

**Planning & Land Use Committee Meeting AGENDA REVISED: Room Change Only**

**Tuesday, August 13, 2019 6:30 pm to 9:00 pm**

**American Jewish University**

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

[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 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		
Don Loze			Jamie Hall		
Yves Mieszala			Jason Spradlin		
Maureen Levinson			Leslie Weisberg		
Stella Grey			Wendy Morris		
Shawn Bayliss			Cathy Wayne		

1. **Approval of the August 13, 2019 Agenda**
2. **Approval of July 9, 2019 Minutes** (circulated with agenda)
3. **Public Comments:** On any topic not on adopted agenda within Committee’s jurisdiction.
4. **Chair Report:** Robert Schlesinger & **Vice-Chair Report:** Stephanie Savage

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

**5. 11100 CHALON – 15 protected trees – Review**

**6. 1312 N Beverly Grove ZA-2019-63-ZAD ENV-2019-64-CE**

To bring letter Confirming the 2 Issues Agreed to. BCA Lot: 19,070.2 sf.

**Project Description:** CONSTRUCTION OF A NEW 2-STORY PLUS BASEMENT SINGLE-FAMILY DWELLING AND NEW POOL, 5,829 SQ. FT. **Requested Entitlement:** ZONING ADMINISTRATOR'S DETERMINATION PURSUANT TO LAMC SECTION 12.24.X 28 TO WAIVE REQUIRED STREET IMPROVEMENT. LOT FRONTS ON A STREET IMPROVED TO LESS THAN 20 FEET WIDE. VEHICULAR ACCESS FROM THE LOT TO THE BOUNDARY OF THE HILLSIDE AREA IS NOT ON STREETS CONTINUOUSLY IMPROVED TO A MINIMUM OF 20 FEET WIDE.

Agent/Rep: Hassan Majd [hmajd@HMDGINC.com](mailto:hmajd@HMDGINC.com) 323.643.4780

*Project approved, subject to the condition that the developer improve the road along the frontage of the property to a min of 20ft and adjusting the retaining wall height so that it does not exceed 10ft in height. Also to include: fill will be in the rear-yard, screening is completed in a reasonable amount of time. LETTER to that effect.*

**7. 10690 Somma Way ZA-2019-1383-ZAD ENV-2019-1384-EAF BAA Approved**

(61 trees exist, 53 being removed, not during nesting season) (replace 1:1?) (permeable fencing?)

BAA 12/20/16 Exp 3,500 cy DENIED

**Requested Entitlement:** PURSUANT TO LAMC SECTION 16.50 AND 11.5.7, DESIGN REVIEW BOARD AND MULHOLLAND SCENIC PARKWAY SPECIFIC PLAN COMPLIANCE IS REQUESTED FOR THE DEMOLITION OF AN (E) SINGLE-FAMILY DWELLING AND ACCESSORY BUILDINGS AND THE CONSTRUCTION OF A (N) SINGLE-FAMILY DWELLING AND ACCESSORY STRUCTURES FOR A COMBINED TOTAL OF 29,811 SF. PROJECT SITE IS ZONED RE40 AND IS LOCATED IN THE BEL - AIR BEVERLY CREST COMMUNITY PLAN AREA.

Appl: Stephen Ives Dolcedo LLC, Oklahoma City 405.936.6240

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

Filed 3/07/19 Assign/Staff: 3/22/19 David Solaiman Tehrani

**8. 8555 Lookout Mountain • ZA-2018-7445-ZAD-ZAA ENV-2018-7446-EAF LCA 90046**

**Tracking Ent 4/06/19**

**Project Description:** CONSTRUCTION OF NEW 1,472SF SINGLE FAMILY DWELLING

**Requested Entitlement:** PURSUANT TO LAMC SECTION 12.24X.28, REQUEST FOR ZONING ADMINISTRATOR DETERMINATION FOR RELIEF FROM SECTION 12.21.C.10 TO SEEK WAIVER OF REQUIREMENT TO WIDEN ROADWAY TO MINIMUM 20-FOOT WIDTH; PURSUANT TO LAMC SECTION 12.28, REQUEST FOR ZONING ADMINISTRATOR ADJUSTMENT TO ALLOW FOR A 10% INCREASE OF THE MAXIMUM RFA OF 1,338SF; RELIEF FROM HEIGHT RESTRICTION TO ALLOW FOR A 10% INCREASE IN HEIGHT ON THE SW CORNER OF THE ROOF OF THE HOUSE; AND REQUEST TO COMBINE TWO, 3 X 6 FT LIGHT WELLS INTO ONE CONTINUOUS LIGHT WELL ON THE BASEMENT LEVEL.

Appl: Jason Goodell [goodelljason@gmail.com](mailto:goodelljason@gmail.com) 310.365.5440

Agent/Rep: Andrew Sussman [sitistudio@gmail.com](mailto:sitistudio@gmail.com) 818.506.3657 (architect)

Filed: 12/17/2018 Staff/Assign: Richard Reaser [richard.reaser@lacity.org](mailto:richard.reaser@lacity.org) 213.978.1240

**9. 1501 N Marlay Dr • ZA-2017-2328-ZAD ENV-2017-2329-CE DSPNA 90069**

**Requested Entitlements:** PURSUANT TO LAMC SECTION 12.24.X.26, A ZONING ADMINISTRATOR'S DETERMINATION TO ALLOW FOR 3 RETAINING WALLS, INCLUDING RETAINING WALLS OVER REGULAR MAXIMUM HEIGHT.

SFD 2 stry w/attached gar, in BHO Area. ZA to allow 3 ret walls ranging fr 3 ft to 23'6" in lieu of one ret wall w/max ht of 12' or 2 ret walls w/max of 10' each and min horizontal distance of 3'. 13 Actions, Approvals, Plans.

Owner: Sara Schusterow, NY

Appl: Paul Coleman [paul@luciol.com](mailto:paul@luciol.com) 213.700.2297

~~Steven Williams [steven@affordableexpediting.com](mailto:steven@affordableexpediting.com) 213.330.0484 Not affiliated anymore~~

Filed: 6/12/17 Assign: 7/28/17 Nuri Cho [nuri.cho@lacity.org](mailto:nuri.cho@lacity.org) 213.978.1177

Permanent Link: <http://planning.lacity.org/pdiscaseinfo/CaseId/MjE0NDc00>

**10. 9501 Gloaming Drive DIR-2019-850-DRB-SPP-MSP ENV-2019-851-CE CWC 90210**

*[Send Letter MDRB re confirmation and back-PLU] [Grading: where will they store 32,000 cu yds of earth on site, and where will they find room to re-compact on site?]*

**Project Description:** DEMOLITION OF AN (E) SINGLE-FAMILY DWELLING AND ACCESSORY BUILDINGS AND THE CONSTRUCTION OF A (N) TWO-STORY, SFD WITH BASEMENT, ATTACHED GARAGE, AND ACCESSORY LIVING QUARTERS FOR A COMBINED TOTAL OF 2

**Requested Entitlement:** PURSUANT TO LAMC SECTION 16.50 AND 11.5.7, DESIGN REVIEW BOARD AND MULHOLLAND SCENIC PARKWAY SPECIFIC PLAN COMPLIANCE IS REQUESTED FOR THE DEMOLITION OF AN (E) SINGLE-FAMILY DWELLING AND ACCESSORY BUILDINGS AND THE CONSTRUCTION OF A (N) SINGLE-FAMILY DWELLING AND ACCESSORY STRUCTURES FOR A COMBINED TOTAL OF 29,811 SF. PROJECT SITE IS ZONED RE40 AND IS LOCATED IN THE BEL - AIR BEVERLY CREST COMMUNITY PLAN AREA.

Appl: Bo Zarnegin [mig@holdings.la](mailto:mig@holdings.la) 323.962.5800

Rep: Andrew Odom [Andrew@crestrealestate.com](mailto:Andrew@crestrealestate.com) 310.405.5352

Whipple Russell Architects: 323.962-5800

Filed; 2/11/19 Assign/Staff: 2/22/19 Dominick Ortiz [dominick.ortiz@lacity.org](mailto:dominick.ortiz@lacity.org) 818.374.5061

<http://planning.lacity.org/pdiscaseinfo/CaseId/MjI3MzA20>

Dominick Ortiz [dominick.ortiz@lacity.org](mailto:dominick.ortiz@lacity.org) 818.374.5061

<http://planning.lacity.org/pdiscaseinfo/CaseId/MjI3MzA20>

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

11. **Possible Motion:** To form an ad-hoc committee to explore and advise on compliance and enforcement for home-sharing/party house activities that is currently endangering neighborhood – Stephanie Savage, Maureen Levinson & Samantha Cannon (open to board & community)

12. **LA County Superior Court case “Eldridge v. Los Angeles” – Jamie Hall** This is a legal challenge on CEQA grounds to the original Hillside Ordinance. The Statement of Decision was issued on December 5, 1994. The court determined that the City of Los Angeles was required to do "meaningful environmental review" for *each project* proposed in the Hillside Area that exports more than 1000 cubic yards of earth. The court determined categorical exemptions are not allowed.

13. **Ridgeline Ordinance – Loze**

**Council File #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 2<sup>nd</sup> CIS supporting the original motion. Motion Expiration Date: 11/14/2019.

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

14. **CD5 Protected Tree Ord. Amendment – Council File #03-1459-S3**

On November 22, 2017, Councilmembers Koretz and Bonin introduced a City Council motion to strengthen the Protected Tree Ordinance. It instructed the Urban Forestry Division to convene and consult with Planning, B&S, stakeholder groups and report back within 75 days with recommendations on such issues as reducing tree losses during development and broadening the tree categories and species protected under the Ordinance. There are 13 CISs in the council file; no change in Council File since October 2018. Motion Expiration Date: 11/22/2019.

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

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

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

**Next PLU Committee Meeting: Tuesday September 10, 2019 @ AJU 15600 Mulholland Dr., #223**

**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

**Accommodations for Disabilities /ADA:** As a covered entity under TITLE II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and upon request, will provide reasonable accommodation to ensure equal access to its programs, services, and activities. Sign language interpreters, listening devices, or other auxiliary aids and/or services will be provided upon request. To ensure availability of services, please make your request at least 3 business days prior to the meeting you wish to attend contacting BABCNC at 310-479-6247 or please send an e-mail that states the accommodations that you are requesting to [council@babnc.org](mailto:council@babnc.org).

**Public Access to Documents / Non-exempt writings:** In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the board in advance of a meeting, may be viewed at our website by clicking on: [www.babnc.org](http://www.babnc.org) and at the scheduled meeting. If you would like a copy of any record related to an item on the agenda, please contact BABCNC PLU Committee Administrator at 310-479-6247 or [council@babnc.org](mailto:council@babnc.org). Members of the public may request and receive copies without undue delay of any documents that are distributed to the Board, unless there is a specific exemption under the Public Records Act that prevents the disclosure of the record. (Govt. Code § 54957.5)

**Notice of Meetings.** The agendas are posted online at [www.babnc.org](http://www.babnc.org); are sent to those signed up for Early Notification on that website, and by Early Notification System with the City of Los Angeles. The agenda may be physically posted for public review at one or more of the following locations: Bel Air Mail Room 2337 Roscomare Rd., 90077, Glen Centre Postal Service 2934-1/2 N Beverly Glen Cir 90077, Laurel Canyon Country Store 2108 Laurel Canyon Blvd, 90046, Glen Market 1603 N Beverly Glen Blvd., 90077, and/or the Shack in the Back at The Bel-Air Restaurant, 662 North Sepulveda Blvd. 90049.

**BABCNC’s Upcoming Meetings:**

<b><u>Month</u></b>	<b><u>PLU Committee Meeting 7:00 pm @ AJU Rm #223</u></b>	<b><u>EP Cmte 7:00 pm @ Bel Air Ridge Clubhouse 2760 Claray</u></b>	<b><u>Board Meeting 7:00 pm @ AJU Rm #223</u></b>
September	Tuesday 09/10	Wednesday 09/18	Wednesday 09/25
<b>October</b>	<b>Thursday 10/10 PLUC</b>		Wednesday 10/23
November	Tuesday 11/12	November EP Meeting TBD	Wednesday 11/20
December	Tuesday 12/10		Wednesday 12/18

**BABCNC Website:** [www.babnc.org](http://www.babnc.org)  
**Office Telephone:** (310) 479-6247  
**E-mail:** [council@babnc.org](mailto:council@babnc.org)