

Planning & Land Use Committee Meeting Draft Minutes
Wednesday, September 12, 2018 7:00 pm to 9:00 pm
American Jewish University
15600 Mulholland Drive, 2nd Floor, Room 223 Bel Air 90077

1. **Call to Order – Committee Member Roll Call** Robert called the meeting to order at 7:02 pm 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 the September 12, 2018 Agenda moved** by Steve; **seconded** by Mike
7 yes / 0 no / 0 abstentions; passed.
3. **Approval of August 14, 2018 Minutes** (circulated with agenda) **moved** by Stephanie; **seconded** by Steve. **7 yes / 0 no / 0 abstentions; passed.**
4. **Public Comments:** On any topic not on adopted agenda that is within the Committee’s jurisdiction.
 - **Michael Kemp** noted that Google will send large files as a Google Drive file without Drop Box.
 - **Stephen Twining** mentioned SB-828.
5. **Chair Report: Robert Schlesinger** related that there will be a Recode Hearing on 10/11 after 8:30 am, on the Process and Procedures Ordinance; 945 pages so far; 30 days advanced notification was given to send questions and comments. He recommended skimming document for keywords words, e.g., like slope, habitat, plan & would like to start next month at 6:30 for discussion two days before hearing.
6. **Vice-Chair Report:** Stephanie Savage

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

7. **8605 Edwin Drive / 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, Architect, and Amber Keltner presented, with client Melanie Stagnaro present in the audience. This is off Mulholland, around Tennis Club; a 29,000 square foot site; with a basin 11,000 square feet operated by Bureau of Sanitation; has trees, oaks and more mature trees. Proposing 3,907 sq ft home on 29,000 lot; two stories, mainly one single level of living with a split, below basement, counted as part of FAR. It has three enclosed parking spaces; not over 25 foot height limit; according to Mulholland limits; fair amount of piles and only in a small area grading, no more than 6 feet out; Bureau of Sanitation approved this, clearance given. They will carefully modulate façade, looks like two-story from basin side; from Edwin side looks like one-floor building. Amber noted they had the MDRB with positive unanimous approval and only three recommendations for changing some of the plants (yucca, grass and a bush) but no conditions. Questions were asked and answered. They do not want to rent out the basement; it won't be converted to an ADU. It's 380 square feet, more of a mechanical space according to Amber.

Moved by Stephanie; **seconded** by Yves; Discussion: they are only asking for support of the project; only because of MDRB, who approved the project. Linda asked if oaks will be impacted, to which Shawn responded, no. **7/0/0 passed**.

8. 9787 Blantyre Drive • DIR-2018-3479-DRB-SPP-MSP ENV-2-18-3480-CE BCA 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 Mitnik 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

No Show / No Action Taken

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

Aram Alajajian and Lilia Grigoryan presented; they have been before the DRB, and made a correction. The project is not 4,798 square feet; revised plans are for proposed 3,826 square feet in total; reducing almost 1,000 square feet, took off 900 square feet. They reported that the DRB really liked the project; contemporary, simple, and directed them to reduce the size. They have taken the FAR down from originally 34% to 27%, under the 30% FAR. Lot size 13,936 square feet.

They are proposing larger setbacks than currently existing building is sitting on. Existing building height is 15 feet. They are proposing 35-foot (*front-yard*) setback. Proposing relocation of swimming pool, deck will be extended around that area; current existing building has a wing that extends to the edge of the slope that they're cutting back; a confined form that will be two story; 2-car garage. Building elevations on pages 16-17; living room height is lowered to allow mechanical area above living room and dining room area. Very flat lot; no hillside; tips of the property touch the area that goes down to the Valley. Discussed areas removed. There was a 7' minimum and 9' minimum set back. Mike noted that the CC&Rs are for 7'. They have 9' on the other side. They reportedly will establish a hotline with the neighbors. Discussing hauling, they don't plan to have haul routes; will just remove demolition of foundation, less than 50 cubic yards. They will have 35 feet up front for construction vehicles and 9 feet on the side for equipment. Mike noted that CC&Rs require they submit to BAHA; he has already reviewed the plans and said that the owner will get a letter from Mike who is the Chair; Stephanie recommended calling AQMD to have them test the materials to make sure it's safe to demo. It is owner/user. **Motion:** To support. **Moved** by Mike; **seconded** by Steve; **7/0/0; passed.** .

**10. 14220 W Mulholland Drive • 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

Tyler Coldwell and arch Derrick; 1,600 addition; proposing new retaining wall, inner corridor of MDR requesting ZA to allow this development because roadway width is 18 feet and requesting variance determination; will be going before MDRB in a few months. They have 6 protected trees onsite; outside of project area; they are removing several palm trees onsite to preserve those trees; they have an arborist and have urban forestry approval. They will not be doing a haul route; exporting and cutting 110 cy, and with MRCA, there is a sliver of land in the back of the project that has been donated to them; the house as existing sits on the MRCA property that is donated.

They were approved last week to purchase that little piece of land and will do a lot-line adjustment. They also purchased the area with the retaining wall to keep the retaining wall in good condition. As to the undevelopable unusable land, it can't build on for development. They are close to Beverly Glen, under the water tower; behind the third house. They are not proposing any fencing on that land. Stephanie brought up issue of fire hydrants, which they will have to get signed off on by LAFD. Derrick noted that the driveway is large enough to accommodate construction crews.

This is for a two-story addition to the side of the home. Driveway discussed. Derrick noted that behind the property is open space. Linda Whitford asked about closeness of trees to construction area, and asked for greater protection of trees by chain link fencing rather than orange vinyl fencing. Tyler planned to do this. They are awaiting MRCA to get their final stamp of approval from MRDB.

Motion: To approve **moved** by Don; **seconded** by Yves; **7/0/0; passed.**

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. Said letter was written but not yet sent. **Possible Motion:** To approve and submit a follow-up letter to the Board of Public Works and CM Koretz.

Linda returned to give update on this, following the July 10th PLU meeting, the club has admitted that they have cut down all of the trees, per the letter to Board of Public Works. The hearing is coming up next Friday. She related that they explained that the reason for not being required to seek a permit to remove the protected trees, In a letter the country club provided the historical photos and aerial imagery that show that the trees were not there in 1926, that they were planted by landscaping employees or opportunistically planted by birds dropping seeds. She is asking for a follow-up letter expressing dismay for removal of protected trees prior to permit being given; that they knowingly cut them down and proceeded with the project without a permit. Bob would like to know the reason. The clause was put into the Protected Tree Ordinance when it was amended in 2006, to not discourage homeowners from planting native trees. Don noted that at some point you can't take it down; and opined that it is worthwhile to create an amendment to that clause. Linda doesn't think we need to be concerned about this in this instance since they don't have proof that the trees were planted; the only punishment in the ordinance is suspension of development for 10 years and they have already planted the replacement trees.

She would like a letter that says: The committee has now become aware that the trees were removed in advance of the permits being obtained and that we would hope that the Board of Public Works would take this seriously and that the community will be adequately compensated. Don feels we should say that some kind of action should be taken by the BPW as a punishment.

Motion: Do a follow-up letter regarding the protected tree situation at the Bel Air Country Club **moved** by Mike; **seconded** by Yves; ; **7/0/0; passed.**

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

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>

Broad amendments.

Meeting was adjourned at 8:39 pm

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