



## **Revised Agenda**

### **Planning & Land Use Committee Meeting (Virtual)**

**Tuesday April 21, 2020 1:00 pm to 3:00 pm**

To Join Zoom Meeting Click on or copy & paste the following link:

<https://us02web.zoom.us/j/88689429064?pwd=aExkdU5rM1ZHdjF4ZnNHUWRrdUFoZz09>

Meeting ID: 886 8942 9064 Password: 065289

You may also join by phone (669) 900-6833 using the above Meeting ID and Password

- In conformity with the Governor's Executive Order N-29-20 (March 17, 2020) and due to concerns over COVID-19, the Bel Air-Beverly Crest Neighborhood Council meeting will be conducted entirely telephonically via Zoom. Members of the public who wish to listen to the meeting or participate in public comment to the Neighborhood Council should click on link noted above to join Zoom meeting OR, for assistance, email: [eevans@babanc.org](mailto:eevans@babanc.org) **Please install Zoom software well in advance of the meeting to ensure timely connection. You may also join through your browser or by phone.**
- **Disclaimer:** Potential risks to using the Zoom virtual meeting platform have been widely reported across all media outlets. As we are not cybersecurity experts, and cannot specifically identify those potential risks, the BABCNC nevertheless wants all its Stakeholders and general public who chose to connect to our public meeting via Zoom to be aware of such potential risks. Neither the BABCNC nor the City of Los Angeles can be held responsible for any potential harm to connecting devices and content contained therein as result of using Zoom to connect to our public meetings. Telephonic connectivity to our meetings is available to those who wish to avoid potential risks.
- **Public Comment:** The public is welcome to speak. When the Board considers agenda item "Public Comments," the public has the right to comment on any matter that is within the Board's jurisdiction. Public comment is limited to one minute per speaker unless waived by presiding officer. Please note, under the Brown Act, the Board is prevented from acting on a matter that you bring to its attention during the General Public Comment period; however, issue raised by a member of the public may become the subject of a future Board meeting. **You may fill out a comment card for this meeting at [tiny.cc/BABCNCComment](http://tiny.cc/BABCNCComment).**
- **Public Access of Documents.** In compliance with California Government Code (Govt. Code § 54957.5), non-exempt writings that are distributed to a majority or all of the board in advance of a meeting, may be viewed before the meeting at our website by clicking on [www.babanc.org](http://www.babanc.org) or at the scheduled meeting. For a copy of any record related to an item on the agenda, please contact (310) 479-6247x7 or [council@babanc.org](mailto:council@babanc.org).
- **The American with Disabilities Act / Accommodations for Disabilities.** 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/services will be provided upon request. To ensure availability of services, please make your request at least three business days (72 hours) prior to the meeting you wish to attend by contacting us at (310) 479-6247x7 or e-mail [council@babanc.org](mailto:council@babanc.org).

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. Call to Order – Committee Member Roll Call
2. Approval of the April 21, 2020 Agenda
3. Approval of March 10, 2020 Minutes (circulated with agenda)
4. Public Comments: On any topic not on adopted agenda within Committee's jurisdiction.
5. Chair Reports: Robert Schlesinger, Chair & Stephanie Savage, Vice Chair

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

**6. AA-2019-4218-PMLA ENV-2019-4219-EAF 1471 SUMMITRIDGE (1pm- 1:40pm, approx.)**

**PROJECT DESCRIPTION:**

A PROPOSED PARCEL MAP TO SUBDIVIDE ONE LOT INTO 4 PARCELS. No construction at this time.

**Applicant:** MEHDI FAFATY [TAG FRONT INC] [mehdi@tagfront.com](mailto:mehdi@tagfront.com)

**Representative:** NEILL BROWER [JMBM LLP] [nb4@jmbm.com](mailto:nb4@jmbm.com)

**7. ZA-2019-6221-ZAD, ENV-2019-6223-CE 8300/8302 GRAND VIEW (1:40pm-2:20pm, approx.)**

**PROJECT DESCRIPTION:**

DEMO 2 (E) SFD WITH THE PROPOSED CONSTRUCTION OF A (N) SFD WITHIN A HILLSIDE R-1 ZONED LOT.

**REQUESTED ENTITLEMENT:**

PURSUANT TO LAMC SEC. 12.24.X.28 A ZONING ADMINISTRATOR'S DETERMINATION REQUESTED FOR THE CONSTRUCTION OF A (N) SFD WITHIN A R-1 ZONED LOT FRONTING A SUBSTANDARD HILLSIDE STREET, ADDITIONALLY REQUESTING AN INCREASE IN ENVELOPE HEIGHT BEYOND WHAT IS OTHERWISE ALLOWED.

**Applicant:** BARRON DESANCTIS

**Representative:** CHIEDU CHIJINDU [GREYDIANTScape ARCHITECTURE INC.] [chiedu@ingreydiant.com](mailto:chiedu@ingreydiant.com)

**8. ZA-2018-7304-ZAD-ZAA-DRB-SPP-MSP 2411 BRIARCREST (2:20pm-3:00pm, approx.)**

**Project Description:**

2,071 SQ FT ADDITION TO SFD & NEW 2,410 SQ FT ALQ WITH 522 SQ FT CARPORT & 555 SQ FT GARAGE

**Requested Entitlement:**

PURSUANT TO LAMC SECTION 12.24-X28, A ZONING ADMINISTRATOR'S DETERMINATION TO ALLOW THE CONSTRUCTION, USE AND MAINTENANCE OF A 2,410 SQUARE FOOT ACCESSORY LIVING QUARTERS WITH A 522 SQ FT CARPORT AND A 555 SQUARE FOOT GARAGE, FOR A TOTAL OF 3,487 SQUARE FEET, WITH A HEIGHT OF 40 FEET IN LIEU OF 30 FEET PERMITTED IN THE RE ZONE. PURSUANT TO LAMC SECTIONS 11.5.7 AND 16.50, PROJECT PERMIT COMPLIANCE AND DESIGN REVIEW FOR A 2,071 SQUARE FOOT ADDITION TO AN EXISTING SINGLE FAMILY DWELLING AND A NEW 2,410 SQUARE FOOT ACCESSORY LIVING QUARTERS WITH 522 SQUARE FOOT CARPORT AND A 555 SQUARE FOOT GARAGE, FOR A TOTAL OF 5,078 SQUARE FEET OF NEW FLOOR AREA IN THE MULLHOLLAND SPECIFIC PLAN AREA. PURSUANT TO LAMC SECTION 12.21.5(B), A ZONING ADMINISTRATOR ADJUSTMENT REQUEST TO ALLOW AN ENCROACHMENT INTO THE 55-FOOT FRONT YARD SETBACK FOR AN ACCESSORY BUILDING, AND TO ALLOW A 7-FOOT 7-INCH REDUCED SIDE YARD SETBACK.

**Applicant:** Chris Rudin [chris@rudindonner.com](mailto:chris@rudindonner.com)

**Representative:** Donnal Poppe [donnalpoppe@yahoo.com](mailto:donnalpoppe@yahoo.com)

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

9. New Packages Received: See Project Tracking List
10. Certified Neighborhood Council (CNC) Reporting Review of New Projects Submitted
11. Upcoming Hearings: See Project Tracking List (Subject to discussion & action)
12. Determination Letters Received: See Project Tracking List
13. Pending Haul Routes (Update by any PLU Committee members)
14. Proactive Tracking, Tasks & Projects (Update, Discussion & Possible Action)
15. Adjournment

**Next PLU Meeting: Tuesday May 12, 2020 Time TBD**

**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

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