

**Planning & Land Use Committee Meeting Minutes**  
**Tuesday, March 13, 2018 7:00 pm to 9:00 pm**  
**American Jewish University**  
**15600 Mulholland Drive, 2<sup>nd</sup> Floor, Room 223 Bel Air 90077**

1. **Call to Order – Committee Member Roll Call** Called to order at 7:05 pm with six present; Mike arrived at 7:12 with 7 present and 5 absent.

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

2. **Approval of March 13, 2018 Agenda:** **Moved** by Robin; **seconded** by Jason; **6 yes; 0 no; 0 abstentions; passed.**
3. **Approval of February 13, 2018 Minutes:** **Moved** by Jason; **seconded** by Stephanie; **6 yes; 0 no; 0 abstentions; passed.**
4. **Public Comments** (not on adopted agenda that is within the Committee’s jurisdiction) None
5. **Chair Report:** Robert Schlesinger: None
6. **Vice-Chair Report:** Stephanie Savage: None

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

7. **1355 Beverly Estates Drive** ● ENV-2017-1538-CE AA-2017-1537-PMLA  
 Env clearance 5/31/17 x CPC-2016-4085-CA

**Lot 96,280 sf, RE20-1-H-HCR**

Remove Existing 68 year old house. 96 trees, trunk dia varies, type varies. 0 trees being removed. (claims 4 protected coast live oak, 92 not protected) Environmental Clear 5/31/17

**Project Description:**

PRELIMINARY PARCEL MAP SUBIDIVISION OF ONE PARCEL INTO TWO PARCELS

**Requested Entitlement:**

PURSUANT TO LAMC 17.53, A PRELIMINARY PARCEL MAP FOR THE SUBDIVISION OF ONE PARCEL INTO TWO PARCELS.

**Appl:** Nandini Savin [nandinisavin@gmail.com](mailto:nandinisavin@gmail.com) 310.666.8034

**Rep:** Tony Russo [tony@crestrealestate.com](mailto:tony@crestrealestate.com) 408.655.0998

**Filed:** 4/18/17 **Assign:** 4/20/17 Jason Chan [Jason.chan@lacity.org](mailto:Jason.chan@lacity.org) 213.978.1320

**Assign:** 4/25/17 Stacy Farfan [stacy.farfan@lacity.org](mailto:stacy.farfan@lacity.org) 213.978.1369

AA Zuriel Espinosa [zuriel.espinosa@lacity.com](mailto:zuriel.espinosa@lacity.com) 213.202.5474

Tony Russo noted that they are not close to having a hearing. **No action**

8. 9836 Yoakum Drive ZA-2017-3512-ZAD ● ENV-2017-3513-CE NPH 3/15/18 WLA  
10:00am Lot Size: 11,358.5 SF, Zone: RE15-1

**Project Description:**

DEMOLITION OF AN EXISTING SINGLE-FAMILY DWELLING AND CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE, LOCATED IN THE RE15-1-H-HCR.

**Requested Entitlement:**

ZONING ADMINISTRATOR'S DETERMINATION PER LAMC SECTION 12.24.X28 TO ALLOW THE STREET IMPROVEMENT TO BE LESS THAN 20 FT. ON A SUBSTANDARD HILLSIDE STREET IN FRONT OF THE SUBJECT PROPERTY AS REQUIRED BY SECTION 12.21.C.10(I)(2) , AND FOR THE WAIVER OF STREET IMPROVEMENT WITH LESS THAN 20 FT. WIDTH FOR A SUBSTANDARD HILLSIDE LIMITED STREET FROM THE DRIVEWAY APRON TO THE BOUNDARY OF THE HILLSIDE AREA AS REQUIRED BY SECTION 12.21.C.10(I)(3).

**Appl:** Andrew Zwarycz [Q Blue Development Co] [Andrew@qbluedevelopment.com](mailto:Andrew@qbluedevelopment.com) 310.990.4937

**Agent/Rep:** Mike Rodriguez (RBI Property Investments, LLC 310.990.4937

**Engineer:** C Dennis Lee (Leedco Eng Inc) [leedco@aol.com](mailto:leedco@aol.com) 626.448.7870

**Filed:** 9/01/17 Staff: Zuriel Espinosa-Salas [zuriel.espinosa@lacity.org](mailto:zuriel.espinosa@lacity.org) 213.978-1249

<http://planning.lacity.org/pdiscaseinfo/CaseId/MjE1NzY20>

Andrew Zwarycz, applicant, (not owner) presented the project: This is a double parcel. Existing house is substandard; some items not correctible; not one parking space; doesn't meet standard of one-car garage; and doesn't have a curb.

*[Mike Kemp arrived at 7:11.]* Andrew Zwarycz continued that the garage has to be built and enlarged; setback issue. The item that's not correctible is the height of the subfloor of the entire house: there is an 8" difference from one corner to another. You can't lift a concrete slab. The building qualifies only for demolition, so they designed a brand new building, in accordance with Hillside Ordinance, Substandard Street Ordinance, additional city requirements, and have a new design, engineered.

They will have a two-car garage and two additional spaces on side of house. He opined that 7-1/2 feet is sufficient for single car to park. The two additional spaces would have to be for compact cars and full-sized vehicles use the garage.

They created a staging area, 8 feet wide. Street is 15' and will not be widened. When house is demolished, will have staging area; 25-30 feet. Construction vehicles will be onsite. The current house is 674 square feet; they are planning a house 6 x that size. They have a double lot; expects 37+. Stephanie brought up the 750 cy of dirt can be removed because substandard road, and not 1,000 cy.

They did a mailing initially to a 500' radius; hearing was scheduled for December, but initial requirement was upgraded for new date; they have posted on building; all neighbors are aware of it; Andrew spoke to immediate neighbor; says one to the east had objections and sent email to Building. He responded to her concerns, to Zuriel Espinosa, who is aware of the concerns: 1) staging area; 2) fear of hill giving out, which he noted in this case they have everything calculated; 3) hill slipped in 1960s, 1968 city built retaining wall, with damage to three houses; above, which were built on fill.

Stephanie asked about freeboard: Mr. Lee noted that they have 1 foot freeboard required, which is minimum; soils report was done; not more freeboard was required. Mike asked, and was told by Mr. Lee that the property line to face of garage is 16-1/2. Widest point 18. Stephanie noted concerns 1) amount of yardage; have to reduce amount of soil removal; 2) no one will be able to get in and out of the 7-1/2' garage. Robert noted that no houses on Yoakum have had to expand road. Mr. Lee mentioned power poles and fire hydrants, cable and houses, built up to the street dedication.

**Motion:** No objection to project contingent upon 1) site plan with two parking spaces, 2) give clarification that they won't excavate more than allowed. If they go for a haul route, we'd be able to

revoke position. **Moved** by Mike Kemp; Jason **seconded**; **6 yes**; **1 no**; Don; **0 abstentions**. **Passed**.

**9. 1251 Tower Grove Drive.** ZA-2017-5462-ZAD **☉** ENV-2017-5463-CE **NPH 3/15/18**  
**WLA10:30a** BCA **Lot 48,434 sf w/268 ft frontage, Zone: RE-20**

**Project Description:**

PROPOSED ADDITION OF 5,287 SQUARE FEET TO THE EXISTING SFD.

**Requested Entitlement:**

PURSUANT TO LAMC SECTION 12.24X28 A ZONING ADMINISTRATOR DETERMINATION TO ALLOW FOR THE ADDITION OF 5,287 SQUARE FEET ON A LOT WHICH DOES NOT HAVE ACCESS TO A CONTINUOUS PAVED ROADWAY IMPROVED TO A MINIMUM OF 20 FEET TO THE EDGE OF THE HILLSIDE AREA.

**Owner:** Lynda Murray

**Applicant:** Doodi Holding LLC 1251 Tower Grove, BH 90210

**Agent:** Crest R/E, Caitlan Cullen [caitlan@crestrealestate.com](mailto:caitlan@crestrealestate.com) 775.690.2230

**Filed:** 12/21/17Assigned/Staff 2/21/18 Julia Duncan [Julia.duncan@lacity.org](mailto:Julia.duncan@lacity.org) 213.978.1172

Tony Russo stood in for Caitlan, who is gone until 03/21. He summarized the project, saying that they did work, a major remodel and addition of deck in backyard; plan was to add addition under the deck, Hillside Referral form changed: down Tower Grove, there is an area less than 20 feet; however, in front of property, roadway width is 24 feet. They now have to do a ZAD. Addition underneath deck, eastern portion will be done first and western portion; one story, envelope height max 30 feet, addition 16'9". Parking: five required, 3 covered, 2 uncovered; setbacks in compliance.

He discussed RFA (max 12,935 allowing or slope band), final proposed residence is 12,148; 0 export; 300 nonexempt import technically but actually no import; existing sewer easement, nearest hydrant a little over 300 feet away. Tony said that they did a lot of outreach; letters; all but one adjacent signed. For southern neighbor, they're doing some planting. Mike has a concern that the addition would be used as an ADU. Per Tony, there's no intention to do so. Committee noted that this could happen after house sells. Discussed ADUs and accessory living quarters. Tony noted that they have clearance for hydrants. Tony will check and notify Stephanie.

**Motion:** To approve project contingent on verification of hydrant and access clearance, if not standard  
**Moved** by Stephanie; **seconded** by Jason; **6 yes**; **0 no**; **1 abstention**: Don

**10. 8552 West Appian Way** **☉** ZA-2017-3198-ZAD ENV-2017-3199-CE **(March 2018)**  
**Total lot 13,128 sf. Zone: R1-1**

**Project Description:**

DEMOLITION OF AN EXISTING SINGLE FAMILY DWELLING AND THE CONSTRUCTION OF A NEW 3963 SQFT SINGLE FAMILY DWELLING WITH POOL.

**Requested Entitlement:**

PURSUANT TO LAMC 12.24X28, APPLICANT REQUESTS TO ALLOW THE CONSTRUCTION OF A NEW 3963 SQFT SINGLE FAMILY DWELLING WITH POOL ON THE HILLSIDE, WITHOUT THE VEHICULAR ACCESS ROUTE FROM A STREET TO BE IMPROVED TO A MINIMUM 20FT WIDE CONTINUOUS PAVED ROADWAY TO THE BOUNDARY OF THE HILLSIDE AREA.

**App:** Shane Haffey, Clear Capitol Capital Inv Group, LLC. 310.398.1500

**Arch:** John Hamilton [JPH@HAMILTONARCHITECTS.NET](mailto:JPH@HAMILTONARCHITECTS.NET) Andrew AMD@hamiltonarchitects.net

**Agent:** Curtis Fortier [CJF@HAMILTONARCHITECTS.NET](mailto:CJF@HAMILTONARCHITECTS.NET) 310.398.1500

**Filed & Assign:** 8/24/17 Richard Reaser [richard.reaser@lacity.org](mailto:richard.reaser@lacity.org) 213.978.1240

Architect, John Hamilton, introduced himself and Andrew Davis, who helped him design this project. He noted that they are requesting a ZAD due to minimum continuous paved road to boundary of hillside area. The project is a proposed 5 bedroom with 3-car garage; other than roadway width, no discretionary action requested. Lot falls within two zones: RU-11 and R1. There was a little doghouse to roof deck which was removed; total grading 450 cubic yards, in terms of export 130 total. On existing site, house remodeled several times, built in 50s' slab broken in half. Retaining wall is

moving toward the street. Part of the project, they'll be dedicating 5 feet along street frontage along the property. He noted that house is compliant with all other zoning codes otherwise.

Two potential staging areas: 1 in location of the existing garage structure; shown in the original site plan; and the 2<sup>nd</sup> off the private road adjacent to the private road.

Stephanie noted that LCA discussed project last night: Concerns include: 1) asbestos; 2) protected trees: Mr. Davis noted that they do have a number of walnuts, one oak and a dead laurel. Dead laurel will be taken out, and one walnut is being taken out and being replaced by 4 walnuts. 3) Stephanie asked if footprint of house is less than 40% of lot area, and was told "yes." 4) No parking; very poor roads. Stephanie noted that road improvement is generally required. Wall in front of power pole has to be removed. Asks why not improve street; told that they are widening to 20'; dedicating 5 feet; they haven't started BOE. DOT will look at curb cut. Total grading 130 export. Power pole will be left in. Stephanie asked more about this. Square footage reduced to 3,850 gross; not including deductions; excluding garage, which they say is just under threshold for four parking spaces; so they provide three garage spaces. Stephanie would like the facts and figures. Retaining wall will come out towards the beginning but road work won't be done until later. House will ultimately be for sale.

**Motion:** That Stephanie will provide a list of concerns to be addressed, especially the trees and road improvement and the PLU Committee will continue this. **Moved** by Stephanie; **seconded** by Jason. **7 yes; 0 no; 0 abstentions; passed.**

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

#### **11. Update on Ridgeline Ordinance – Don Loze**

Council File #11-1441-S1

<https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=11-1441-S1>

BABCNC CIS: [http://clkrep.lacity.org/onlinedocs/2011/11-1441-s1\\_cis\\_3-1-18.pdf](http://clkrep.lacity.org/onlinedocs/2011/11-1441-s1_cis_3-1-18.pdf)

#### **12. Update on Proposed Protected Tree Code Amendment (CPC-2016-4520-CA) – Levinson**

Council File #03-1459-S3

<https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=03-1459-S3>

BABCNC CIS: [http://clkrep.lacity.org/onlinedocs/2003/03-1459-s3\\_cis\\_3-2-18.pdf](http://clkrep.lacity.org/onlinedocs/2003/03-1459-s3_cis_3-2-18.pdf)

#### **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 – Robert will get tracking list out.
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: Motion to adjourn made by Bob, and meeting adjourned at 8:45 pm.

**Next BABCNC PLUC Meeting: April 10th, 2018 7:00 pm @ AJU**

#### **ACRONYMS:**

A – APPEAL

APC – AREA PLANNING COMMISSION

CE – CATEGORICAL EXEMPTION

DPS – DEEMED TO BE APPROVED PRIVATE STREET

DRB – DESIGN REVIEW BOARD

EAF – ENVIRONMENTAL ASSESMENT FORM

ENV – ENVIRONMENTAL CLEARANCE

MND – MITIGATED NEGATIVE DECLARATION

PM – PARCEL MAP

PMEX – PARCEL MAP EXEMPTION

TTM – TENTATIVE TRACT MAP

ZA – ZONING ADMINISTRATOR

ZAA – ZONING ADMINISTRATOR'S ADJUSTMENT

ZAD – ZONING ADMINISTRATOR'S DETERMINATION

ZV – ZONING VARIANCE