



AGENDA

Planning & Land Use Committee Meeting

Tuesday March 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 March 9, 2021 Agenda
3. Approval of February 9, 2021 PLU Meeting Minutes (**Attachment A**)
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. 1501 MARLAY DRIVE 90069 ZA-2017-2328 ZAD ZAA

Project Description:

Zoning Administrator's Determination for a front yard setback post-required DOT & LAFD dedications ranging from 2" (DOT) and 20'8" (LAFD)

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, 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

Representatives: VALERIE SACKS [BROKERAGE ZONING DEVELOPMENT GROUP]

valerie@bzdgroup.net PAUL COLEMAN paul@lucol.com (Attachment B)

7. 9230 NIGHTINGALE DRIVE 90069 ZA-2020-7070-F

Project Request:

Pursuant to LAMC Section 12.24X.7, a Zoning Administrator's approval to grant relief from lamc 12.21C.1(g) & 12.22 C.20 (f) to permit the construction, use and maintenance of one 5'-0" max steel slat vehicular gate and one 5'-0" max steel slat pedestrian gate flanked by 5'-0" steel slat fencing, all of which are over-in-height, within the front yard of a SFD in lieu of the 42 inches which is otherwise permitted in the front yard by LAMC.

Applicant: LULU REAL ESTATE LLC

Representative: TONY RUSSO [CREST REAL ESTATE] tony@crestrealestate.com (Attachment C)

8. 1896-1898 RISING GLEN 90069 ZA-2020-6405-ZAA

Entitlement Request: Pursuant to LAMC Section 12.24X.7, a Zoning Administrator's approval to grant relief from lamc 12.21C.1(g) & 12.22 C.20 (f) to permit the construction, use and maintenance of one 8'6" high vehicular gate and one 6'0" pedestrian gate, both gates attached to an 11'8" stone clad column, all of which are over-in-height, within the side yard of a SFD in lieu of the 60 inches which is otherwise permitted in the side yard by LAMC in the RE-15-1-H-HCR Zone.

Applicant: FRANK MABANTE frank@mabantedevelopment.com

Representative: NICK LEATHERS [CREST REAL ESTATE] nick@crestrealestate.com

The digital copy with the Planning application, plans, findings, and photos, etc. is available [here](https://www.dropbox.com/s/z7w3uaet0b47bgx/1898%20N%20Rising%20Glen%20-%20Digital%20Copy.pdf?dl=0):
(<https://www.dropbox.com/s/z7w3uaet0b47bgx/1898%20N%20Rising%20Glen%20-%20Digital%20Copy.pdf?dl=0>)

Discussion & Possible Motion:

9. Letter to Advisory Agency regarding- AA-2020-4429-PMEX 1765 Clear View Drive 90210

(continued from December 2020 PLU meeting). Discussion on letter to Advisory Agency and LAMC 17.50 17.52 17.53- including information on existing Geology, Fire Hydrant & Private Street Access. (Attachment D)

10. Hillside Referral Forms (HSRF) and need to revise BOE template to reflect current ordinances:

Currently the heading on the current HSRF states Ordinance 181,624 and Ordinance 174,652. Instead the form must include the current Hillside Ordinance 184,802 (adopted 3-13-17). This is urgent as the grading-related impacts affect Board of Forestry Board Proposed Regulations on Street Standards - Draft Fire Safe Roadway Regulations proposed by the Board of Forestry that will impact very high fire hazard severity zones (VHFHSZs) within the City of Los Angeles. (Attachment E. & E.i.)

11. Sepulveda Transit Corridor Project Scope of Tunneling with BABCNC boundary (attachment for 6-2018

Presentation) For Fact Sheets, Reports & Info: <https://www.metro.net/projects/sepulvedacorridor/>

12. Ordinance 185342 Affordable Housing Linkage Fee

Discussion of the ordinance and its application within the BABCNC area (High Market zone). (Attachment F)

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
- 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: Tuesday 04/13/2021 @ 5:00pm

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	

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