



Minutes  
**Planning & Land Use Committee Meeting**  
**Tuesday September 8, 2020 5:00 pm – 7:00 pm**  
**To Join Zoom Meeting Dial (888) 475 4499**  
**Webinar ID: 972 2189 3155**  
**<https://zoom.us/j/97221893155>**

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	
André Stojka	X				

1. Call to Order – Committee Member Roll Call: Robin called the meeting to order at 5:11 pm, at which time 8 committee members had joined the Zoom meeting. Maureen stepped away briefly; Maureen, Stella and Bob joined in within a few minutes, for a total of 11 present and 4 absent.
2. Approval of the September 8, 2020 Agenda **Moved** by Cathy; **seconded** by Andre; **8/0/0**; **passed**.
3. Approval of August 11, 2020 Minutes **Moved** by Cathy; **seconded** by Leslie; **8/0/0**; **passed**.
4. Public Comments: On any topic not on adopted agenda within Committee’s jurisdiction.

**Joann Deutch** introduced herself. She is from Laurel Hills Homeowner Association which includes 240 houses along Mulholland, between Mulholland Tennis Club and the Laurel Canyon Dog Park. She reported that her community is having difficulties with parties/unlawful gatherings taking place at MRCA’s Nancy Pohl Overlook at Mulholland and Laurel Pass (8401 Mulholland Drive 90046) and are asking for support as they go forward with negotiations. She noted that there have also been parties at DWP’s swale on Skyline a few blocks away, attended by unmasked people setting off fireworks 7 days a week throughout June, July and August. She noted that they will be conferencing with Joe Edmiston of SMMC to see if there is additional policing or if they’ll need private policing.

Maureen related that she needs to report these unlawful gatherings with the addresses. She noted that BABCNC’s Emergency Preparedness Committee is having a meeting at 5:00pm on Wednesday 09-16-2020 with Deputy Chief Armando Hogan from the LAFD. Maureen explained that we are told that any fireworks in our area is a 911 call and noted that that CD4 Police Station has allocated two cars to address the parties with four officers and a supervisor Thursday, Friday & Saturday, who only respond to party calls.

Call 877-ASK-LAPD nonemergency number and call Fire Department for fireworks.

5. Chair Reports: Robert Schlesinger, Chair / Stephanie Savage, Vice Chair: Update by Bob is under item #7

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

**6. 1495 Doheny Dr. ZA-2020-1616-ZAD ENV-2020-1617-EAF** Entitlement App 3/01/14 90069 DSPNA  
**Project Description:** ZAD TO WAIVE REQUIRED STREET IMPROVEMENTS AND WIDENING ALONG WARBLER PLACE AND WARBLER WAY IN CONJUNCTION WITH REMODEL OF EXISTING SFD AND ADDITION OF NEW SECOND STORY AND ROOF DECK.

**Requested Entitlement:** PURSUANT TO LAMC SECTION 12.24 X.28, A ZAD TO PERMIT THE GROUND FLOOR REMODEL, 2ND STORY ADDITION, AND ROOF DECK TO AN EXISTING SFD ON A PARCEL FRONTING A SUBSTANDARD HILLSIDE WITH AN ADJACENT MINIMUM ROADWAY LESS THAN 20'.  
Owner/Applicant: LISA JACOBSON

Rep: Nick LEATHERS [nick@creastrealestate.com](mailto:nick@creastrealestate.com) 310.994.6657

Filed: 3/10/20 Assign/Staff: May Sirinopwongsagon

Permanent Link: <https://planning.lacity.org/pdiscaseinfo/caseid/MjM2NDE10>

**Nick Leathers** was joined by Lisa Jacobson, the homeowner, & Gibran Villalobos project architect. Nick related that the property currently has a single-story single-family dwelling, and the scope of work is to remodel ground floor and build a 2<sup>nd</sup> story addition and roof deck. The project site is located within the Bird Streets between Warbler Way & Warbler Place; within the Hollywood Community Plan & CD4.

Nick presented slides and questions were asked and answered, including but not limited to the following:

There is a two-car garage and swimming pool in backyard. Slope band analysis, flat with a couple of steep portions which will remain untouched; overall slope band allows for maximum RFA of 3561 square feet.

Site plan includes motor court, two driveway curb cuts, two uncovered parking spots and two covered spots in the garage. Planter will be filled in and a new wall will be built; a portion of the house that sticks back into the street will be pushed back.

The front of the house will have one clean line on the ground floor. For the sides of the house, the walls will remain untouched north and south. Back of house will have some clean up; e.g., remove a bay window; owner is installing floor to ceiling glass sliding doors. Pool will remain with the landscaping and side walls.

First floor: Garage is not changing, but it is a modern open layout; entry way leads to open kitchen, dining and family room, and a guest room or office space.

Ground floor: About 2700 feet; footprint is staying the same. New staircase to second floor which is about 828 square feet, primarily a master suite: bedroom, closet and bath.

The second floor will cantilever over the front of the house about 7-1/2 feet. It cantilevers 5' – foyer area. The last part for the second floor is an uncovered roof deck. Height setbacks: Far within the 20-foot setback from the street. Asked about side yard, which is 9 feet; a through-lot; he said he would address that later.

Elevations: Max building height 29'9"

Slide 16: To summarize, RFA 3555 square feet which includes around 2700 square foot and 828 square foot second level total. 203 square feet for cantilever overhang on the ground floor.

Slide 17: The application requesting ZAD re: street improvements and widening on Warbler Way and Warbler Place. Starting with Doheny, right of way of 40 feet; approved to 20 feet. Pinch point a little further up; 16-18 feet along Doheny goes up to 20 and above. Along Warbler Place, the roadway is dedicated to 20 feet but roadway itself is 19 feet. Serves only one home behind the house. This concluded the slide-show.

## **Q&A:**

Jamie asked for the findings showing that they need relief from widening the roadway along frontage along Warbler Way and Warbler Place; specifically, justification for not doing the minimal: Nick answered 1) the home only has access off front Doheny Dr. at least 20 feet wide; so access doesn't change; 2) Warbler Place only services one home and has extremely low traffic. Improving it to 20 feet would be a burden for the neighborhood and the neighbor. The applicant has reached out to the neighbor behind and they are not opposed at this point. Re: Warbler Way, he noted that as it goes up, if they were to widen the road, it would be a burden – they would have to build a retaining wall along the property along the side of the road. Jamie noted that this is a short-term burden with long-term benefit. Nick added that it is also very expensive to the owner to widen the street and provide retaining walls. There was discussion about the reasoning for building a retaining wall. Nick explained that it is steep. The only steep part is where there is landscaping, kind of terrace side-walls. He noted that the client has reached out to 1501 Doheny who are not opposed and that the project is a minor remodel, and adding a second floor.

**Lisa Jacobson, Owner**, explained big issues of practicality on both sides: The electricity poles are right there at Warbler Way. All of the electric poles would have to be taken down. 2) It is a steep hill right there. You'd have to take down electric poles and build huge retaining walls, a massive undertaking on that side. Warbler Way is wide enough, a clear two-way street; no problem with access going up and down. On Warbler Place, the neighbor behind her is very much opposed to have the street widened; it abuts against her house and the neighbor's house. She doesn't want it encroaching on her house; a hardship for her, as it would go into her property and changes everything in terms of setbacks. The whole scope of the project would have to change.

**Gibran Villalobos, Project Architect**, noted that they would be shifting the property line and would be cutting into the house which would be a hardship on the client. It is simple straight forward project, and they will keep the footprint of the house.

Jamie asked, there is an existing structure, on Warbler Place, if you were to widen that street to 20 feet, would that create setback problems, where they would need a variance or eliminate that portion of the house, to which he was told that they would have to cut into the house 5'. Jamie thinks there may be adequate justification to deviate from the norm.

Jamie asked about short-term construction related impacts: Where will the workers park? Told that there are large front and back yards; staging will be in the back yard and front yard, and if additional parking is needed, they could have an agreement with the neighbor to park along Warbler Place. He will check with the client on that; the third option would be to shuttle in workers. Jamie reminded him that there are a lot of projects there.

Bob asked about the roof deck, as to lighting. Gibran related that there would be minimal lighting there; they may have some seating arrangement, just to create a view from the master bedroom; no lighting up there. Bob asked if there will be illumination from the glass doors to which Gibran noted they like to keep lighting to a minimum; they like to light up walls. It will be covered with existing landscape; 2<sup>nd</sup> floor will have shades.

Stella related via chat that DSPNA reviewed the project, discussed off-street parking, and other impacts on the neighborhood. They found it modest, and the owner reasonable, regarding their requests. They asked for new landscape to use native plants, though the scope is expected to be small.

Discussing fencing, Jamie did not think this is the type of parcel for wildlife permeable fencing. They do not expect to remove trees. Lisa declared that she is not taking any of the 21 trees down.

Wendy asked about their expectation for BOE to waive the 5' dedication along Warbler Way, and the 8' dedication along Warbler Place, to which presenter responded that City Planning doesn't process dedication waivers; they are only requesting roadway widening; the two-car garage isn't changing; there are two more parking spaces along rest of the motor court.

**Motion** To approve the project with the condition that they get a notification of hearing sent via certified returned receipt from neighbors who are abutting, across the street, and any surrounding properties; to confirm that they are notified prior to the ZA hearing. Stephanie **moved**; Maureen **second**; **11/0/0**; **passed**.

**7. Current Case Updates by PLUC Members on pending projects:**

Bob discussed progress as to the HCR & Ridgeline ordinances. He'd like an updated CIS from the last one done by the BABCNC in mid-2019, which Jamie volunteered to write, and to have the HOAs write letters as well. Jamie noted that they can submit their letters directly into the Council File.

Asked what is the scope of the proposed HCR revisions, Bob will pass them out what they have vetted. He noted that Hagu is running the Ridgeline Ordinance.

**Public Comment: Linda Whitford** requested that she be sent the list of HCR items; she is particularly interested in tree-related items.

Robin read from the chat that Stella wants to make sure we have in our minutes DSPNA's request that new landscape on the project discussed today uses native plants. Discussion was held about returning to the motion to add the comment made by Stella. Jamie related that we can make this motion with a slight amendment at the board meeting. Cathy, the minutes' taker, assured the committee that the request to include this in the minutes was done.

**8. New Packages Received**

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

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

**11. Determination Letters Received:**

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

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

**14. Adjournment: The meeting was adjourned at 6:28, as moved by Stephanie and seconded by Maureen.**

**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

**Next PLU Meeting: TBD**

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