



AGENDA

SPECIAL Planning & Land Use Committee Meeting

Thursday May 20, 2021 5:00 pm – 6:00 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 May 20, 2021 Agenda
3. Public Comments: On any topic not on adopted agenda within Committee's jurisdiction.
4. Chair Reports: Robert Schlesinger, Chair, & Stephanie Savage, Vice Chair.

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

5. **DIR-2021-2902-BSA 8201 Bellgave Place 90069**
Project Description: APPEAL OF A DETERMINATION FROM LA DEPARTMENT OF BUILDING AND SAFETY, PER APPEAL REPORT NUMBER DBS-210010-DCP. *

Applicant: [MOONRAKER CAPITAL, LLC]

Representative: TONY RUSSO [CREST REAL ESTATE] tony@crestrealestate.com

Appellant: Vic Armstrong (8211 Bellgave) vic@stuntsincorporated.co.uk

Appellant Representative: Carl Lisberger CLisberger@manatt.com

Victor De La Cruz Vdelacruz@manatt.com

*Appeal of building permits for 8201 Bellgave. Large residential project under construction. Appeal includes project violation of applicable floor area, height, and setback limits, among other violations.

<https://planning.lacity.org/pdiscaseinfo/search/encoded/MjQ2MTYy0>

Special Meeting to discuss the appeal points presented by appellants’ representative and a response from the representative for the applicant/new owner of 8201 Bellgave Place.

The appeal includes both the initial permits and supplemental permits for building and grading permits for 8201 Bellgave Place, 90069. Basis of the discussion and vote will provided for a board vote and later to DCP for hearing.

Appellants’ representative presented appeal points via power point presentation including:

1. Maximum floor area violations. ZAD permitted 7,444 SF and Current project is 8,196 SF
2. Not eligible for RFA bonus since current project exceeds 20% bonus (per area and slope). 20% bonus was based on less than 1000 CY, actual grading 1,495 CY versus permitted 574 CY
3. Height Violations - Project exceeds height per LABDS manual on height measurement
4. Setback Violations - Project encroaches in rear yard setback

Our special meeting will allow the applicant’s representative a chance to respond to the points presented in the appeal. Additionally, the appellants’ representative may provide additional response.

6. Adjournment

Next PLU Meeting: Tuesday 06/08/2021 @ 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	

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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