



Planning & Land Use Committee Meeting Agenda
Wednesday, September 12, 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. Though not mandatory, the public is requested to fill out a “**Speaker Card**” to address the Board on any agenda item before the Board takes an action. When the Board considers the agenda item entitled “Public Comments,” the public has the right to comment on any matter that is within the Board’s jurisdiction. Public comment is limited to 3 minutes per speaker unless waived by the presiding officer. Meeting is being audio taped.

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 the September 12, 2018 Agenda

3. Approval of August 14, 2018 Minutes (circulated with agenda)

4. Public Comments: On any topic not on adopted agenda that is 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. 8605 Edwin Dr / 8136 Skyline • DIR-2018-4100-DRB-SPP-MSP
 ENV-2018-4101-CE 90046**

Project Description: Construction of a 2 story, 25-ft high, 3,907-sq-ft SFD with att’d 3-car 500-sf garage and 477-sf basement and 8 ft high retaining wall.

Requested Entitlement: Design Review and Project Permit Compliance, Pursuant to the Mulholland Scenic Parkway Specific Plan And Sections 16.50 And 11.5.7 C, Respectively, of the LAMC, to allow for Construction of a 2-story, 25-ft high SFD with att’d 3-car garage and basement for total RFA of 3,907 sf, including 477 sf basement and 500 sf garage, and retaining wall of approximately 8’0 in height, in RE15-1-H-HCR Zone. Lot: 29,252.6 sf.

Appl/Owner: Robert & Melanie Stagnaro stagnaromel@gmail.com 310.403.8510

Shawn Keltner shawn@keltner.com 213.309.0121

Filed: 7/13/18 Assign/Staff: 7/23/18 Michelle Levy

8. 9787 BLANTYRE DR • DIR-2018-3479-DRB-SPP-MSP

ENV-2-18-3480-CE BCA Off Hutton: 90210

Project Description: Const of two (2) retaining walls, w/heights of 7' 9", 3' 4" ft & 3'10", associated grading of 136.06 cy, in conjunction with an existing SFD.

Requested Entitlement: Design Review and Project Permit Compliance, to the Mulholland Scenic Parkway Specific Plan and section 16.50 e and 11.5.7 c of the LAMC, to allow const, use and maintenance of two (2) retaining walls, with heights of 7 ft, 3 ft & 5 inches, associated grading, cut & exp 136.06 cy, in conjunction with existing SFD, in the RE15-1-H-HCR Zone.

Lot Area 30,565.6 sf. No trees, No neighbors sigs.

Appl: Michael Voloshin & Irina Mittnik michaelvoloshin@yahoo.com 323.578.5088

Maria Muccitelli mappingsvc@aol.com 818.787.1663 Continental Mapping Service Inc.

Rep: Elber Bonilla enbconstructioninc@gmail.com 818.512.7835 (ENB Const Co)

Filed: 6/15/18 Assign/Staff: 8/02/18 Courtney Schoenwald courteny.schoenwald@lacity.org 818.374-9904

9. 2580 N ROSCOMARE Rd •DIR-2018-3662-DRB-SPP-MSP

ENV-2018-3663-CE 90077 CD5

Project Description: Demolition of an existing a SFD, 2,565 sf, and const of a 2-story, 26'6" high, 4,798-square-foot SFD and attached 2-car garage

Requested Entitlement: Design Review and project permit compliance, pursuant to the Mulholland Scenic Parkway Specific Plan and section 11.5.6 c of the Los Angeles Municipal Code to allow the demo of an existing SFD and the construction, use and maintenance of a proposed 2-story, 26-foot and 6-inch high, 4,798-sf SFD and attached 2-car garage, in the RE-15-1-HCR zone. *Exist structure 19.14 ft, prop 26.5 ft. Avg natural 15% slope for exist & proposed. Grading 50 cy. RE-15 0-14.99 slope bands. Const on exist graded pad. 628 sf new pool & 682 sf deck. Remaining exist pad will be covered landscaping*

Link from Architect: <https://www.dropbox.com/s/2ag6wzzqbxz0yb1/Planning%20Submittal.pdf?dl=0>

Appl/Owners: Yervant Demirjian demico@aol.com 310.277.7277 (2580 Roscomare LLC)

Rep: Aram Alajajian aram@amaincs.com 818-244-5130 (Alajajian Marcoosi Architects)

Lilia Grigoryan lilia@amaincs.com 818-244-5130

Filed: 6/22/18 Assign/Staff 6/28/18 Michelle Levy

Staff Cont: ZA Zuriel Espinosa zuriel.espinosa@lacity.org 213.473.9983

10. 14220 W MULHOLLAND DR • ZA-2018-3092-ZAD-DRB-SPP-MSP

ENV-2018-3093-CE 90077

Project Description: Renovation and addition 1,662 sq ft to an existing 1,942 sf 2 story SFR & addition of 1 new 10' high retaining wall to prov the Code horizontal set back of 15'-0" for new addition. Lot is 22,068 sf incl existing 456 sf det garage. Site located w/in 500' of a sensitive use (ie: school or park) 0 neighborhood cont sheet.

Requested Entitlements: Pursuant to LAMC Section 11.5.7C applicant requests a project permit compliance for Mulholland Scenic Parkway. Pursuant to LAMS Section 16.50 applicant requests a design review board. Pursuant to LAMC section 12.24x.28 relief 12.21 c.10 applicant requests a ZA Determination for the lot fronts on a street improved to less than 20 ft wide and vehicular access from the lot to the boundary of the hillside area is not on streets continuously improved to a minimum of 20 ft wide. New 10' ret wall located at E wall. Proj ht is 24.6 and 2 story, exh pool and spa to remain.

Appl: Grant Loosvelt; Architect: Tyler Coldwell tylercoldwelldesign@gmail.com

Rep: Derrick Flynn derrick@sodaism.com 213.222.8557 Julianna So julianna@sodaism.com (Co: Soda Inc) Filed: 5/30/18 Assign/Staff: 6/25/18 Courtney Schoenwald

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

11. Update on Bel-Air Country Club Application for Permit to Remove 23 Protected Trees (Discussion & Possible Action). PLUC previously voted 9/0/0 to approve writing a letter to the Board of Public Works and CM Paul Koretz, and on July 25, 2018, the BABCNC Board voted 19/0/0 to approve sending said letter.

Possible Motion: To approve and submit a follow-up letter to the Board of Public Works and CM Koretz.

12. 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>

PLUM Committee Report relative to the feasibility of updating the Ridgeline Ordinance was approved at City Council on November 22, 2017 and finalized on November 27, 2017. There is no change in the Council File since 03/01/2018 when we submitted our 2nd CIS supporting the original motion.

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

There are presently 7 Community Impact Statements in the Council File. See:

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

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

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

Next BABCNC PLU Cmte. Meeting: Tuesday October 9, 2018 7:00pm @ AJU

Subsequent PLU meetings this year:

Tuesday, November 13, 2018

Tuesday, December 11, 2018

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

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