



**Bel Air-Beverly Crest Neighborhood Council  
Planning & Land Use Committee Meeting (Virtual)**

**Tuesday April 12, 2022 5:00 P.M.**

**DRAFT MINUTES For Committee Approval**

Name	P	A	Name	P	A
Robert Schlesinger, PLU Chair	X		Stephanie Savage, PLU Vice Chair	X	
Robin Greenberg	X		Nickie Miner	X	
Don Loze		X	Jamie Hall	X	
Shawn Bayliss	X		Jason Spradlin	X	
André Stojka	X		Ellen Evans	X	
Cathy Wayne	X		Wendy Morris	X	
Maureen Levinson		X	Leslie Weisberg	X	
Stella Grey		X	Travis Longcore, BABCNC President	X	

Chair Schlesinger called the meeting to order at 5:02 P.M. Vice Chair Savage read instructions on the agenda. Board Secretary Miner called the roll with 12 members present by 5:08 P.M., and 13 present shortly thereafter.

1. The April 12, 2022 Agenda was approved as moved by Longcore.
2. The March 8, 2022 Minutes (Attachment A) were approved as moved by Savage.
3. **Public Comment:** Member Jamie Hall spoke on Senate Bill 1425 regarding his idea shared with Senator Henry Stern on the Update of the Open Space Element. He noted that the bill was unanimously approved at committee and has further steps including other committees & approval by the Senate.
4. **Chair Reports** – Robert Schlesinger, Chair, & Stephanie Savage, Vice Chair. Vice Chair Savage noted that there has been an uptick for applications for ADUs in the hills and would like to add a few questions to our list of questions for projects that may anticipate an ADU.

**Items Scheduled for Discussion & Possible Action:**

5. **ZA-2020-6626 ZAD, ENV-2020-6627-CE 9837 EASTON DRIVE 90210 (Continued)**

**Project Description:**

DEMOLISH (E) SFD AND CONSTRUCT A (N) 7,257 SF SFD WITH ATTACHED GARAGE AND REMODEL EXISTING GARAGE. Request relief from public improvements for sub-standard hillside street and CPR (per LAMC Section 12.21C10(i)(3) and LAMC Section 12.24X28)

**Applicant:** WILLIAM DRISCOLL JR [wnd2@aol.com](mailto:wnd2@aol.com)

**Representatives:** Vladimir Elmanovich [Company: VEA-Architects] [vladimir@vea-architects.com](mailto:vladimir@vea-architects.com)

Ken Sampson [Company: bdsconstruction] [info@bdsconstruct.com](mailto:info@bdsconstruct.com)

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

Vice Chair Savage noted that the presenters were not present, and that we had provided them a list of 13 multifaceted questions. By the conclusion of the meeting, they had not shown up. Vice Chair Savage noted that we voted at the last board meeting that in the event they do not show up we can deny the project with the list of questions that we asked the applicant to answer. She will reach out to them to see if they forgot and will prepare a letter.

6. **ZA-2021-8167-ZAD, 8543-8547 Crescent Drive 90046**

**Project Description:** The construction, use, and maintenance of a 2,580 SF two story single family house over basement (per LAMC Section 12.21C10(i)(2)& (3))

**Applicant:** Eitan Gueta [Company: JMA Construction]

**Representative:** Nori Fukuda [Company:] [y2nori@hotmail.com](mailto:y2nori@hotmail.com)

<https://planning.lacity.org/pdiscaseinfo/search/encoded/MjUxMjA20>

Vice Chair Savage noted that the project was terminated the same day as we got our agenda out, we would not be voting on this tonight, and it would be worked on. Mr. Nori Fukuda noted that the project by the previous person, who is no longer in the city, has been terminated, and he was hired to fix this problem. He sees a lot of flaws and has old drawings. Vice Chair Savage noted that neither the BABCNC PLU committee nor the board had ever seen this but it was seen by LCA. She and Member Hall provided Mr. Fukuda information on the process and he will return with a new case filing number. **No action was taken.**

7. **ZA-2021-7972-ZAA, ENV-2021-7973-CE 1111 Linda Flora Drive**

**Project Description:**

**Entitlement Request:** Pursuant to LAMC Section 12.28-A, a Zoning Administrator's Adjustment from Section 12.07.01-C(2)(b) to permit a reduced variable side yard setback ranging from 9'-6" feet to 0 feet in lieu of the required 11 feet, in conjunction with the construction, use and maintenance of a 540 square foot addition to an existing, 4,958 square foot single-family dwelling, with an attached carport in the RE20-1-H-HCR Zone.

**Applicant:** SCOTT PAINTER [Company:] [scott@nxcr.com](mailto:scott@nxcr.com)

**Representative:** NICK LEATHERS [Company:] [nick@crestrealestate.com](mailto:nick@crestrealestate.com)

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Nick Leathers from Crest Real Estate gave a presentation on this project including but not limited to that this is on a 37,000 lot on private street off of Linda Flora Drive. The home is in the middle, off a private street, sharing access with two other homes, 1117 next door, and 1119 down the street owned by the owner. The SFD is approximately 5,000 square feet with attached garage, zoned RE-20-H, and there are only three homes on the street.

Entitlement is regarding an addition along the side-yard property line; a variable reduced side-yard setback. The addition has been built and they are trying to legalize it. The house burnt twice and he going through the process to rebuild it. The part they are trying to legalize is the 540 square foot addition. All that is not attached is part of the new addition, which includes a storage room and laundry room.

He noted that neighbors have concern of other possible non-conforming issues if approved and that his client's neighbor also has a non-conforming side-yard setback at their home. He related that they will keep talking with the neighbor but noted that there is little traffic on the dead-end street and that actual usage for the addition is mainly for storage and laundry space, which should not impact the neighbor next door. He expects to be scheduled for a hearing soon.

Questions were asked and answered regarding rebuilding after fire without collaboration with neighbor next door, how fire will be mitigated with the dwelling up against the property line and what it means to the neighbor, and should it be permitted despite the fact that it has already been built; can he make the findings and what happens if this doesn't get permitted? Discussion noted that this is a zoning issue, to protect things like fire going from one house to the next.

**Motion** to deny the project based upon 1) this is a request to permit a building that should have been permitted before it was built and 2) not only is it in violation of code but creates a clear and present danger for the neighbor and neighborhood **passed** as **moved** by Weisberg with 11 yeses; 0 noes, and 2 abstentions by Members Schlesinger and Longcore.

8. **Update from Task Force – Chairs, Greenberg & Spradlin + Members Schlesinger & Miner  
2830 Woodwardia Drive PS-1435-MSP ENV-2020-2854-CE (January 2022 Agenda)**

**Project Description:**

PROPOSED VACATION OF PUBLIC PORTIONS OF NICADIA, WOODWARDIA AND ANGELO DRIVE INTO PRIVATE-ONLY ACCESS ALONG WITH IMPROVEMENTS ENTRY/EXIT IMPROVEMENTS.

Member Greenberg related that she heard from Ken Linzer, who reported that they had the meeting and they won't be able to tell us at this moment what they are thinking of but that we will probably be happy with what they came up with.

Public Comment was provided by David Van Iderstine and Joan Herman who both said that they had nothing to add, as nothing has been shared with the remainder of the HOA. Ms. Herman was happy that the task force was continuing.

Regarding the need to make a decision about the status of the taskforce going forward, as the 60-day window had passed, a **motion** to continue the task force for the next few weeks was **approved** as moved by Morris, with two abstentions by Longcore and Schlesinger.

9. **Discussion & Possible Motion:**

Revisions to PLU committee-required project information checklist (Attachment B) – Stephanie Savage  
Vice Chair Savage reported that she, members Schlesinger and Grey are in the process of consolidating the forms for project reps including a checklist.

10. **Discussion & Possible Motion:**

To support the Doheny-Sunset Plaza Neighborhood Association’s letter to the Mayor’s office calling for lifting the COVID-related moratorium on permit expiration. [already sent to the Mayor] (Attachment C)

Vice Chair Savage noted, in Member Grey’s absence, that this was voted on and approved by the ad-hoc committee on LADBS issues. A **motion** to support this letter was approved by the PLU Committee, as moved by Savage.

The meeting adjourned at 6:20 pm to return on May 10, 2022.

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