

Planning & Land Use Committee Meeting Agenda
Tuesday December 10, 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 December 10, 2019 Agenda**
2. **Approval of November 12, 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. 1551 N SUMMITRIDGE DR 90210 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 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 [SUMMIT INDUSTRIES LLC] nymgaeta@gmail.com

Representative: Steve Kawatani (Kawatani Consulting) stevekawatani@me.com

6. 830 N SARBONNE ROAD 90077 PS-1445

PROPOSED PRIVATE STREET TO SERVE THREE PROPERTIES WITH EXISTING ACCESS (ONE HAS ACCESS FROM THE PUBLIC STREET) WITH A SPECIAL REQUEST TO GATE ACCESS TO SUCH PRIVATE STREET PURSUANT TO LAMC SECTION 18.

Representative: Amy Studarus (Pacific Crest Consultants) amy@pccla.com

7. **13850 W MULHOLLAND DR 90210** DIR-2019-3173-DRB-SPP-MSP, ENV-2019-3174-CE

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.

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 [THE LITTLE PUMPKIN TRUST]

Representative: DAMIAN CATALAN [DC EXPEDITING, INC.] Damian@dcedepediting.com

8. **2693 N CARMAR DR 90046** DIR-2019-6621-DRB-SPP-MSP, ENV-2019-6622-CE

REMODEL AND ADDITION TO AN EXISTING SINGLE FAMILY DWELLING AND CARPORT EXTENSION

PURSUANT TO LAMC SECTIONS 11.5.7 AND 16.50, PROJECT PERMIT COMPLIANCE WITH DESIGN REVIEW FOR THE REMODEL OF AN EXISTING 2,931 SQUARE-FOOT SINGLE STORY SINGLE FAMILY DWELLING, A 373 SQUARE FOOT ADDITION, AND THE EXTENSION OF AN EXISTING CARPORT INCREASING THE CARPORT SQUARE FOOTAGE TO 544 SQUARE FEET TO COVER TWO EXISTING PARKING SPACES.

Applicant: BRANDON CREED [BRANDON DAVID CREED LIVING TRUST] tom.creed@gmail.com

Representative: ROBERT THIBODEAU [DU ARCHITECTS] robert@duarchitects.com

Follow-up, Discussion & Possible Action on other Projects

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

10. Ridgeline Ordinance – Loze Council File #11-1441-S1

<https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=11-1441-S1>

11. CD5 Protected Tree Ord. Amendment – Council File #03-1459-S3

<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

12. New Packages Received: See Project Tracking List

13. Certified Neighborhood Council (CNC) Reporting Review of New Projects Submitted

14. Upcoming Hearings: See Project Tracking List (Subject to discussion & action)

15. Determination Letters Received: See Project Tracking List

16. Pending Haul Routes (Update by any PLU Committee members)

17. Proactive Tracking, Tasks & Projects (Update, Discussion & Possible Action)

18. Adjournment **Next PLU Meeting: Tuesday January 14, 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@babenc.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.babenc.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@babenc.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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