

**Planning & Land Use Committee Meeting Agenda**  
**Thursday, October 10, 2019 6:30 pm to 9:00 pm**  
**American Jewish University**  
**15600 Mulholland Drive, 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 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		
Yves Mieszala			Jason Spradlin		
Maureen Levinson			Leslie Weisberg		
Stella Grey			Wendy Morris		
Shawn Bayliss			Cathy Wayne		

1. **Approval of the October 10, 2019 Agenda**
2. **Approval of September 10, 2019 Minutes** (circulated with agenda)
3. **Public Comments:** On any topic not on adopted agenda within Committee’s jurisdiction.
4. **Chair Report:** Robert Schlesinger & **Vice-Chair Report:** Stephanie Savage

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

**5. FINAL DISCUSSION & Possible Action** LETTER DUE by 11/15/19  
**1309 DAVIES ENV-2017-682-CE**  
 BCA 900210 (1343, 1325, 1312, 1301, 1300)  
 UF Application remove 88 trees total. (6 Oaks, 4 Walnut). To build a 32,813 sq ft SFR in place of 9,202 sq ft exist SFR. Export 6,000 + cu yd Bd File: 170059  
 Permanent Link: <http://planning.lacity.org/pdiscaseinfo/caseid/MjEyNTYy0>

**6. FINAL DISCUSSION & Possible Action** LETTER DUE Sophie Gabel-Scheinbaum  
**11100 CHALON ENV-2019-3327-CE**  
 BAA 90077 ENV-2016-911-CE 15 PROTECTED TREES Review  
 Replacing 1:1, should be at least 1:2  
 I just Googled 11100 Chalon again for the latest status and, yes, he is trying to sell the vacant parcel with permits: <https://www.redfin.com/CA/Los-Angeles/11100-Chalon-Rd-90049/home/6829455>  
 He paid \$8 million in 2013 for the property which -- until he demolished it a few months ago -- had a beautiful historic Wallace Neff-designed home in impeccable condition. He's now trying to sell the vacant parcel plus permits for \$45 million

**Project Description:** CE FOR PROTECTED TREE REMOVAL IN ASSOCIATION WITH BY-RIGHT SINGLE FAMILY HOME DEVELOPMENT.

**Requested Entitlement:** CE FOR PROTECTED TREE REMOVAL IN ASSOCIATION WITH BY-RIGHT SINGLE FAMILY HOME DEVELOPMENT.

No Appl, no Rep. Filed/Assign: 6/05/19 Sophie Gabel-Scheinbaum

[sophie.gabel-scheinbaum@lacity.org](mailto:sophie.gabel-scheinbaum@lacity.org) 213.482.7085

Permanent Link: <http://planning.lacity.org/pdiscaseinfo/CaseId/MjI5OTY40>

## **7. FINAL DISCUSSION & MOTION**

**1501 N Marlay Dr ZA-2017-2328-ZAD ENV-2017-2329-CE**

SEE 10/01/19 PLU LETTER

May Ltr Conf'd August Conf'd No 9/24 hrng ZA NPH4/09 can'd Rep

DSPNA 90069 TBC 11/29 em 10/05 Steve resp Intro LTR 3/18/19√

**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 10' each and min horizontal distance of 3'.

13 Actions, Approvals, Plans. 9/05

Owner: Sara Schusterow, NY

Appl: Paul [paul@lucol.com](mailto:paul@lucol.com) 213.700.2297

~~Steven Williams [steven@affordableexpediting.com](mailto:steven@affordableexpediting.com) 213.330.0484 Not affiliated anymore~~

~~Filed: 6/12/17 Assign: 7/28/1 Nuri Cho [nuri.cho@lacity.org](mailto:nuri.cho@lacity.org) 213.978.1177~~

~~Reassigned: Amanda Briones [amanda.briones@lacity.org](mailto:amanda.briones@lacity.org) 213.978.1328~~

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

Project is not returning. (see above)

*Motion: Bob noted at the start of the meeting that Paul Coleman let him know that they are not ready yet. Bob returned to this item to note further that Paul Coleman said he didn't think he'd return. Bob said he would prepare a letter, based on the information we already have, send it to the ZA and he'll send him a copy. He doesn't have a ZA hearing assigned yet. DEFERRED*

## **For Land Use Review**

**8. 13850 MULHOLLAND DR. DIR-2019-3173-DRB-SPP-MSP ENV-2019-3174-CE**

Ltr Sent√ 10/01 BCA LOT 54,902 SF.

**Project Description:** MULHOLLAND SPECIFIC PLAN PROJECT PERMIT COMPLIANCE AND DESIGN REVIEW FOR AN ADDITION TO A RESIDENCE INCLUDING NEW RETAINING WALL ENCROACHMENT IN ROAD RIGHT-OF-WAY.

**Requested Entitlement:** PURSUANT TO LAMC SECTION 11.5.7, MULHOLLAND SCENIC PARKWAY SPECIFIC PLAN PROJECT PERMIT COMPLIANCE (MAJOR) AND DESIGN REVIEW BOARD APPROVAL FOR A TWO-STORY 1,775 SQ. FT. ADDITION TO AN EXISTING SINGLE-FAMILY RESIDENCE, WITH A NEW 1,600 SQ. FT. BASEMENT ADDITION AND 1,600 SQ. FT. GARAGE; INCLUDES A REQUEST FOR A 10-FOOT HIGH MAX. NEW RETAINING WALL TO ENCROACH UP TO 14-FEET INTO THE MULHOLLAND DRIVE RIGHT-OF-WAY.

Applicant: William B Randolph 714.380.0280 (Company: The Lottle Pumpkin Trust)

Agent/Rep: Damian Catalan [damian@dcexpediting.com](mailto:damian@dcexpediting.com) 626.433.3898 [DC Expediting Inc]

Filed: 5/29/19 Assign/Staff: 6/13/19 Valentina Knox Jones [valentina.knox.jones@lacity.org](mailto:valentina.knox.jones@lacity.org) 818-374-5038

Permanent Link: <http://planning.lacity.org/pdiscaseinfo/CaseId/MjI5Nzk20>

9. **1125 LINDA FLORA DR ENV-2016-56-CE** CONFIRMED October 10 HRNG October 29<sup>th</sup>  
CONF'D BAA 90049 (1125-1133) Haul Rte Approx. 4,602 cy  
BAA 90049. Lot: 27,949 sqft.  
**Project Description:** GRADING AND A HAUL ROUTE (APPROXIMATELY 4602 CU. YDS.)  
**Requested Entitlement:** ENVIRONMENTAL ASSESSMENT FOR GRADING AND A HAUL  
ROUTE (APPROXIMATELY 4602 CU. YDS.) TO TIE TWO LOTS TOGETHER (21,910 SQ. FT)  
FOR A PROPOSED SINGLE FAMILY, TWO-STORY, DWELLING WITH A BASEMENT, AN  
ATTACHED 3-CAR SUBTERRANEAN GARAGE, RETAINING WALLS IN RE20-1-H ZONE.  
Filed: 08/15/19 Assign/Staff: Marc Woersching  
Undergoing a renovation project. Applying for a haul route. Enclosed 5 pages of the civil  
engineering grading plans and 8 pages of the architectural plans for review.  
App: SLAM Enterprises I, Ltd  
Geddes Ulinskas [gulinskas@ularch.com](mailto:gulinskas@ularch.com) 415-904-0483 Principal of Gedes Ulinskas Architects.  
Contact: Ms. Vicky Lee [vlee@ularch.com](mailto:vlee@ularch.com) 415.904.0483  
Filed: 1/08/16 Assign/Staff: 2/26/16 Victor Vallejo [kit.awakuni@lacity.org](mailto:kit.awakuni@lacity.org) 213.482-0441  
Permanent Link: <http://planning.lacity.org/pdiscaseinfo/CaseId/MjMxNTg30>

**10. 1551 SUMMITRIDGE DR ↑ ZA-2018-3458-ZV-ZAD**

ENV-2018-3459-CE FUPsent3-04-19 T/D3-15 Salutation Ltr 1/28/19 Salutation 7/30 SFD is  
approx. 85% finished. BCA (all case no's: 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

**Requested 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 sideyard setbacks, ext alteration add lower raised deck w/pool.) see Findings

App: (Summit Ind, LLC) Mark Gaeta [nymgaeta@gmail.com](mailto:nymgaeta@gmail.com) 917.696.6616

Agent: Oxford Const David Parker, Architect [dmparchitect88@gmail.com](mailto:dmparchitect88@gmail.com) 949.872.6616

CEQA Cons. (Steve K) Kawaratani Consulting [stevekawaratani@me.com](mailto:stevekawaratani@me.com) 949.209.0210

David Lara [david@larastrategic.com](mailto: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>

**11. 1512 Stradella ENV-2017-5038-EAF AA-2017-5037-PMLA**

RDoss w/c Wed-Owner?

**Project Description:** PARCEL MAP TO CREATE A TOTAL OF 3 LOTS

**Requested Entitlement:** PURSUANT TO LAMC SECTION 17.50, A PARCEL MAP TO  
CREATE A TOTAL OF 3 LOTS. *Parcel Map, lot split, to create a total of 3 lots*

App/Owner: Mamdou Bahna [msbahna@gmail.com](mailto:msbahna@gmail.com) h:310.476.2838 c:310.990.5112

Richard Doss [rich@pacificcoastcivil.com](mailto:rich@pacificcoastcivil.com) 818.865.4168

De-De Poll [deedee@pacificcoastcivil.com](mailto:deedee@pacificcoastcivil.com) (818) 865-4168

Rep: Regina Minor [regina@arclanduse.com](mailto:regina@arclanduse.com) [Company: Arc Land Use & Entitlements, Inc]

Filed: 12/04/17 Assign/Staff 3/22/18 Zuriel Esponosa-Salas

Permanent Link: <http://planning.lacity.org/pdiscaseinfo/CaseId/MjE3NTEx0>

**12. 3135 HUTTON Dr. DIR-2019-4235-DRB-SPP-MSP** Ltr Sent 10/1/19

90210 BCA ENV-2019-4236-CE

**Project Description:** PROJECT PERMIT COMPLIANCE WITH THE MULHOLLAND SCENIC  
PARKWAY SPECIFIC PLAN TO ALLOW FOR THE REMODEL AND PARTIAL  
DEMOLITION OF 832 SQUARE FEET AND ADDITION OF 4,788 SQUARE FEET, WHICH

INCLUDES A 1,778

**Requested Entitlement:** PROJECT PERMIT COMPLIANCE WITH THE MULHOLLAND SCENIC PARKWAY SPECIFIC PLAN TO ALLOW FOR THE REMODEL AND PARTIAL DEMOLITION OF 832 SQUARE FEET AND ADDITION OF 4,788 SQUARE FEET, WHICH INCLUDES A 1,778 SQUARE FEET BASEMENT.

Appl/Owner: Aya / Edward Jakobovits [eddyjake@yahoo.com](mailto:eddyjake@yahoo.com) c:310.801.9753 h:310.860.1355

Rep/Arch-Engineer : Farhad Ashofteh [farhad@att.net](mailto:farhad@att.net) 310.801.9753

Filed: 7/18/19 Assign/Staff: 7/26/19 Valentina Knox Jones [valentina.knox.jones@lacity.org](mailto:valentina.knox.jones@lacity.org)

818-374-5038 Permanent Link: <http://planning.lacity.org/pdiscaseinfo/CaseId/MjMwOTI50>

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

13. **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.

#### **14. 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>

#### **15. 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

### **Next PLU Committee Meeting: Tuesday November 12, 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 ADMINISTRATOR

ZAA – ZONING ADMINISTRATOR’S ADJUSTMENT

ZAD – ZONING ADMINISTRATOR’S DETERMINATION

ZV – ZONING VARIANCE

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

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

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