

Attachment "B"

12/12/2023-----BABCNC PLU Meeting - Questions/Clarifications/ More Information for :

9926 W BEVERLY GROVE DR 90210 ZA-2023-3405-ZAD ENV-2023-3406-EAF

Filed: 5/18/23 Assign/Staff: 7/07/23 Esther Serrato 213-978-1121

Hearing: No / Appealed: No / On Hold: YES

Project Description: A Zoning Administrators Determination to allow for the major remodel of an (E) single family dwelling on a substandard hillside street of less than 20' & haul route for 3913 CY of grading. **DEEMED TO BE APPROVED PRIVATE STREET FOR THE MAJOR REMODEL OF FAMILY DWELLING AT 9926 W BEVERLY GROVE DR.**

Applicant: Gregory Dean, 9926 Beverly Grove LLC

Rep: Benjamin Eshaghian (Crest R/E) ben@crestrealestate.com

Permanent Link: <https://planning.lacity.org/pdiscaseinfo/caseid/MjY3NTk00>

Questions/Clarifications/ More Information

1. Will "B" permit work occur on Beverly Grove, if so what is the extent of widening? Since Private Street conditions impact proposed project approvals, drainage to street , underground vaults,etc..
See pictures of existing street and road access conditions.
2. Will "B" permit work occur on the Private Street have any improvements, ie: drainage to street or the street below? Plans show a fire truck turnaround yet the 300' driveway has a very steep grade change. Does this require an entitlement for driveways steeper than 20% grade? Can a fire truck access the driveway use the proposed fire truck turnaround on the steep driveway slope shown on A 1.10Does the active PUE impact the proposed motor court and below grade parking.? **See pictures of existing street and road access conditions.**
3. Existing house size was 2600 sf, proposed is 14,950 sf. Slope analysis RFA allows 7000+ sf. Since the qualifying basement doubles the allowable RFA and contains the majority of the haul route quantity, would the haul route not be required if the basement did not exist?
4. The planning application states "major remodel of the existing 2-Story SFD with a basement and attached 1 car garage" . Topographic survey states the existing house is (1) story and Drawing C2 shows no overlap of structure to qualify as remodel, the project is new construction, yes?. Remodel definition per LAMC states" **MAJOR REMODEL - HILLSIDE. Any remodeling of a main building on a lot in the Hillside Area whenever the aggregate value of all alterations within a one-year period exceeds 50 percent of the replacement cost of the main building. (Added by Ord. No. 168,159, Eff. 9/14/92.)** ". Remodel suggests you are keeping part of the structure. Clarify if this is demolition and new construction?
5. ADU are not allowed on streets with access less than 20' wide, will you have a discretionary entitlement to allow the ADU?
6. Provide a Grading Plan and Parking /Staging Plan. How many parking spaces on site showing size of trucks, etc..Sloping site and private street limit flat area for much parking and fill storage, see LADOT letter for criteria in hillside developments.
7. Has there been any outreach to the (2) neighbors on the private street? Have the abutting and surrounding neighbors impacted by the construction be notified via certified mailings prior to ZA hearing and all other hearings for this projects (Haul route, etc)?
8. Haul Route & Grading- Non-exempt grading for Basement and Basement garage based on declared area on architectural plans, including cut for total walls and floor thickness appears to exceed 3000 CY. The exempt grading amount is not mentioned on drawing C1. The "by right" maximum in an RE-20 zone is 4000 CY, however on streets less than 20' wide the "by right" is 3000 CY. Will an additional entitlement be needed to exceed allowed grading needs to be in

- place in addition and prior to the haul route. And C1 mentions 745 cy of fill, where is it stored since there is little flat land or storage or parking. Will fill dirt have to be exported & imported?
9. Does the grading quantity include "fluff" factor ? How many and what size trucks are contemplated and where is possible haul route?
 10. Building Height- LAMC 12.03 definitions- **HEIGHT OF BUILDING OR STRUCTURE.** *Is the vertical distance above grade measured to the highest point of the roof, structure, or the parapet wall, whichever is highest. Retaining walls shall not be used for the purpose of raising the effective elevation of the finished grade for purposes of measuring the height of a building or structure.* South Elevation Drawing A 4.10 shows a height of 29' from the top of a flat roof to a point at grade, which is not the lowest point. What is the height from the lowest point at grade to the top of parapet? Maximum height in that zone is 30' for a flat roof.
 11. Retaining Walls- Please verify that other walls on the property do not exceed the retaining wall ordinance? Examples: Driveway walls and walls around down slope pool, including walls for LID Devices ?
 12. South Elevation Drawing A 4.10 is all glazing, does your title 24 report allow this much glazing? Can we get more information? Has there be consideration for bird strikes with that much glazed area?
 13. LAMC 12.36 (B) states " **B. Filing Requirement.** *If an applicant files for a project that requires multiple Legislative and/or Quasi-judicial Approvals, then the procedures set forth in this section shall govern. Applicants SHALL file applications at the same time for all approvals reasonably related and necessary to complete the project.* " Will this project require additional discretionary entitlements?



view of private street entry



view of street where curb and gutter end