

Minutes
Planning & Land Use Committee Meeting (Virtual)
Tuesday April 21, 2020 1:00 pm to 3:00 pm

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	

1. Call to Order – Committee Roll Call: Meeting called to order at 1:05 pm; roll called with 9 present initially and a total of 14 present shortly thereafter.
2. Approval of the April 21, 2020 Agenda: **Moved** by Stephanie; **seconded** by Cathy; **9/0/0 passed.**
3. Approval of March 10, 2020 Minutes (circulated with agenda) **Moved** by Stephanie; **seconded** by Bob; **8/0/1**: Stella abstained; **passed.**
4. Public Comments on non-agendized items: None
5. Chair Reports: Robert Schlesinger, Chair: None / Stephanie Savage, Vice Chair: None

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

Representative: NEILL BROWER [JMBM LLP] nb4@jmbm.com

Neill Brower & Mehdi Fafaty provided update since last seen in February. Information included but was not limited to grading, outreach to neighbors, efforts to minimize export to avoid disruption with trucks and/or need for haul route for the houses. Discussed four lots, discussed hillside referral form, referencing the above-20-foot width right of way; discussed access to the property; all four lots access from Summitridge. He noted that every point is over 20-24 feet; they have almost 500 feet of frontage to Summitridge. It was noted that the property abuts Claridge. They got a survey of the roadway. They submitted to BOE and came back with 5' dedication, shows the 13' right of way and 5' dedication along Claridge.

Public Comment: **Gene Lucero and Marcia Williams**, owners of 1462 Claridge, immediately below 1471 Summitridge, gave public comment. **Gene Lucero** referenced issues that haven't been dealt with; Grading Department recommendation that map not be approved because it is located in a seismic landslide hazard zone. - He noted at last meeting this area is very friable; they had to remediate several times. - He opined that the planning map is insufficient and would like us to look at that. - He noted that they have started discussion with proponents; raised concerns about size of location of proposed houses; map provided indicates houses and decks built in prior four parcels; concerned there will be massive

disruption in terms of amount of construction. He said he is not opposed to some construction but have proposed that they eliminate at least one of the property developments. He noted the extremely steep slope, the type of construction and grading to be performed.

- He cited massive retaining wall to keep soil onsite to minimize export; export calculations for 310 truck-loads to do project; potentially 180-240 caissons; need for considerable space on Summitridge.
- Discussed storm water drainage; considerable work to prevent flows, mud or water into their property.
- He can't tell from map what trees are, and if intent to move them; sees no plan for wildlife protection
- They are willing to talk to the developer about solutions to their problems.
- He agreed with comment that there are three protected trees on site.

Marcia Williams with Gene Lucero related that they have started a dialogue and mentioned this with the proponent. She noted that this canyon is an amphitheater with an echo. If you stand up on Summitridge at the top, you can hear the entire conversation outside their house. They will be listening to conversations when people move in. The larger problem is noise with construction; it's magnified that will affect us. There are near-miss accidents on two hair-pin turns twice a week; very dangerous with large truck traffic.

Athena Novak (Gene & Marcia clients) concurs with everything Gene noted. Pending vital info re: map and hillside conditions; 150 caissons for 25,000 sq. feet of construction; very aggressive development for area. Potential possibility for development there but needs to be looked into deeper. Department letter issued seismic hazard zone, asking for more information. LADBS Grading recommends approval be withheld until geology soils report is approved; describes this as a landslide seismic hazard zone. Mehdi noted grading has been approved since. Bob asked if Grading got into stability of entire hillside, to which Mehdi replied yes. Neill noted a second report.

Sean Sansone: Written public comment on Chat @ 01:19 PM states, "For the record, my client residing at 1501 Summitridge Rd. opposes the proposed development of 1471 Summitridge."

[Public Comment concluded]

Board questions were asked and answered, including but not limited to: Per Mehdi, there is no requirement for netting or soil nails. Committee member is worried about people below, noting once you start digging, it has the potential to compromise the people below, who may have to build a retaining wall, to protect them from construction above. Mehdi noted typical construction is done in stages before major grading and a bond is required.

(1:39 pm Shawn Bayliss arrived.)

Committee member noted tract maps originally provided for large developments of tracts. Mehdi had said they would not grade until they completed PlanCheck. Committee member noted that approval of project would require a covenant to that extent. Don noted that there is sufficient unknown information as suggested by people in the neighborhood. Mehdi noted it is a Catch 22, can't do PlanCheck unless they have subdivision of lot, and they are here for subdivision of four lots, then they'll go for approval for each individual lot. They don't do the developments.

Motion: This matter be continued. **Moved** by Don; **seconded** Stephanie. Discussion included concerns about impact to Summitridge; potential for environmental, health and safety issues; dealing with four houses not exempt from CEQA; concern about neighbors' testimony, removal of protected species, wildlife in the Santa Monica Mountains' protected zone; need for an environmental review; CEQA triggered; no exemption available. Class 3 is for 3 or fewer homes; this is for 4 homes; need for stakeholders' concerns to be resolved. **11 Yes:** Bob, Don, Stella, Jamie, Jason, Stephanie, Maureen, Stephanie, Cathy Wayne, Robin, Yves. **0 No; 1 Abstention:** Leslie; **Passed Continued**

[Nickie arrived at 1:55 pm.]

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

Architect, Chiedu Chijindu, gave presentation regarding the new sfd residence, requesting consent on initial design; two two-story residences, one main, one guest; will remove both and create one sfd for client; height is less than original; 2 feet lower; not asking height increase or grading extensions or haul route increase; only asking for substandard street requirement to be waived. Details presentation, questions asked and answered included but not limited to:

Height under 30 feet now, allowed to keep; relatively grading is flat; trying to get a driveway up to the two residences; now quite steep, ascending up to house; suspended drive connected to retaining wall; keeping grading below that; they have one retaining wall wrapping at the exterior of residence, inward to the garage, and elevated driveway at edge of parcel. Existing driveway connects to residents on property north, driveway can remain; not proposing grading there. Elevated concrete slab. Discussed grading areas, trying to keep all grading on site, reduce export; under 1,000 CY; under height limit, and layout of the house.

Plans are not approved in PlanCheck now; soils report has been approved. They cannot continue until they have the ZA's approval. Undergoing process with Planning, and need NCs review and comments on this. They have not had approval yet from the city. Not encroaching into any setback; requesting to forgo substandard feet requirement to make entire roadway 20 feet. They will approve the road in front of the property. Discussed road across the street on downslope, at about 18 feet. He noted that they can't apply for any permit while in the PlanCheck process. To get Planning's approval, they'd need to improve the entire roadway or ask to forgo. Secondary request is for 2 feet for potential slope.

Discussed staging; current driveway would be staging area. Asked if they have agreement with the other people, he noted that they are with redesign. They will partition off; no covenant; nothing recorded as of yet to use that driveway now. Chiedu noted that ideally they'll do piles inward to suspend the driveway.

Committee member noted concern about haul trucks being able to proceed down Grandview at Yucca, noting many cars, trucks, limos, trailers have been stuck and have had to be removed. They'd have to proceed back. Asked how they will coordinate heavy equipment to minimize concern of residents, Chiedu noted to keep all grading onsite; that it is suspended bedrock; they're grading and shifting soil onsite. Asked about staging or parking plans for 2-3 year construction project, referencing fire on Grandview, Chiedu pulled up site plan, sheet #6, discussed driveway that wraps – from guest house to property line that is the entryway to the main residence that will be staging area initially. Sheet #4, red area at the top, is where they'll plan staging once houses are down. Once suspended driveway is in place, can proceed. It's mostly built out of concrete & steel.

Discussed need for advanced notice to neighbors and for flagmen. Asked, he noted that no protected trees are being removed, where demoing residences. No trees, only shrubs. Client responded to question about noticing neighbors. Client has lived there for almost four years, plans to continue living there. He related that they are good friends with the neighbors, whom they allow to park on their property line, neighbors to the north with shared driveway are friends and have communicated with them well. He noted that there is some discussion about retaining their property down the line. All neighbors in the area are aware of what they are doing, and he referenced receiving a notice from Lori.

Client noted his background is design and construction, project management, his involvement would be substantial, e.g., material requisition and delivery, etc. They are at the end of Grandview; their priority is to be as efficient with construction, material requisition, delivery and how to stage that. His background is project management. His goal would be to be onsite, as onsite supervisor, to deal with every single truck, etc. will have to get creative with engineering construction to deal with sizeable chunks.

Stephanie asked how to store 580 CY of dirt on a flat site that's all built. She suspects that this will be a haul route. Need to look at how much grading to take out. Chiedu noted that they are not requesting a haul route as it is under requirement. Stephanie noted that if he decides later, we want to know up front. Chiedu noted that the plans are submitted but there are changes that they will make.

They have solar on roof; retaining walls at different levels discussed; overall height issue discussed; they'd use 5 CY trucks, which committee member noted will barely fit through some portions of Grandview. Chiedu offered to provide a staging plan for everything. Discussed possibility of shuttling daily workers.

Public Comment: Jim Mills: Lives on Yucca Trail, sounds like a bad idea, being a neighbor. He opined that it's untrue that the house is on the end of Grandview; that people drive through that all the time, down to Yucca Trail; there are always people going up and through there. Chiedu noted they are trying to keep all graded material on site.

Rikki Poulos: Jamie voiced a lot of our issues and concerns; have major concerns and apprehensions, lived through this before; with Steve Tyler, and even renovations that are much smaller than this project, destruction to the roadway and the property. This is a very large project, mostly concrete, we're told not to worry about it in the past. Road is in such disrepair because of the trucks; there is fire issue. Noise factor, jackhammering could be heard throughout the entire canyon.

Jack and Anna Ketchian: He has to go to work and come back every day; he lives at the last house on Kirkwood. The reality of the projects, the staging of any construction above Kirkwood, Oak, Briar, Walnut and Grandview will be Kirkwood. The reality is 2" asphalt on crumbling road. All the staging will be on Kirkwood and all the neighbors down. They block his gate, stay there, walk up to the project and come back; he's stuck for half an hour or an hour.

Heidi Servey: Opposes project; demo and massive new projects as stated in previous protests, it's a high-fire risk neighborhood, a steep one-lane road, health affected, unnecessary for the neighborhood, live in your house, don't try to change this neighborhood into something we're not.

Jason Robert neighbor on Grandview & Cole Crest, noted that they had a construction project and built their house 6-7 years ago, had to use small equipment and do most of it by hand; problem since we've done it is that construction projects, one going on now where they shuttle workers up every day, in the area they're on, all the trucks want to stop and park and move, they back into our retaining wall. He had to put up posts. Jason continued that there is not a lot of communication between project managers and

delivery people, concrete trucks, high beam trucks, and there's not enough flagmen. There needs to be people on every single curve organized. That's what creates the chaos and backup. You have to come up with putting people even 20 minutes away. There's no parking on both sides of the street. Feels you only see your own end of Grandview. A couple of things that have happened: Broken water mains on the corner of Cole Crest and Grandview, the way these trucks have cracked them; frequently it's flooded; haven't taken into account all the dirt and happens to go to the bottom where his home is. He'd love to meet them; take a walk down Grandview and get to know the neighbors who this will definitely affect. He tells all the neighbors to tell people use only small trucks. Whatever you do will take a little longer to do. It's a friendly neighborhood; has to work without the boundaries; substandard streets, no parking; should account for that. **[Public Comment concluded]**

It was mentioned that that there is an "overlay" in supplemental use district, which requires only one truck at a time; one truck up and one truck down.

Motion: That we require applicants to return to us with a staging plan and a shuttle plan, and we can address the issues when we see that. **Moved** by Leslie; **seconded** by Stella. Don asked about big glass windows replacing something that is less illuminating than what you're showing. He asked, how are you going to treat the windows?

Amendment: We need construction traffic management plan, different phases of construction, in detail how construction can be accomplished, needs to be made part of the ZA so we have some means of enforcement. To break the staging proposal down by construction phases, and make it part of the ZA submittal. **Add to the motion**, request that they address the list of items presented by Stephanie Savage, and be prepared to discuss lighting associated with the project. Stephanie will send a list that will include verification of overall height; of amount of grading and what can be physically stored on site; #24 about glazing; make sure they don't need an additional entitlement for over height, that they include drawings that show they are compliant.

Moved by Stella; Leslie accepted this. **14 Yes:** Robin, Bob, Don, Yves, Maureen, Stella, Stephanie, Leslie, Wendy Morris, Cathy Wayne, Nickie, Jamie, Shawn, Jason; **0 No; 0 Abstentions; passed**

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

Representative: Donnal Poppe donnalpoppe@yahoo.com

- Donnal Poppe and Devin Popper returned to address concerns brought to her by the committee:

1) Drainage: There are two catch basins, and curbs and gutters on site. 2) They have reduced height to max of 32-35 feet, per drawings and demonstration. 3) Existing drainage. 4) Asked to advise residents at 9044 Burroughs of the project. Donnal noted that they have sent letters, and we have a letter of approval

of Mr. and Mrs. O'Rourke. Additional comment was to reach out to Emma Howard at CD4's Ryu's office, and Donnal was referred to Paola Mendez, who said the plan was reasonable and to continue working with neighbors. They have four letters of support; was told to work with neighborhood council.

Devin Popper gave a Power Point presentation with highlights including but not limited to existing retaining wall; NE part of site; 2) steepness of the lot; previous slope failures, 2017... 3) Responding to protected oak tree that they are keeping. Video showed how steep, site plan, floor plan addition to main single-story main building, exterior elevations for main house; street level plan for accessory structure on east side of the property, entrance, retaining wall on northern side of property; lower level of accessory structure, lowest point; aerial views, landscaping to mitigate size of retaining wall. They are working on wildlife passageway; working with neighbors, Tom O'Rourke and Lisa Hansen, also interested in participating in that joint issue.

Public Comment: **Samantha Cannon and David Bendett** were present but no longer in the meeting; however, written public comment was given by **Samantha Cannon:** Per written public comment card, Samantha is opposed to new height of 40 foot, in lieu of existing 30 foot height for RE, and opposed to 40 foot height, in lieu of 30 feet permitted in RE, encroachment into; I oppose 2411 new height of 40th feet in lieu of existing 30 foot. **David Bendett** signed in to public comment card on agenda #8 but no written message. **[Public Comment concluded]**

Committee expressed appreciation for effort, they responded directly to some of the issues we raised, including the reaching out to Tom O'Rourke, etc., and as to justifications for what is unique in the project. Committee member sees walnut trees, noted that they may not have the cumulative diameter to be a protected tree but might ask the arborist to confirm whether there are Southern California Black Walnuts which could be in the footprint of the accessory structure. He'd like to see them replaced to be put where appropriate. Asked, the Mulholland Design Committee has approved it already. Donnal noted that they no longer issue a determination letter. That will come out once the ZA letter is written as one determination letter.

Motion: To approve the projected as presented. **Moved** by Stephanie; **seconded** by Cathy. Discussion: Jason concurred about the walnut trees, to see them replaced in kind; otherwise agrees. Asked about fire hydrants, Stephanie said it is on the street. **Friendly amendment:** To approve subject to the condition that any So. Cal. Black Walnuts be replaced in kind. **Moved** by Jason: **Accepted** by Stephanie.

11 Yes: Robin, Don, Yves, Stella, Stephanie, Jamie, Jason, Wendy, Cathy, Leslie, Maureen; **0 no; 0 abstentions; Passed** [Shawn and Nickie left. Leslie left after the vote.]

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: **3:26 pm** **Next PLU Meeting: Tuesday May 12, 2020 Time TBD**

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 ADMINISTRATOR
DRB – DESIGN REVIEW BOARD	ZAA – ZONING ADMINISTRATOR'S ADJUSTMENT
EAF – ENVIRONMENTAL ASSESSEMENT FORM	ZAD – ZONING ADMINISTRATOR'S DETERMINATION
ENV – ENVIRONMENTAL CLEARANCE	ZV – ZONING VARIANCE
MND – MITIGATED NEGATIVE DECLARATION	