



Agenda
Planning & Land Use Committee Meeting
Tuesday October 13, 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>

- 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 virtually & telephonically. Members of the public who wish to listen to the meeting or participate in public comment to the Neighborhood Council may click link above or dial (888) 475 4499, enter Webinar ID 972 2189 3155 and press # to join meeting. Instructions on how to sign up for public comment will be given to listeners at start of the meeting.
- **Public Comment:** The public is welcome to speak. When the Committee considers agenda item "Public Comments," the public has the right to comment on any matter that is within the Committee'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, issues raised by a member of the public may become the subject of a future Board or Committee meeting. The public may signal that they will make public comment by clicking the 'raise hand' button via Zoom or by dialing *9 (if joining the meeting via telephone) to 'raise hand' when prompted by the presiding officer. Comments from the public on agenda items will be heard only when the respective item is being considered. Comments from the public on other matters not appearing on the agenda that are within the Committee's jurisdiction will be heard during the General Public Comment period.

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		
André Stojka					

1. Call to Order – Committee Member Roll Call
2. Approval of the October 13, 2020 Agenda
3. Approval of September 8, 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.
6. City Planners Linda Lou & Priya Mehendale will speak on Hollywood Community Plan Update (HCPU2)
<https://planning.lacity.org/plans-policies/community-plan-update/hollywood-community-plan-update>

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

7. **1765 CLEAR VIEW DR 90210 1758 CLEAR VIEW DR 90210 AA-2020-4429-PMEX-**
Project Description: PARCEL MAP EXEMPTION TO ALLOW A LOT-LINE ADJUSTMENT BEWEEN NEIGHBORING PARCELS **App:** KADISHA FAMILY LLC **Rep:** TONY RUSSO [CREST REAL ESTATE]
tony@crestrealestate.com

8. 13850 W MULHOLLAND DR 90210 DIR-2019-3173-DRB-SPP-MSP-

Project Description: 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.

Requested Entitlement:

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@dcexpediting.com

9. Discussion & Possible Motions for Community Impact Statement on Council File #20-1101

Hillside Construction Regulation (HCR) Supplemental Use District (SUD) / Very High Fire Hazard Severity Zones (VHFSZ) / Council District 4 Hillside / Citywide / Ordinance Amendment

<https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=20-1101>

Consideration of a Motion introduced by Councilmember Ryu which concludes: I THEREFORE MOVE that the Planning Department prepare and present an amendment to the Hillside Construction Regulation Supplemental Use District that will standardize the definition and comprehensively map all recommended locations for the HCR SUD Citywide. I FURTHER MOVE that the Planning Department, prepare and present an amendment to the Hillside Construction Regulation Supplemental Use District to include the HCR overlay in all Council District 4 hillside which feature high concentrations of active construction, substandard streets, restricted ingress and egress, below average emergency response times, lack of pedestrian infrastructure and location in Very High Fire Hazard Severity Zones; specifically including, but not limited to the communities of Bowmont Hazen, and Coldwater Canyon. I FURTHER MOVE that the City Council instruct the Planning Department to add the HCR SUD to all hillside and VHFSZ parcels to the map of proposed zoning changes as part of the Hollywood Community Plan Update.

Full Motion: https://clkrep.lacity.org/onlinedocs/2020/20-1101_mot_09-01-2020.pdf (Attachment A)

10. Discussion & Possible Motion for Community Impact Statement on Council File # 20-1098

Baseline Hillside Ordinance (BHO)/Baseline Mansionization Ordinance (BMO) / Updates

<https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=20-1098>

Consideration of a Motion introduced by Councilmember Ryu to update the Baseline Mansionization and Baseline Hillside Ordinances which concludes: I THEREFORE MOVE that the Department of City Planning close the loophole allowing McMansions in multifamily zones and prepare an update to the BHO and BMO to apply the same restrictions applicable to homes in single family zones to all new and substantially remodeled single family residences in all multi-family zones, and ban construction of a new single family home where two or more units of housing were demolished at the site in the last 5 years. I FURTHER MOVE that the Department of City Planning update the BHO and BMO to establish a maximum size for all new single family residences built in the City of Los Angeles. The Department shall report back with an analysis of current median sizes of single family housing types Citywide, and how the recommended maximum amount will further equity and environmental sustainability.

Full Motion: https://clkrep.lacity.org/onlinedocs/2020/20-1098_mot_09-01-2020.pdf (Attachment B)

11. Discussion & Possible Motion for Community Impact Statement on Council File 20-1174 Completion Bond / Unfinished Buildings or Structures / Los Angeles Municipal Code (LAMC) / Section 91.106.4.4.3 / Time Limits to Complete Projects
<https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=20-1174>

Consideration of a Motion introduced by Councilmember Koretz as to the feasibility of requiring a completion guarantee, sometimes referred to as a ‘completion bond’ which sets time limits to complete projects, providing remedies for incomplete development projects citywide.

The motion concludes: I THEREFORE MOVE that the Council instruct the Department of Building and Safety, in consultation with the City Attorney, to prepare a report with recommendations, relative to the department’s enforcement of Municipal Code Section 91.106.4.4.3, *Unfinished Buildings or Structures*, inasmuch as there are numerous unfinished development projects citywide, which were issued building permits, in some instances, more than eight years prior, and causes the development project sites to become eyesores, and foremost, a disturbance to abutting property owners and neighborhood residents, and the feasibility of requiring a completion guarantee, sometimes referred to as a ‘completion bond’ which sets time limits to complete projects, and thereby provide remedies for incomplete development projects citywide.

Full motion: https://clkrep.lacity.org/onlinedocs/2020/20-1174_mot_09-15-2020.pdf (Attachment C)

12. Discussion & Possible Motions for Community Impact Statement on Council File # 20-1175: Property Owners and Financial Institutions / Order to Abate Vacant Structure / Los Angeles Municipal Code (LAMC) / Sections 91.8904 et seq / Written Notice
<https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=20-1175>

Consideration of a Motion introduced by Councilmember Koretz which concludes:

I THEREFORE MOVE that the City Attorney, with the assistance of the Department of Building and Safety (LADBS), be REQUESTED to notify property owners AND financial institutions that carry a mortgage on the property via written correspondence when LADBS issues an Order to Abate Vacant Structure for violations of LAMC 91.8904 et seq, AND warn they could be subject to fines, criminal prosecution, and recovery of city abatements costs through a lien against the property, if corrective action is not taken prior to the compliance date on a LADBS Order.

I FURTHER MOVE that the City Attorney and the Department of Building and Safety, be REQUESTED to report with recommendations and the necessary resources to begin issuing ACE citations for violations of LAMC 91.8904 et seq, that are not corrected prior to the Compliance Date on a LADBS Order.

Full motion: https://clkrep.lacity.org/onlinedocs/2020/20-1175_mot_09-15-2020.pdf (Attachment D)

Current Case Updates by PLUC Members on pending projects:

- 13. New Packages Received
 - 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:
 - 17. Pending Haul Routes (Update by any PLU Committee members)
 - 18. Proactive Tracking, Tasks & Projects (Update, Discussion & Possible Action)
 - 19. Adjournment
- Next PLU Meeting: 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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