



Planning & Land Use Committee Meeting Agenda

Tuesday, February 13, 2018 7:00 pm to 9:00 pm

American Jewish University

15600 Mulholland Drive, 2nd Floor, Room 223 Bel Air 90077

[Accessible from the west side of Casiano Road. Park at lower parking (Lot 1)]

Public Comment: The public is welcome to speak. Meeting is being audio taped. Though not mandatory, we request that you fill out a Speaker Card to address the Council on any item on the Agenda, with or without contact information, before the Committee takes an action. Comments from the public on matters not appearing on the Agenda will be heard during the Public Comment period. Public comment is limited to 3 minutes per speaker unless waived by the presiding officer. The public may comment on a specific item listed on this agenda when the Committee considers that item. When the Committee considers the agenda item entitled “Public Comments,” the public has the right to comment on any matter within the Committee’s jurisdiction.

Note to all BABCNC Committee Members: Before, during and after the Planning & Land Use Meetings, Committee members are cautioned to not discuss Board business or issues.

1. Call to Order – Committee Member Roll Call

Name	P	A	Name	P	A
Robert Schlesinger Chair			Stephanie Savage Vice Chair		
Robin Greenberg			Nickie Miner		
Michael Kemp			Jamie Hall		
Don Loze			Jason Spradlin		
Maureen Levinson			Leslie Weisberg		
Stephen Twining			Yves Mieszala		

2. Approval of February 13, 2018 Agenda

3. Approval of January 9, 2018 Minutes (circulated with agenda)

4. Public Comments: BABCNC PLU Committee welcomes comment on any topic not on adopted agenda, within the Committee’s jurisdiction.

5. Chair Report: Robert Schlesinger

6. Vice-Chair Report: Stephanie Savage

Projects & Items Scheduled for Presentation, Discussion & Possible Action

7. 8301 W GRAND VIEW DR ☉ ZA-2016-4722-ZV-ZAD-ZAA **Hearing sched for 6/27**
Cancelled ZA NPH 7/13/17 *Almost ready, have redesigned.* New SFD, a basement, 2 above ground living levels, upper parking/access level with a total floor area of 3,167 sf, height of 45 ft on a 4,439.9 sq ft lot fronting a Substandard Hillside limited st in an R-1 zone. Site is undeveloped/vacant. 45 ft exceeds the max envelope height on a lot that does not have vehicular access route by way of street improved with a min 20 ft wide continuous paved roadway from the driveway apron to the boundry of the hillside area. 3 retaining walls up to 17 ft in ht within required yard in lieu of the max ht of 3.5 ft. Asking for Zone Variance. Appl: James Mellinger james@ladrill.com 805.308.5266
 Arch: Hunter Leggit Studio, hunter@hunterleggitt.com 310.780.9708 Denver, CO
 Agent/Rep: Craig Fry & Assoc. Larry Mondragon dragon@craigfryandassociates.com 310.621.2309

8. 1200 N La Collina Dr. ZA-2018-392-ZAD ENV-2018-393-CE DSP Two story addition of 629 sf with balcony to an existing single family residence. Requested Entitlement: Pursuant to LAMC 12.24x28, request for a zoning administrator's determination to seek relief from the requirements of sec. 12.21.c.10(i)(2) requiring to improve a substandard street in width in front of the subject property and to the boundary of the hillside area. pursuant to LAMC 12.24x28, a ZAD is requested to seek relief from 12.21c.10(i)(3) for an addition to a single family home that does not have vehicular access route from a street improved with a minimum 20 foot wide continuous paved roadway from the driveway apron that provide access to the main residence to the boundary of the hillside area. 0 Contact Sheet.
Applicant: La Collina Venture, LLC. Owner; Ronald S Haft
Agent/Rep: K Whettam, Rosemary Medel rosemary@kwhettam.com 213.228.5303

9. 865 STRADELLA RD, 90077 ZA-2017-4013-ZAA
ENV-2015-3738-MND-REC1 (aka 869 Tione) Proposed SFD **Hrng Date 2/01/18 10:00**
New tennis court const on existing deck w/court surface over 6' above natural grade, loc approx. 11' from side prop lines instead of 50ft req by ZAI78-100 ZAA-Area, height, yard & building line adj GT 20% (slight modifications) In lieu of 12.21.C4
Appl: Ming Li (011 Tione Rd, LLC)
Rep: Caitlan Cullen (Crest R/E) caitlan@crestrealestate.com 775.690.2230
Assign: 10/04/17 Danalynn Dominguez danalynn.dominguez@lacity.org 213.482.7092
Assign 11/09/17 Jason K Chan Jason.chan@lacity.org 213.978.1320

911 Tione below is not being heard but referenced for discussion. These two properties are tied.

911 TIONE RD ZA-2017-2587-ZV ENV-2015-3737-MND-REC1

Lot 82,093 sf. RE-20-1-H V-Low 1 Residential, Special Grading.

Const of new 3 stry 30' high SFD no bsmnt, pool, spa, putting grn water features, land scape imp (all sep permits) totaling 23,725 sf of RFA w/ 5 car gar. A new 1 stry 14ft tall, approx. 10,938 sf SFD w/bsmnt. Wants a staff kitchen, const of a tennis crt. Prev proj incl haul rte for 6,750 cy and 3,200 cy of soil3 Standard req a 60ft right of way width. Exist right of way width is 40 ft thus const a substandard hillside street. Req variance to permit const of a 2nd kitchen loc w/in a SFD in lieu of 1 kitchen permitted by code. 1/23/17 Owner: Ming Li Agent: Megan, Crest R/E 310.415.3425

911 Tione / 865 Stradella - ENV-2015-3737-MND Appl'd as sep Properties

BAA APPEAL LOST Haul amount significantly reduced.

Tione App to Export 6,750 cy, Stradella to Export 3,200 cy.

BBSC File 160032 & 160033, Approved 2 separate Haul Routes, same owner connecting properties SFD on 911 guest house on 865 originally, now claiming 2 separate properties w/2 SFD's

10. 8241 W GRAND VIEW DR. © ZA-2017-1398-ZAD ENV-2017-1399-CE
(8246 Mannix Dr) TC 10/05 LM WCB James H Stephanie Email? (see Case Info sheets)
Lots 74 & 75 of Tract No. 798, and Lot L of Tract No. 2042. Total Lot Area 9,244.6
SFR, Const of new 2 stry over basement single family residence. Grading No H/Rte or tree remov.
Propty does not have veh access on a cont 20' wide paved route from driveway to boundary of Hillside area. To allow a 33' max building ht with roof slope less than 25% in lieu of 28' in order to eliminate requirement for a roof greater than 25% at house frnt. 2 additional ret walls, total (4). Allow 4 add on-site pkng due to no avail street pkng adj to development, and (b) allow for light well type design on northeasterly side of structure.

Applicant: Scott Spiro saspiro@aol.com 818-903-3371

CEQA - Advanced Engineering & Consulting beth.advengcon@gmail.com 818-222-7982

Agent/Rep: James Heimler Arch jheimler@jhai-architect.com 213.220.0170

Filed: 4/06/17 Assign: 8/17/17 ENV Blake Lamb blake.lamb@lacity.org 213.978.1167

Assign: Jason Hernandez jason.hernandez@lacity.org 213.978.1276

[Note: At the November 14, 2017 Planning and Land Use Meeting, the Committee voted to continue 8241 W GRAND VIEW DR until LCA hears it and until the January PLU meeting. At the January 24th BABCNC Board meeting, the board approved a motion to oppose this proposal until or unless additional information is brought to us. Additional information was requested.]

Follow-up, Discussion & Possible Action on other Projects:

11. Update on Ridgeline Ordinance – Don Loze
12. Update on Proposed Protected Tree Code Amendment (CPC-2016-4520-CA) – Maureen Levinson
13. Discussion & Possible Motion to establish posting site in the DSPNA territory for PLU agenda

Current Case Updates by PLUC Members on pending projects: See Project Tracking List

14. New Packages Received: See Project Tracking List
15. Certified Neighborhood Council (CNC) Reporting Review of New Projects Submitted
16. Upcoming Hearings: See Project Tracking List (Subject to discussion & action)
17. Determination Letters Received: See Project Tracking List
18. Pending Haul Routes (Update by any PLU Committee members)
19. Proactive Tracking, Tasks & Projects (Update, Discussion & Possible Action)
20. Adjournment **Next BABCNC PLUC Meetings: March 13, 2018 7:00 pm @ AJU**

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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