



**Planning & Land Use Committee Meeting MINUTES**  
**Tuesday, September 10, 2019 7:00 pm to 9:00 pm**  
**American Jewish University**  
**15600 Mulholland Drive, Bel Air 90077**

**1. Call to Order – Committee Member Roll Call 7:08 pm: 10 present; 4 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	
Yves Mieszala	X		Jason Spradlin		X
Maureen Levinson	X		Leslie Weisberg	X	
Stella Grey		X	Wendy Morris		X
Shawn Bayliss		X	Cathy Wayne	X	

2. **Approval September 10, 2019 Agenda:** moved Cathy; seconded Yves; 10/0/0 passed.
3. **Approval of August 13, 2019 +Minutes** moved Cathy; seconded Robin; 10/0/0 passed.
4. **Public Comments:** None
5. **Chair Report:** Robert Schlesinger & **Vice-Chair Report:** Stephanie Savage – None

**Projects & Items Scheduled for Presentation, Discussion & Possible Action:**

**6. 10690 Somma Way ZA-2019-1383-ZAD ENV-2019-1384-EAF ZA 8/19/19 NPH 2:00p C/H**

Van Nuys 90077 BAA ARC Approved BAA 12/20/16 Exp 3,500 cy DENIED

(61 trees exist, 53 being removed, not during nesting season)

Lot: 173,232.37 sf (Replace 2 for 1?) (currently 1:1) (permeable fencing?)

**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 [david.solaiman-tehrani@lacity.org](mailto:david.solaiman-tehrani@lacity.org) 213.978.1193

**Permanent Link:** <http://planning.lacity.org/pdiscaseinfo/CaseId/MjI3ODg20>

*(At the August 13, 2019 PLU Committee meeting, the committee moved to continue this until after discussing with BAA; Maureen would send an email to the committee. No ZA hearing yet.*

*Amendment: To be continued; let them talk to BAA, report back and continue our deliberations passed unanimously; 9/0/0 Motion: We reserve the right to give an opinion until prior to the ZA hearing, if there are no other issues. Tony needs to provide LAFD clearance, a grading plan and site photos, 9/0/2 passed. The 2 abstentions were from Wendy & Maureen.)*

Tony was accompanied this evening by Kyle with Freeman Group, and the architect William from Landry, both of whom remained in the audience.

Tony related that since last PLU meeting here, they had a ZA hearing on 08/19, at which he kept the advisory period open until our full board meeting. No one came to the hearing. He noted that they had been reaching out to the neighborhood to be sure they are okay with requests, and that the ZA looked favorably but wants to see BABCNC's position.

Tony reviewed details of the project, stressing that the streets are what they're here for; he discussed the need for ZA for 20 feet or less. Since they have the tail, portions drop to 18 feet in certain points and a little narrow. He is **asking for relief to not have to widen portions of the private street**, which he noted would be complicated as it would get into other peoples' properties; involve removing of structures and landscaping that they don't own. Photos show the concrete roadway, which he describes as a well-maintained private street.

Tony noted that they have met with a lot of the adjacent neighbors, reviewed plans and project and haven't had issues. Additionally, they met with BAA. He reports that Shawn (who is absent this evening) can attest to their efforts, dealing with the association, and with the CC&Rs; some conditions, maintaining the landscaping that they're proposing, which are included in the plans.

Questions were asked and answered. Jamie asked again that any new or existing fencing be changed out for wildlife permeable, as a condition of approval, to which Tony related that two meetings ago we agreed to. Jamie asked about trees being removed, including a protected tree. Tony referred to the plans which note the trees. He reports non-protected will be replaced 1:1, per Shawn's request, though he claims this is not required of the CC&Rs. Don asked Tony about impact of demo of existing house, to which Tony related that demo can take 2-4 weeks; will be done per HCR in place for Bel Air. Don feels this is the first consideration of deconstruction; he'd like to reserve judgment that we know what that is.

Nickie raised issue of construction materials, heavy trucks taking away heavy construction material, and impact on roads. Tony discussed dust mitigation, reduced hours, additional safety... Leslie asked if there will be a cistern, to which Tony answered in the affirmative. Robert asked how much glass at basement. One side is exposed with sliding glass doors. Full panes 10' tall, with a significant overhang. Stephanie noted that it may qualify as a basement.

Stephanie acknowledged that it's good that they got signed off by the LAFD; they have a turnaround onsite and have clearance. Stephanie asked if the retaining walls exceed retaining wall ordinance. She expressed concern of the likelihood of being able to remove 3,213 cy dirt, 86,750 cf dirt, half a foot of dirt, as a visual, a lot of dirt. She noted that they are only 120 cy away for a haul route. Tony related that the city is now calculating for fluff factor. Tony noted that the site is almost 3 acres and has a large flat pad. He talked to engineers about it, and they said it will be easy to manage the site, and avoid excess dirt. Stephanie noted extra precautions to make it safe for people. Tony responded that the haul route conditions are all in the HCR.

Maureen noted it's not a green project; and about the dirt and stockpiling, what they will do to mitigate dust. Even covered with plastic, dust still comes up. Tony noted that they will cover with plastic and water it down. Don asked if any agreement with the neighbors, to which Tony replied, per the easement, they're allowed egress and ingress rights; he believes that he does not need a written agreement. Leslie asked about accessory structures including carriage house, which Tony noted has cars below it and is a small guest house. The other is titled a "guest house" but can be used as a gym. Robert noted that BAA approved what they are doing regarding regarding CC&Rs. Tony stated that they also did extra conditions.

**Motion:** To approve with the conditions of permeable fencing and promise of dust reduction in place. As to the other conditions, Jamie noted that over the course of four meetings we have had numerous conditions; and we need to go through our minutes and put them all together and include them here. Jamie noted that Bob should work with Cathy who took the minutes. Cathy **moved**; Leslie **seconded**; **7 yes**; **3 No**; Don, Stephanie and Nickie opposed; **0 abstentions**. Will come back to the full board. Don noted we need to provide an inventory of the questions and solutions.

7. **9501 Gloaming Dr. DIR-2019-850-DRB-SPP-MSP ENV-2019-851-CE CWC 90210**  
**NOT PRESENT - DEFERRED**

**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. Lot: 430,823 sf. *GRADING: 32,000 cu yds? Where will they re-compact and store on site? Where will heavy duty and worker's construction trucks park?*  
Appl: Bo Zarnegin [mig@holdings.la](mailto:mig@holdings.la) 323.962.5800 Whipple Russell Architects: 323.962-5800  
Rep: Andrew Odom [Andrew@crestrealestate.com](mailto:Andrew@crestrealestate.com) 310.405.5352  
Filed: 2/11/19 Assign/Staff: 2/22/19 Dominick Ortiz [dominick.ortiz@lacity.org](mailto:dominick.ortiz@lacity.org) 818.374.5061  
**Permanent Link** <http://planning.lacity.org/pdiscaseinfo/CaseId/MjI3MzA20>

8. **8424 & 8426 W Brier Dr. • ZA-2018-2920-ZAD 90046**  
**90046 ENV-2018-2916-EAF ZA-2018-2917-ZAD**

Const Limits: 8424 (lot 2) total sf 4,395 sf dwelling, 2 stry SFD w/basement/spa, deck, garage. 8426 (lot 1) total sf 5,007 sf dwelling, 2 stry SFD w/basement, pool/spa, deck, garage.  
**Project Description:** ZA-2018-2917-ZAD, new 4,477 sq. ft. SFD, ENV-2018-2916-ZAD 4,408 sq. ft. SFD. [*LAFD turn around, hammerhead. Storm Water, Report water recapture. See E. I. Report. Neighborhood wants to see ENV impact.*]  
**Requested Entitlement:** Pursuant to 12.24x28 to allow the construction of a new SFD on a lot abuts a street with a paved roadway width of less than 20' and that has a CPR of less than 20' from the driveway apron to the boundary of the hillside area in lieu of LAMC 12.21C10(I)(2,3). Non Protected trees 7 for 7 repl, 1 protected to remain. (see draft)  
(All addresses map: 8430, 8416, 8426, 8320, 8424 Brier - 8374, 8378, 8372 Barnes, 8410 Walnut. Lots 305 - 3120) (Proj includes a LLA between the lots resulting in (3) parcels and const of 2 (N) SFD's on 2 lots, (leaving the 3<sup>rd</sup> undeveloped) A haul route of 4,200 cy Export. 3,484 cy of Vacant Lot. Slope: less than 10% - 15, 10-15% - 15, over 15% - 70).  
Owner/Applicant: Brad Sobel [sobeldevelopment@earthlink.net](mailto:sobeldevelopment@earthlink.net) 310.277.4697  
[Co: Brier Hill Development LLC c/o Sobel Development] [John Frischman]  
Representative: Tony Russo [tony@crestrealestate.com](mailto:tony@crestrealestate.com) [Crest RE] 408.655.0998  
Kelley Kane 310.614.6599 Filed: 5/18/18 Assign/Staff: 5/23/18 Amanda Briones  
**Permanent Link:** <http://planning.lacity.org/pdiscaseinfo/CaseId/MjIxMjQ30>

Jamie noted that he is recusing himself from this project, and explained his recusal: He has to disqualify himself because he lives within 500 feet of the development. He has spoken to the office of the City Attorney who has provided this advice. Jamie continued that since this issue impacts his primary residence, there is an exception in the law that allows him to speak as a

member of the public, which allows him to speak under California Code of Regulations, Section 18702.4b1a and that we need to reflect this recusal and specifically state the code of regulations. He is supposed to sit out in the audience, and is supposed to be the first person called to speak and sit back down but he cannot vote. He can only speak as a member of the public.

Tony gave a presentation, accompanied by the Sobels. He noted that he's been before us a couple of times, and some onsite meetings, including with Jamie, Stephanie and a few neighbors with regard to the plans, renderings, and has gathered a lot of input from the neighborhood, as to their concerns. He discussed the project, requests, and additional items the client is willing to agree to. The following notes include some of what was discussed.

Project: 5,000 for both sites = 10,000 total; building height 28 feet; grading cumulative export of 4200 including a buffered amount; listed export 3700 roughly; streets in circulation are what they are here for. He discussed street width. Kirkwood Bowl has very narrow streets; will likely need ZAD; as they are less than 20 feet. For lot 1 or lot 2, they front Brier, Barnes and Walnut; steep slope. He noted it would be impossible to construct a roadway on the paper streets.

Regarding sewer, the properties will be on septic; still testing for that. Existing fire hydrant is within 190 feet. New FD turnaround at the end of Brier. Regarding nearby properties, floor area of those; there are other homes above 3,000 square feet, four of which are around 2,500 up to 3,000 plus.) Regarding storm drain and drainage, a big concern of the community, mentioning landslide and flooding that led to the city needing to build a storm drain, end of Brier down to Kirkwood, the neighbors are concerned about protection of the storm drain and improvement. Engineer did a hydrology study. They need to upgrade a portion of that pipe from 8 inches to 10 inches 30-40 linear feet, and have submitted a set of B-permit plans, still being reviewed by the city, that detailed street widening improvements and relocation of the storm drain – to ensure that all the water is properly engineered.

Some environmental impacts: Transportation and other concessions that the developer is willing to make: Tony noted that the initial study – EIR to help protect residents, traffic was looked at. In the initial phase of grading, to remove the wall and concrete structure, currently there, illegal concrete structure with dirt behind it; it will be difficult; they've researched with a contractor, getting smaller trucks up first, 5 and 8 cy trucks. Once turnaround installed, will upgrade to 10 cy truck typical for haul routes. It's a structure that hasn't been engineered with exposed rebar; has to be removed with two homes in its place. Regarding haul route and transportation navigating the streets, in the beginning, it will lead to more trucks, though smaller trucks.

Concessions One of the concessions they discussed was the storm drain. They did a hydrology study and are improving a portion of the storm drain and what needs to be improved. He noted the condition of Brier since it has been improved recently and as to the number of trucks, the owner has agreed to slurry coat Brier, from the project site to Oak and Brier, where they can come on Brier at that intersection, after construction is completed. Regarding the hydrant, he noted that the new hydrant is sort of exposed, had concern that trucks coming up to the site could burst or damage it, so they agreed to install a barrier to protect it during construction. Regarding landscaping, he noted that they have a lot of mature eucalyptus, which are a known fire hazard, and that while best to remove them, Tony noted that he discussed this with Jamie, and they'll plant trees that will mature to a similar height. Regarding wildlife, they're going to propose a wildlife corridor along the unimproved portions of the project and have hired a biologist to determine what best type to put into place. He concluded that portion of the main concessions based on the concerns of the community.

Tony can email additional info regarding construction issues. Bob asked he will email those conditions to the ZA and Tony wants them included in the conditions of approval.

The first thing is the construction activities; prior to commencement of excavation, they will notify abutting residents and any other interested neighbors via email or preferred method; the project construction manager will identify a specific contact person, will provide a telephone number for any inquiries from the residents regarding construction activities and regarding periodic construction schedule, when construction activities will impact normal access.

As regards delivery of equipment and supplies, they'll have only one construction vehicle to and from the site at a time. They will stage trucks outside of Kirkwood area. They will all be able to have the letter with the conditions of approval.

Coordination of operation: All efforts will be made to coordinate large vehicle operation and delivery; deliveries with neighboring properties as well to avoid simultaneous street operations.

Red flag days: No vehicle operations.

Will provide notice before heavy equipment use: 48-hour notice in the public right of way.

Tony noted that they will have to get a permit for use.

Truck traffic will have restricted hours, will abide by HCR hours.

Flag persons as needed at any locations a lot of pinch points, around Oak and Kirkwood Oak and Brier. Parking at and along frontage when improved. No parking of construction beyond property frontage; after they improve the portion of the roadway; will be shuttled.

Staging onsite and in front of the property. Trash and waste from construction workers must be kept in a covered onsite receptacle in front of subject property. Debris same.

Delivery and haul route vehicles to adhere to haul route specified. Brier to Oak to Kirkwood to Laurel Canyon. Large delivery notification: Similar, at the end of each week contractor to give notice to neighbors of deliveries, concrete or hauling, etc. On the weekend, Friday, Saturday or Sunday, the project manager will send emails summarizing what they'll do the next week.

Tony discussed the "feasibility" condition, noting that during construction it is dynamic; things change; goal of this condition to do our utmost to let you know if any changes as soon as possible. He noted that those are the construction conditions and concessions, and that most of the items were addressed were those brought up by the neighbors. Bob asked, and Tony responded that they are doing septic; no other way to connect to the sewer. B-permit plans submitted. They discussed #14 and 15 on the list. Cathy asked, Tony noted that they will change "association" to "neighborhood." She asked about projected time, which Tony related that he doesn't, but expects this could be a three-year project.

**Public Comment:** (Please note that these are not verbatim transcriptions.)

**Jamie Hall** reiterated that he has recused himself from voting on this as a board member and is speaking as a member of the public under California Code of Regulations, Section 18702.4b1a. He lives at 8453 Kirkwood Drive; he and his husband own two vacant lots behind their house. They bought them so they would not be developed; they abut the paper street, Barnes Lane, Jamie noted that 8438 and 8432 Brier; one is 3,186 square feet and 8432 is 3,668 square feet.

Those two homes; one has a back retaining wall 16 feet from the property line; one has no back retaining wall; the house acting as a retaining wall, 44 feet from the property line. There is a lot-line adjustment. They are taking 8 lots and making 3 larger lots. His problem is with the reorientation of the lots; Jamie related that they are creating a lot that is not in conformance with the way the other lots on Brier are oriented. One will be 5 feet from the property line. He asks that the story poles be installed, noting that it is important for those who live on Kirkwood to see how it compares to the other houses on Brier, so they can visualize what it's going to look like. He related that they are taking eight lots and creating three lots, and only developing two, with a pathway to create a third lot. He thinks the 3<sup>rd</sup> lot should be preserved as open space in

perpetuity. He thinks if you merge and reconfigure they should be in conformance with the lots on Brier, so the homes have an equal set back. He doesn't think this project is exempt from CEQA.

**Joel Thurm** spoke in opposition to the project, noting the burnt out house. He has lived in Laurel Canyon for 40 years. He noted that the "dangerous rebar" (on the concrete structure) hasn't been a danger for 40 years. He is concerned about the impact on the people living on the street; he lived there when the other four houses were built, noting that that took two years and they were smaller. He asked, is it going to be blown up or jack hammered overnight? He lives at intersection of Oak and Brier. He expects trucks daily for two year; project is out of character for the area, noting that kids play in the street every afternoon.

**Anne Ciminera** spoke in opposition to the project. She has been living in Laurel Canyon for 16 years; opined that this project is out of character for the neighborhood, citing safety concerns, narrow streets, getting emergency vehicles through the neighborhood. She has documentation where ambulances were blocked in the streets.

**Naureen McMillan** spoke in opposition, echoing Anne's safety concerns. She has lived on Grandview Drive for 30 years; experienced ambulances that can't get by when there are contractor trucks. There are contractor trucks that Parking Enforcement has been hearing from Grandview for weeks about.

**Susan Townes** spoke in opposition to the project, noting that she is concerned about Oak, noting that the street is 10 feet with house 5 feet from the street. She doesn't know how strong the street and can sustain the trips (550-800).

**Barndi Kim** opposes the project and thanked the committee.

**Kate Barker-Froyland** spoke in opposition on behalf of her neighbors, for the safety of the neighbors, and noted that the buildings don't fit in. She walks Brier every day.

**Thomas Froyland** spoke in opposition to the project, noting that they live on Weepah Way, and can see Brier from their house. He noted that it is a steep hillside; he has seen landslides; children can play safely; they keep a lookout for each other; including illegally-parked cars that keep fire engines and ambulances from passing; it's a public safety hazard. An ambulance went through yesterday and if there had been one vehicle illegally parked...

**Blanche DeSousa** opposes the project.

**Rikki Poulos** opposes the project, and noted that it will be the Kirkwood Bowl Fire's 40<sup>th</sup> anniversary next week. She noted that a fire can get out of hand in a very short period of time in the right conditions. She reported that the FD has told them that they're not coming because the roads. She called 911 last weekend for a neighbor and that the fire trucks parked on Kirkland and walked up because they didn't feel confident to drive up.

**Brian Mathena** opposes the project.

**Chris Young** opposes the project.

**Marilyn Franklin** opposes the project. She noted that she was born and raised in Laurel Canyon, and that her house is below the project; her neighbor had flooding. She noted that there was deer everywhere and it's the greenery and animals for her.

**Dave Skwarczer** opposes the project, noting concerns about sound measurements. He reported that they said it will be 75 decibels 50 feet from the sound. He noted that if this is going on all day for three years, that can have an impact on wildlife, musicians, voice-over artists and others who record in their homes, (cannot soundproof against these levels) which is a hardship on the artistic professionals, and impacts wildlife. His house, Chris's house and Marilyn's house are directly below the project; are also concerned about the drainage and the turnaround over the back of Chris's lot.

**Robert Stanley** opposes the project; where he lives on Brier and Brian next door neighbor lives, the street is 10 feet wide. Almost none of their neighborhood is 20 feet wide; Oak Street is about 8 feet wide. It's a reinforced incredibly tall hill maybe 20 feet long and for a car to get up or down; they have to wait. There's only one way traffic on that street for regular cars, not talking about trucks. This will dwarf every house in this area. Currently sees the Griffith Observatory and sees a hillside with animals. The owner said it will take a year and a half and he said three or more years. Need to stop it.

**Anisha Pattanaik** related that she has lived there since 2005. She had no problem with the concrete structure; and doesn't want to live with three years of construction. She has two kids who go to school; one is asthmatic; concerned how the dust, noise, the parking, the traffic, the roads. She is totally against it; needs to stop it.

**John Frishman** is against the project. He pointed out that this is the elephant in the room; these drawings (produced by the applicant) "are all lies" pointing to the drop, being 40-foot drop. He noted that the BHO is to protect these hillsides and that this is not protection. 65 feet from the top of the roof to the bottom of the retaining wall: This is Laurel Canyon; it violates the BHO.

**Rob Marohn** opposes this, noting that it has been less than two years that we had a house slide down a hill in Laurel Canyon and closed Laurel Canyon. This is an example of overbuilding in the hillsides. He has a question for the developer: Where the block is sitting on dirt, they're proposing to remove the dirt to build the house, and thinks that's changing the character of the landscape of LC. He echoes that they have not explained how Oak is an impossible street to maneuver. You have to understand how difficult it is going to be to get to this project.

**Jonas Von Studnitz** opposes the project, noting that he lives 8420 Ridpath. He mentioned issue of drainage last time and catastrophic landslides. He elaborated on the grading issue. He believes that this project is designed to take advantage of exemptions rather than work with the BHO; that the applicant is creatively creating a pad, and masking the grading as remedial, which he believes it is not. He thinks the site can be regarded safely into a mountain that it once was when these concrete walls are removed. You can first restore the hill and then build a reasonable house as intended by the hillside ordinance. As to the driveway, Oak is 8 feet wide that leads up to the 20-foot driveway. Grading for a driveway or parking is exempt. So they're wrapping a huge driveway. He is an architect and noted that you could approach this with a single driveway and maybe one larger home and eliminate 300-400 trucks of grading.

**Jody St. Michael** opposes the project. He lives on Walnut, and related that his heart bleeds for everyone who lives on Brier. 800 trucks; 1600 trucks both ways; with the debris; not materials, shuttles, says that our community will be impacted. There's only one way 16' wide; you're saying to my community that I can't walk kids or dogs; you're not getting up & down Kirkwood.

**Rand Weatherwax** opposes the project. He lives on Brier and noted that some people have moved out already; this street is very narrow. In front of his house 14' and other spots more narrow. Every day they're in traffic; can sit at the bottom at Laurel Canyon where Kirkwood starts, and can wait 20 minutes to make a turn. The backup beep sound noise is unlivable.

**Richard Danielson** opposes the project. He lives on Walnut Drive. They showed us a picture of Ridpath which has nothing to do with what we're talking about. This is Laurel Canyon we're talking about. The Kirkwood Bowl is the oldest, most eclectic artistic community. Look and see for your selves. Don't believe the photos.

**Additional public comment card** were provided by **Karen Salajka** who opposed the project but did not speak.

**Motion:** To deny this project; moved by Nickie; seconded by Cathy: 5 yes; 0 no; 2 abstentions: Don & Maureen and 2 recusals: Jamie and Stephanie. Motion has passed. Don Loze related that there are a lot of questions relative to the natural state of this operation that we haven't had an opportunity to explore. He thinks it's remarkable that this community has come together to express their feelings. Sometimes the feelings and emotions conflict with what the building permits allow. He is sorry we didn't have a chance to understand. He complimented everyone who came here. Maureen would like to visit the site; she is concerned about children, safety, fire trucks and would like to look at the vulnerability before voting on this.

**ITEMS #9 THROUGH #13 WERE DEFERRED DUE TO TIME CONSTRAINTS**

**9. 11100 CHALON ENV-2019-3327-CE BAA 90077 ENV-2016-911-CE DEFERRED**  
**15 PROTECTED TREES Review** Replacing 1:1, should be at least 1:2  
<https://www.redfin.com/CA/Los-Angeles/11100-Chalon-Rd-90049/home/6829455>  
Permanent Link: <http://planning.lacity.org/pdiscaseinfo/CaseId/MjI5OTY40>

**10. 1501 N Marlay Dr ZA-2017-2328-ZAD ENV-2017-2329-CE DSPNA 90069 DEFERRED**  
Permanent Link: <http://planning.lacity.org/pdiscaseinfo/CaseId/MjE0NDc00>

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

**11. 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 categorical exemptions are not allowed.

**12. 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.  
**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. 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>

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

- 13. New Packages Received: See Project Tracking List
- 14. Certified Neighborhood Council (CNC) Reporting Review of New Projects Submitted
- 15. Upcoming Hearings: See Project Tracking List (Subject to discussion & action)



- 16. Determination Letters Received: See Project Tracking List
- 17. Pending Haul Routes (Update by any PLU Committee members)
- 18. Proactive Tracking, Tasks & Projects (Update, Discussion & Possible Action)
- 19. Adjournment Leslie and Cathy meeting adjourned at 9:06pm

**Next PLU Committee Meeting: Thursday October 10, 2019 (instead of 2<sup>nd</sup> Tuesday due to holiday) @ 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 ADMINSTRATOR                   |
| DRB – DESIGN REVIEW BOARD                  | ZAA – ZONING ADMINISTRATOR’S ADJUSMENT     |
| EAF – ENVIRONMENTAL ASSESSEMENT FORM       | ZAD – ZONING ADMINISTRATOR’S DETERMINATION |
| ENV – ENVIRONMENTAL CLEARANCE              | ZV – ZONING VARIANCE                       |
| MND – MITIGATED NEGATIVE DECLARATION       |  |

**BABCNC’s Upcoming Planning & Land Use Meetings and Regular Board Meetings through 2019:**

<u>Month</u>	<u>PLU Committee Meeting 7:00 pm @ AJU Rm #223</u>	<u>Board Meeting 7:00 pm @ AJU Rm #223</u>
September	Tuesday 09/10	Wednesday 09/25
<b>October</b>	<b>Thursday 10/10 PLUC</b>	Wednesday 10/23
November	Tuesday 11/12	Wednesday 11/20
December	Tuesday 12/10	Wednesday 12/18

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