



AGENDA

Planning & Land Use Committee Meeting

Tuesday April 13, 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 April 13, 2021 Agenda
3. Approval of March 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. **1896-1898 RISING GLEN 90069 ZA-2020-6405-ZAA (Continued from March PLU)**
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 11'9" stone clad column, all of which are over-in-height, within the side yard of a SFD in lieu of the 6' 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>)
7. **1400 (1524,1418,1536) N Tower Grove & 1411,1405 N Seabright 90210 ZA-202-5529-ZAD**
Entitlement Request: Zoning Administrator's Determination (12.24-X 28) to request the approval of a permit for the construction, use and maintenance of a 3,339.88 square foot, two story above basement Accessory Living Quarter fronting on a Substandard Hillside Limited and accessed by a CPR of less than 20' in width. (12.21-C,10 (i) (2) & 12.21-C,10 (i) (3)).
Applicant: Robert Kopple
Representative: Tara Harrison [Harrison Permits] permits@TaraHarrison.LA
Representative: Arshia Mahmoodi [Arshia Architects, ltd] office@arshia.net
8. **Topics for Discussion & Possible Motion**
- a) **Big Wild-Topanga State Park Core Habitat Area Comment period ends May 11,2021**
Contact Paul Edelman, Deputy Director of Natural Resources and Planning at Edelman@smmc.ca.gov (**Attachment B**) – *S. Savage*
- b) **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. Urgency regarding grading related impacts citing out of date ordinances. (**Attachment C**) – *S. Savage*
- c) **Update on Letter to Advisory Agency re: AA-2020-4429-PMEX 1765 Clear View Dr. 90210 – S. Bayliss**
- d) **Discussion on our role as an Advisory Board:** Suggesting solutions to applicant/owner/representatives who seek relief from zoning restrictions. What advice can you provide regarding architectural solutions to projects requesting (many) entitlements? – *L. Weisberg & S. Grey*
- e) **Update on the Ridgeline Ordinance – D. Loze**
9. **Current Case Updates by PLUC Members on pending projects:**
- a) New Packages Received
Certified Neighborhood Council (CNC) Reporting Review of New Projects Submitted
- b) Upcoming Hearings
- c) Determination Letters Received
- d) Pending Haul Routes (Update by any PLU Committee members)
- e) Proactive Tracking, Tasks & Projects (Update, Discussion & Possible Action)

10. Adjournment

Next PLU Meeting: Tuesday 05/11/2021 @ 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 ADMINSTRATOR
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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