



Planning & Land Use Committee Meeting Agenda
Tuesday November 12, 2019 7:00 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 November 12, 2019 Agenda**
2. **Approval of October 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. 8555 Lookout Mountain ZA-2018-7445-ZAD-ZAA, ENV-2018-7446-CE

Project Description:

CONSTRUCTION OF NEW 1472SF 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.

Applicant: JASON GOODELL [Company:] goodelljason@gmail.com

Heard by Zoning Administrator on 11/5/19 - File to remain open. Staff Planner: Richard Reaser

6. 1551 Summitridge ZA-2018-3458-ZV-ZAD, ENV-2018-3459-CE

THE 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 ZONING ADMINISTRATOR'S DETERMINATION FOR A SFD WITH A MAXIMUM OF 45' IN HEIGHT IN LIEU OF THE REQUIRED 30' (HEIGHT OF THE UNPERMITTED SFD IS 65') AND REDUCED SIDE YARDS AT 9'5" IN LIEU OF THE REQUIRED SIDE YARDS. SECTION 12.28, A ZONING ADMINISTRATOR'S ADJUSTMENT 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).

Applicant: MARK GAETA [Company: SUMMIT INDUSTRIES LLC] nymgaeta@gmail.com

Representative: DAVID PARKER [Company: OXFORD CONSTRUCTION]

dmparchitect88@gmail.com

Staff Planner: Jason Chan

Permanent Link: <http://planning.lacity.org/pdiscaseinfo/CaseId/MjIxODU00>

7. 9477 Lloydcrest ZA-2019-4550-ZAD, ENV-2019-4551-EAF

Project Description:

PURSUANT TO LAMC SECTION 12.24.X.28, A ZONING ADMINISTRATOR DETERMINATION FOR A WAIVER OF IMPROVEMENT ON A LOT FRONTING ON A SUBSTANDARD HILLSIDE LIMITED STREET THAT IS IMPROVED LESS THAN 20 FEET.

Requested Entitlement:

PURSUANT TO LAMC SECTION 12.24.X.28, A ZONING ADMINISTRATOR DETERMINATION FOR A WAIVER OF IMPROVEMENT ON A LOT FRONTING ON A SUBSTANDARD HILLSIDE LIMITED STREET THAT IS IMPROVED WITH A ROADWAY WIDTH OF LESS THAN 20 FEET, IN RELATION TO A CONSTRUCTION PROJECT FOR AN ADDITION OF 1,900 SQUARE FEET ON THE SECOND FLOOR OF AN EXISTING SINGLE-FAMILY DWELLING, THE REMOVAL OF AN EXISTING SWIMMING POOL, AND THE CONSTRUCTION OF A NEW SWIMMING POOL

Applicant: RICHARD EISEN [Company: JUICE BAR TRUST]

Representative: ALEXANDER VAN GAALEN [Company: CREST REAL ESTATE]

vangaalen@crestrealestate.com Staff Planner: Esther Amaya

8. 2290 Sunset Plaza Drive ZA-2017-4404-ZV-ZAD-ZAA, ENV-2017-4405-CE

Project Description:

CONSTRUCT A NEW 2377 SF SINGLE FAMILY DWELLING WITH ATTACHED GARAGE.

Requested Entitlement:

PURSUANT TO LAMC AUTHORIZING SECTION 12.27 FROM WHICH RELIEF IS REQUESTED 12.21-C,10(B) APPLICANT REQUEST A ZONE VARIANCE TO ALLOW 2355 SQUARE FEET OF RFA IN LIEU OF 1000 SQUARE FEET. PURSUANT TO LAMC AUTHORIZING SECTION 12.27 SECTION FROM WHICH RELIEF IS REQUESTED 12.21-C,10(D) APPLICANT REQUEST A ZONE VARIANCE TO PERMIT 48 FOOT BUILDING HEIGHT IN LIEU OF 24 FEET WITHIN 20 FEET OF FRONT PROPERTY LINE. PURSUANT TO LAMC AUTHORIZING SECTION 12.28 SECTION FROM WHICH RELIEF IS REQUESTED 12.21-C,10(A) APPLICANT REQUEST A ZONING ADMINISTRATOR'S ADJUSTMENT TO PERMIT 3 FRONT AND SIDE YARD SETBACKS AND 13'7" REAR YARD SETBACK IN LIEU OF 5 FEET, 7 FEET AND 25 FEET RESPECTIVELY. PURSUANT TO LAMC AUTHORIZING SECTION 12.24-X,28(A)(4) SECTION FROM WHICH RELIEF IS REQUESTED 12.21-C,10(A) APPLICANT REQUEST A ZONING ADMINISTRATOR DETERMINATION TO PERMIT 49 PERCENT LOT COVERAGE IN LIEU OF 45 PERCENT.

Applicant: JACQUELINE SAND [Company:] **Representative:** CHRIS PARKER [Company: PACIFIC CREST CONSULTANTS] Chris@pccla.com Heard by Zoning Administrator on 10/22/19 - File to remain open.
Staff Planner: Jason Hernandez

9. 1512 Stradella ENV-2017-5038-EAF AA-2017-5037-PMLA

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*

Appl/Owner: Mamdou Bahna msbahna@gmail.com h: 310.476.2838 c: 310.990.5112

Richard Doss rich@pacificcoastcivil.com (818) 865-4168

De-De Poll deede@pacificcoastcivil.com (818) 865-4168

Rep: Regina Minor 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>

Follow-up, Discussion & Possible Action on other Projects

10. **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.

11. **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 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>

12. **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)

18. Adjournment **Next PLU 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 ADJUSMENT

ZAD – ZONING ADMINISTRATOR’S DETERMINATION

ZV – ZONING VARIANCE

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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 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. 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:

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

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