there is no parking at all. They're on the side to drive up the hill; they'll have to get a street use permit and get flag people, which she feels is a bigger issue than the encroachment plane. It's a difficult site. He responded that it's almost 30 feet. She said once you've built your garage. There's no room to do anything there until then.

Motion: Continue to the next PLU Committee meeting **moved** by Jamie; **seconded** by Yves; **9/0/0; approved**

Follow-up, Discussion & Possible Action on other Projects

11. Discussion on Granting of Permit Extensions – Grey Ellen Evans related that Stella has worked really hard to figure out what the city needs to do to get rid of these permits that linger on, and they'd like a presentation in front of the BBSC. Stella provided a five-page document and will provide additional, all of which she will send electronically. They want to go to LADBS. Stella

will send it to Bob. Jamie thanked Stella and Ellen for putting this together. Jamie said we need this to happen to conform to the amended BHO. They're allowing people to build things that are incompatible with the neighborhood.

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. Jamie would recommend to the board that we write a letter to CA, Ryu and Koretz. **No action**

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. **DEFERRED DUE TO TIME RESTRAINTS**

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. **DEFERRED DUE TO TIME RESTRAINTS**

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>

Bob reported that they are having a meeting and will get back to us. Don & Bob and Jamie &/or Stephanie will attend.

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> **DEFERRED**

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>

Update: BABCNC Board Administrator had a telephone update from CD5's Jeffrey Ebenstein, Legislative Deputy on CF #03-1459-S3. He indicated that 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. (He recommended we follow up with Andy Shrader Environmental Affairs Rep & Julie/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 9:16pm

Next BABCNC PLU Committee Meeting: Tuesday August 13, 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