



REVISED AGENDA

Planning & Land Use Committee Meeting

Tuesday February 9, 2021 5:00 pm – 7:00 pm

To Join Zoom Meeting Dial (669) 900-6833 OR (888) 475 4499

Webinar ID: 972 2189 3155

<http://tiny.cc/BABCNCPLUMeeting>

- 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 (669) 900-6833 OR (888) 475 4499 (toll free), 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 February 9, 2021 Agenda
3. Approval of January 12, 2021 PLU Meeting Minutes (Attachment)
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. 1516 KINGS ROAD 90069 ZA-2019-6052-ZAA

Project Description:

Entitlement Requests: OVER-IN-HEIGHT FENCE WITHIN THE FRONT YARD SETBACK

Applicant: LESTER KNISPEL [THE GARNET TRUST C/O BOULEVARD MANAGEMENT]

Representative: JOHN PARKER [PACIFIC CREST CONSULTANTS] Chris@pccla.com

7. 1501 MARLAY DRIVE ZA-2017-2328 ZAD ZAA

Project Description: Single family home

Entitlement Requests:

Zoning Administrator's Determination for a front yard setback post-required DOT & LAFD dedications ranging from 2" - 19'17 1/2"

Zoning Administrator's Determination for waiver of requirement of continuous paved roadway 20' in width from the residence to the boundary of the hillside area.

Zoning Administrator Determination to allow for 3 retaining walls with maximum height ranging from 22'2" – 35'4" in lieu of permitting 2 retaining walls with a maximum height of 10 feet or one 12' height retaining wall.

Zoning Administrator Adjustment to allow fences or walls in the required yard areas as prohibited by LAMC Section 12.21.C.1 (g) and which also exceed 8 feet in height.

Applicant: SARA SCHUSTEROW

Representative VALERIE SACKS [BROKERAGE ZONING DEVELOPMENT GROUP]

valerie@bzdgroup.net

Architect: PAUL COLEMAN paul@luccol.com

8. Discussion & Possible Motion:

Discussion on the proposed 2021-22 State budget that is on Governor Newsom's desk. In that budget there is \$4.3 million dedicated to the creation of a "Housing Accountability Unit" (HAU) within the Department of Housing and Community Development (HCD) in the 2021-22 Proposed Budget (see press conference dated January 8th, 2021).

The governor said: "Let me just make this clear to all my friends," Newsom said, "this is to monitor city council meetings. This is to monitor board of supervisors meetings, planning commission meetings. We're not going to wait for an article to be written to be proactive in terms of holding local government accountable to increasing housing production."

It will send teams into meetings of city councils, city boards of supervisors and local planning commissions to "monitor" whether they are behaving properly and successfully following the State's housing development mandates.

JD Supra "Proposed California Budget Would Create Housing Accountability Unit and Add New Targeted CEQA Exemptions Focused on Housing"

<https://www.jdsupra.com/legalnews/proposed-california-budget-would-create-9623999/>

<http://www.ebudget.ca.gov/2021-22/pdf/GovernorsBudget/1000/2240.pdf> (Attachment)

9. Discussion & Possible Motion - Letters to be sent to CD4, Planning and LADBS.

Discussion on the discovery of demolition, grading and (soon to be) construction of a new single family residence & ALQ at 1529 Skylark Lane 90069. The project is accessed by an unimproved private street and grading permit states 1953 CY (and states less than 1000CY). No haul route. Of additional concern, there was a project built at 1540 Skylark that applied for a ZAD (ZA-2015-366-ZAD) and later withdrawn. In 2014, applications for haul route (2210 cy), demolition, grading and construction of a new single family residence with submitted, permits issued and Certificate of Occupancy issued in 2019 for 1540 Skylark. No completed ZA case for this new SFR.

1529 Skylark Lane 90069

<https://www.ladbservices2.lacity.org/OnlineServices/PermitReport/PermitResultsbyPin?pin=147B169%20%20%20290>

1540 Skylark Lane 90069

<https://www.ladbservices2.lacity.org/OnlineServices/PermitReport/PermitResultsbyPin?pin=147B169%20%20%202499>

Representative: Tony Russo tony@crestrealestate.com

10. Discussion & Possible Motion - Letters to be sent to CD4 & CD5, BBSC, CAO

Basements and their impacts on grading, building height, fees - The attached PDF of import/export chart shows increased grading activity since 2013. Much of the increase in grading results from building codes allowing RFA exempt basements on steep sites. The code requires that more than 60% of the perimeter walls be (mostly) underground, hence significant grading is required to achieve exempt RFA. Often applicants and plan check engineers miss the vertical measurement of the basement floor for measuring the overall height of a house (examples - to be provided). Additional concerns are in regard to permit fees. (Attachment)

11. Update - Ridgeline Ordinance

12. Discussion & Possible Motion for a Follow-up Community Impact Statement on CF-19-0046

File Title: Developer Contribution Restrictions / City Elected Officials / Candidates for City Office & Link
<https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=19-0046>

To recommend to the BABCNC Board to write and submit a “Follow-up” Community Impact Statement on CF-19-0046 regarding to loopholes for timeframe on political donations. (*BABCNC submitted a CIS in July 2019, supporting then-CM Ryu’s motion prohibiting developer and contractor contributions to City-elected officials.*) The follow-up Motion would be to SUPPORT the Bonin/Raman motion that Council instruct City Attorney to AMEND Ordinance 186477, Section 6, to move up the operative date to include fundraising for the 2022 primary election. **Motion:** https://clkrep.lacity.org/onlinedocs/2019/19-0046_mot_02-02-2021.pdf

13. Discussion & Possible Motion for a Community Impact Statement on CF 12-0460-S4

File Title: Zoning Code / Reorganization of Administration Provisions (Processes and Procedures Ordinance) / Los Angeles Municipal Code (LAMC) Amendment & Link:

<https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=12-0460-S4>

To recommend to the BABCNC Board to write and submit a CIS relative to the proposed amendment to the Processes and Procedures Ordinance in Los Angeles Municipal Code (LAMC) which seeks to comprehensively reorganize administrative provisions of the Zoning Code and establish a new Article and Chapter of the LAMC.

- Planning Commissioners Report: https://clkrep.lacity.org/onlinedocs/2012/12-0460-S4_misc_10-26-2018.pdf

- Please see council file for all attachments to this report dated October 26, 2018 as well as CISs therein.

- Note: There is a Friday February 12, 2021 public comment deadline. If anyone wishes to send an individual letter, please do so. Board approval is required for submitting the letter/CIS to the council file.

Current Case Updates by PLUC Members on pending projects:

14. New Packages Received

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

16. Upcoming Hearings

17. Determination Letters Received

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

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

20. Adjournment

Next PLU Meeting: Tuesday 03/09/2020 @ 5:00pm

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 ADJUSTMENT

ZAD – ZONING ADMINISTRATOR’S DETERMINATION

ZV – ZONING VARIANCE

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.babcnc.org. For a copy of any record related to an item on the agenda, please contact (310) 479-6247x7 or council@babcnc.org.

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<https://www.babcnc.org/joinemail.php>