

**Planning & Land Use Committee Meeting Minutes**

**Tuesday, May 8, 2018 6:30 pm to 9:00 pm**

**American Jewish University**

**15600 Mulholland Drive, 2<sup>nd</sup> Floor, Room 223 Bel Air 90077**

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

1. **Call to Order – Committee Member Roll Call** Robert called the meeting to order at 6:45 pm, with 10 present and quorum met. Steve Twining arrived at 6:51 pm for a total of 11 present.

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 May 8, 2018 Agenda**

**Moved** by Robin; **seconded** by: Leslie yes; **0 no; 1 abstention**: Maureen; **approved**.

3. **Approval of March 13, 2018 Minutes** (circulated with agenda) (*No April meeting*)

**Moved** by Jason; **seconded** by: Yves; **10 yes; 0 no; 1 abstention**: Maureen; **approved**.

4. **Public Comments**: None.

5. **Chair Report**: Robert Schlesinger discussed using the projector at meetings & tracking list.

6. **Vice-Chair Report**: Stephanie Savage: No report

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

7. **1305 Collingwood Pl** 📍 **ZA-2017-4351-ZAA ENV-2017-4352-CE NPH 5/10/2018** ✓

90069 DSP, Lot 18,723.5 sf SFR Recorded easements, copy? Site wall and main ped gate in frt yrd at 10' ht, serv ent gate & planter wall at 7'6" at corner front and South side yard. Site wall & ped gate to exceed max ht of 3'6" otherwise permitted w/in frt yard setback. Over in height wall/fence in the front yard, pedestrian gate 10" and entrance gate 7'6" in height. Pursuant to LAMC 12.28., applicant requests a Zoning Administrator Adjustment to allow a site wall/fence and pedestrian gate to exceed to maximum height of 3'6' otherwise permitted within the front yard setback. Proposed wall and pedestrian gate to be 10'0" height. Planter wall and service entrance gate at south side yard and front yard corner to be at 7'-6" ht.

No Neighborhood Contact Sheet? Owner: Stratton Sclavos Prometheus Ventures LLC. Appl. & Rep: (same) Peggy Hsu 323.337-9009 [peggy@idgrouplive.com](mailto:peggy@idgrouplive.com) ID Group.

Filed: 10/27/17 Assign: 10/30/17 Mindy Nguyen [mindy.nguyen@lacity.org](mailto:mindy.nguyen@lacity.org) 213.978.1241 (CP)

Assign/Staff 3/14/2018 Blancarte, Ana [analisa.blancarte@lacity.org](mailto:analisa.blancarte@lacity.org) (818) 374-9908

Peggy Hsu presented, they are asking for over-height wall in the front yard; to be 10' high.

[Steve Twining arrived at 6:51 pm with 11 present and 1 absent.]

They are also discussing a wall to be 7'6". Peggy noted that the proposed wall does not affect views; it is a cul-de-sac. No issue of blocking lights. Neighbor to the south has a wall at 8' approved last year, also front yard. There are CC&Rs; however, she does not recall if there is anything about wall height. Planning

Hearing is Thursday @ 10 am. Leslie asked about the neighboring lot, and was told it has been built.  
**Motion:** To approve; **Moved** by Yves; **seconded** by Jason; **10 yes; 0 no; 1 abstention:** Steve T; **Passed.**

**8. 1347 N Doheny Dr 90069** 📍 **ZA-2017-4816-ZAA ENV-2017-4817-CE** May 8th ✓ **May Confirmed**  
**No Hrng a/o 4/02/18**

DSP – CPR 20' SFR 1 stry w/detached gar, s/a present use, plus add of 2<sup>nd</sup> stry rec room over exist gar.  
Pursuant LAMC 12.28, relief from the front yard setback at Cordell Pl, for the addition of a recreation room, 25' Planning to 24' to 10' over an existing garage.

App/Owner: Donna Faye Lam [donnaflam@gmail.com](mailto:donnaflam@gmail.com) 818.648.9191 (Donna & Nathan Lam Trust)  
Engineer/Rep: Benjamin MCNAMARA, PE [Benjamin@ejdengineering.com](mailto:Benjamin@ejdengineering.com) 909.517-2451  
File & Assign: 11/17/17 Staff: Mindy Nguyen [mindy.nguyen@lacity.org](mailto:mindy.nguyen@lacity.org) 213.978.1241  
New Staff: Amanda Briones [amanda.briones@lacity.org](mailto:amanda.briones@lacity.org) (213) 978-1328

Benjamin McNamara presented: The addition will be a rec room/exercise room. Issue is because it's a through lot they want a 25-foot setback. They want it on the existing garage which has a 10-foot setback. He says that the height won't change much. Existing height is 19 feet; capping proposed height at 24; adding 5 feet. It's a lower pitch roof. Construction vehicles will park on front side, on Doheny; there's a five-car space in the front for parking where they'll stage the construction vehicles. Owner related that they have a signed voluntary approval of the plan from all of the neighbors. There will be some loading and unloading in the back. Leslie related that it is a very very narrow road in the back; concerned about traffic. Benjamin noted that they will stage on site. Yves noted that considering what's going on, on Doheny, this is very minor. Public comment from Ellen Evans was in favor.

**Motion:** To approve; **Moved** by Stephanie; **seconded** by Yves; **11 yes; 0 no; 0 abstentions; Passed.**

**9. 1830 Blue Heights Dr** 📍 **ZA-2017-3054-ZV-ZAA-ZAD ENV-2016-4327-EAF PS-1437 NPH 5/24** ✓

TBC REVISED Notification and Distribution Date: January 22, 2018 Private Street # PS-1437, Private Street Map date 12/26/17 **Assigned 1/22/18 for DETERMINATION Full set of plans rec'd 2/23/18**  
Lot 44, 122.7 sq ft. New SFD, RFA 11,478 sq ft, a 9,463 sq ft basemnt, w/4-car att garage, 1 uncovered space and pool. A variance, to permit a driveway observing a max ht of 12.16 ft above nat grade w/in the front yrd setback & 25.63 ft above nat grade w/in the Northerly side yrd setback (incl guardrails). ZAD to permit 8 retaining walls incl 7 masonry walls varying in ht from 0 feet to 12 feet, and a soil nail wall to a max ht of 35 ft. A frt yrd setback of 5 ft for a SFD. A ZAA to permit the const of a retaining wall w/in a side yd setback, to a maximum height of 10 feet, in lieu of 6 feet otherwise permitted. Grading 10,053 cy incl rough cut, rough fill, backfill and grading for piles and grade beams. Net Exp 9,432 cy. 2 prot oak trees, replaced by 4 to 1 and significant trees at a ration of 1 to 1.

Appl: Avi Lerner & Travor Short, A&T Development, LLC.  
Agent: Chris Parker PCC, [Chris@PCCLA.com](mailto:Chris@PCCLA.com) 805.216.7900  
Determination; Amanda Briones [Amanda.briones@lacity.org](mailto:Amanda.briones@lacity.org)  
Filed: 10/14/16 Assign: 2/09/17 Jason Hernandez [jason.hernandez@lacity.org](mailto:jason.hernandez@lacity.org) 213.978.1276  
**May 24<sup>th</sup> hearing date.**

Nicole Kuklok-Waldman presented in place of Chris Parker, and was accompanied by Ameen Ayoub, Design Studio; a civil engineer, and owner, Steve Byrne. She described the project, a sfd; two-story on one basement, 11,000 sf; requesting ZA additional retaining walls: eight, five of which are built into the structure of the home; to pull down; and two 3-4 foot walls to accommodate drainage; requested a soil nail wall. The site has two addresses; property also has 1849; however, not the parcel in question. It will appear 9-10 feet high at the street level. They have spoken to the neighbors who are supportive; spoke with Paul Edelman, negotiating 2 concerns: a way for critters to get around the site, and insure prohibition of future connection. They said they could accommodate that (and will do road improvement); that because of Access D Restriction, could not connect two houses in the future.

Asked if this is on spec, Mr. Byrne said more likely not. Stephanie was concerned about road width. Don asked about view-scape from street below and lighting, Viewmont, to which Ameen related that there's a

pretty tall wall that exists there now. He believes wall is owned by neighbors below. Jamie related that the bigger issue is not the wall, but mostly that it's all glass. Ameen said they do not have lighting plans, spot lighting; they don't foresee lighting on the home or on the property; not shooting lights down. They have maybe 10 lights from front to back. They are using a high solar band low E, that will somewhat mitigate the light; they've done roller shades that can be closed as needed. Ameen said city has requested that they mitigate the failing slope; the wall is sloping a bit with the landscape and is not a vertical wall. Jamie would like to see it. Ameen will landscape it from above and below. The color of the wall will blend into the color of the hillside. Nicole mentioned having a condition in the permit to maintain it in perpetuity. He'll provide samples.

Discussion was held about the soil nail wall, including how critters get across. Steph asked about road improvement. They're meeting tomorrow; Plan Check on B permit. Stephanie asked about calculations. Jamie asked them to explore landscaping of both their retaining wall and the one below. Yves asked who will landscape; 1830 will landscape below the wall; they'll talk with 1849 above about landscaping above with a drip system. They'll plant trees in front of that wall, and in front of all RWs on the house. Don suggested a covenant running with the building. Nicole noted condition is recorded on the property with misdemeanor and fines. Nicole can draft language to ensure what Steve T is saying on both landscaping and critters' pass-ways. Yves brought up that the soil nail wall is more important than retaining wall.

Jamie noted other issues, including that this is the only way out of the Kirkwood Bowl as a secondary access. Jamie will present the list of mitigations to Nicole (including but not limited to additional construction mitigations, and maintenance of soil nail wall). Jamie related that an issue for Stella Gray is that it is technically a private street, not used as such; they want a commitment to never pursue a gate; discussed an easement for MRCA, property is a habitat linkage zone #58 in DSPNA jurisdiction. Stephanie is concerned about access; asked if they have any thoughts about more parking; they say they have six; 2 tandem; 4-car garage and carport above. Jamie noted that road improvements give huge community benefits as long as we maintain the access. Stephanie says it is a no-brainer to do the road first; concerned about drainage/flooding. **Motion:** That we advance this to the full board and present additional conditions of approval that would be necessary to support the project. **Moved** by Jamie; **seconded** by Jason; **11 yes; 0 no; 0 abstentions; Passed.** Several neighbors, represented by Susan Ezell from Cole Crest, came expressing concerns about trucks, wanting them to come up Sunset and Blue Height.

**Agenda Items #10, 11 & 12 below:** Robert related that the architect notified him that they are not ready to present these projects and cancelled.

**10. 2545 Bowmont Dr. DIR-2018-328-DRB-SPP-MSP**  **ENV-2018-329-CE No Hrng a/o 5/03/18**   
**2380, 2358, 2360 Gloaming**

(Parcel-1) CWC Construction on a vacant lot of a 30-foot high, 14,490-square-foot, 2-story SFD. Location is lot 2 to be created from a proposed lot line adjustment. Design Review and project permit compliance, pursuant to the Mulholland Scenic Parkway Specific Plan, to allow the construction on a vacant lot of a 30-foot high, 8,592.6-square-foot, 2-story SFD and attached 6-car garage and basement. (location is lot 2 to be created from a proposed lot line adjustment)

Appl: Nick Keros (2545 Bowmont, LLC) Nulty Arch 805.455.2776

Rep: Jaime Massey [jaimemassey@gmail.com](mailto:jaimemassey@gmail.com) 818.517.1842

Filed: 1/19/18 Assign/Staff: 2/28/18 Courtney Schoenwald [courtney.schoenwald@lacity.org](mailto:courtney.schoenwald@lacity.org) 818.374.9904

**11. 2545 Bowmont Dr. DIR-2018-322-DRB-SPP-MSP**  **ENV-2018-323-CE No Hrng a/o 5/03/18** 

(Parcel-2) Construction on a vacant lot of a 30-foot high, 13,122-square-foot, 2-story SFD. Location is lot 2 to be created from a proposed lot line adjustment. Design Review and Project Permit compliance, pursuant to the Mulholland Scenic Parkway Specific Plan, to allow the construction on a vacant lot of a 30-foot high, 8,592.6-square-foot, 2-story one-family dwelling and attached 6-car garage and basement. (location is lot 2 to be created from a proposed lot line adjustment)

Applicant: NICK KEROS [Company: 2545 BOWMONT, LLC]

Rep: Jaime Massey [jaimemassey@gmail.com](mailto:jaimemassey@gmail.com) 818.517.1842

Filed: 1/19/18 Assign/Staff: 2/28/18 Courtney Schoenwald [courtney.schoenwald@lacity.org](mailto:courtney.schoenwald@lacity.org) 818.374.9904

**12. 2545 Bowmont Dr. DIR-2018-325-DRB-SPP-MSP ☉ ENV-2018-326-CE No Hrng a/o 5/03/18 ✓**  
(Parcel-3) CWC Construction on a vacant lot a 30-foot high, 14,490-square-foot, 2-story one-family dwelling and attached 6-car garage (located in lot 3 of a proposed lot line adjustment)  
Design Review and project permit compliance, pursuant to the Mulholland Scenic Parkway Specific Plan, to allow the construction on a vacant lot of a 30-foot high, 14,490-square-foot, 2-story one-family dwelling and attached 6-car garage and basement. (located in lot 3 of a proposed lot line adjustment)  
Applicant: NICK KEROS [Company:2545 BOWMONT, LLC] IR ARCHITECTS  
Rep: Jaime Massey [jaimemassey@gmail.com](mailto:jaimemassey@gmail.com) 818.517.1842 Filed: 1/19/18 Assign/Staff: 2/28/18  
Courtney Schoenwald [courtney.schoenwald@lacity.org](mailto:courtney.schoenwald@lacity.org) 818.374.9904

**Follow-up, Discussion & Possible Action on other Projects: (13, 14 & 15 not discussed)**

**13. 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)

**14. 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)

**15. Discussion & Possible Motion to establish posting site in the DSPNA territory for PLU agenda**

**Good of the Order:** Steve Twining gave report on various planning issues including linkage fee for affordable housing; bicycle ordinance and farmer’s market ordinance June 5<sup>th</sup>. From HF, Metro sent out an online survey; WRAC Land Use motion on access modernization for airport; DWP got budget for next year; we’ve been paying more than budgeted. At WRAC there was a woman concerned about odor from gas facility at Rancho Park, and discussion about a new burner at Rancho Park, which burns gas. He noted that Senator Allen has a motion to provide districts around rapid transit to take the place of 827 and 828.

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

- 16. New Packages Received: See Project Tracking List
- 17. Certified Neighborhood Council (CNC) Reporting Review of New Projects Submitted
- 18. Upcoming Hearings: See Project Tracking List (Subject to discussion & action)
- 19. Determination Letters Received: See Project Tracking List
- 20. Pending Haul Routes (Update by any PLU Committee members)
- 21. Proactive Tracking, Tasks & Projects (Update, Discussion & Possible Action)
- 22. Adjournment **8:06 pm**

**Next BABCNC PLU Committee Meeting: June 12, 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 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 ADJUSMENT  
ZAD – ZONING ADMINISTRATOR’S DETERMINATION  
ZV – ZONING VARIANCE