

**Planning & Land Use Committee Meeting Revised Agenda**

**Tuesday, September 10, 2019 7:00 pm to 9:00 pm**

**American Jewish University**

**15600 Mulholland Drive, 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 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 September 10, 2019 Agenda**
2. **Approval of August 13, 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. **10690 Somma Way ZA-2019-1383-ZAD ENV-2019-1384-EAF ZA 8/19/19 NPH 2:00p C/H**  
 Van Nuys 90077 BAA ARC Approved BAA 12/20/16 Exp 3,500 cy DENIED  
 (61 trees exist, 53 being removed, not during nesting season)  
 Lot: 173,232.37 sf (Replace 2 for 1?) (currently 1:1) (permeable fencing?)  
**Project Description:** DEMOLITION OF AN (E) SINGLE-FAMILY DWELLING, AND THE CONSTRUCTION, USE, AND MAINTENANCE OF A (N) 2-STORY, 20, 958 SF (MAX RFA: 17,086.65 SF), SFD WITH FULL BASEMENT, SUBTERRANEAN GARAGE, SITE WALLS, P  
**Requested Entitlement:** PURSUANT TO LAMC SECTION 12.24 X.28, A ZONING ADMINISTRATOR'S DETERMINATION TO ALLOW FOR THE DEMOLITION OF AN (E) SINGLE-FAMILY DWELLING, AND THE CONSTRUCTION, USE, AND MAINTENANCE OF A (N) 2-STORY, SFD WITH FULL BASEMENT, SUBTERRANEAN GARAGE, SITE WALLS, POOL/SPA, LANDSCAPING, AND ACCESSORY STRUCTURE (GUARD HOUSE) THAT HAS FRONTAGE ON A PRIVATE STREET THAT IS LESS THAN 20 FT IN WIDTH AS REQUIRED PER 12.21 C.10(I)(2). PROJECT SITE IS ZONED RE20 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 [david.solaiman-tehrani@lacity.org](mailto:david.solaiman-tehrani@lacity.org)  
213.978.1193 SUSAN ZERMENO

**Permanent Link:** <http://planning.lacity.org/pdiscaseinfo/CaseId/MjI3ODg20>

*(At the August 13, 2019 PLU Committee meeting, the committee moved to continue this until after discussing with BAA; Maureen would send an email to the committee. No ZA hearing yet.*

*Amendment: To be continued; let them talk to BAA, report back and continue our deliberations passed unanimously; 9/0/0 Motion: We reserve the right to give an opinion until prior to the ZA hearing, if there are no other issues. Tony needs to provide LAFD clearance, a grading plan and site photos, 9/0/2 passed. The 2 abstentions were from Wendy & Maureen.)*

**6. 9501 Gloaming Dr. DIR-2019-850-DRB-SPP-MSP ENV-2019-851-CE CWC 90210**

**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.

Lot: 430,823 sf. *GRADING: 32,000 cu yds? Where will they re-compact and store on site? Where will heavy duty and worker's construction trucks park?*

Appl: Bo Zarnegin [mig@holdings.la](mailto:mig@holdings.la) 323.962.5800 Whipple Russell Architects: 323.962-5800

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

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

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

**7. 8424 & 8426 W Brier Dr. • ZA-2018-2920-ZAD 90046**

**90046 ENV-2018-2916-EAF ZA-2018-2917-ZAD**

Const Limits: 8424 (lot 2) total sf 4,395 sf dwelling, 2 stry SFD w/basement/spa, deck, garage.

8426 (lot 1) total sf 5,007 sf dwelling, 2 stry SFD w/basement, pool/spa, deck, garage.

**Project Description:** ZA-2018-2917-ZAD, new 4,477 sq. ft. SFD, ENV-2018-2916-ZAD 4,408 sq. ft. SFD. LAFD turn around, hammerhead. Storm Water, Report water recapture. See E. I. Report. Neighborhood wants to see ENV impact. **Req Entitlement:** Pursuant to 12.24x28 to

allow the construction of a new SFD on a lot abuts a street with a paved roadway width of less than 20' and that has a CPR of less than 20' from the driveway apron to the boundary of the hillside area in lieu of LAMC 12.21C10(I)(2,3). Non Protected trees 7 for 7 repl, 1 protected to remain.(see draft) (All addresses map: 8430, 8416, 8426, 8320, 8424 Brier - 8374, 8378, 8372 Barnes, 8410 Walnut. Lots 305 - 3120) (Proj includes a LLA between the lots resulting in (3) parcels and const of 2 (N) SFD's on 2 lots, (leaving the 3<sup>rd</sup> undeveloped) A haul route of 4,200 cy Export. 3,484 cy of Vacant Lot. Slope: less than 10% - 15, 10-15% - 15, over 15% - 70).

Owner/Applicant: Brad Sobel [sobeldevelopment@earthlink.net](mailto:sobeldevelopment@earthlink.net) 310.277.4697

[Co: Brier Hill Development LLC c/o Sobel Development] [John Frischman]

Representative: Tony Russo [tony@crestrealestate.com](mailto:tony@crestrealestate.com) [Crest RE] 408.655.0998

Kelley Kane 310.614.6599 Filed: 5/18/18 Assign/Staff: 5/23/18 Amanda Briones

**Permanent Link:** <http://planning.lacity.org/pdiscaseinfo/CaseId/MjIxMjQ30>

**8. 11100 CHALON ENV-2019-3327-CE (Discussion and Possible Action) BAA 90077 ENV-2016-911-CE 15 PROTECTED TREES Review** Replacing 1:1, should be at least 1:2  
*Latest status regarding 11100 Chalon: He is trying to sell vacant parcel w/ permits. He paid \$8 million in 2013 for the property which – until he demolished it a few months ago – had a beautiful historic Wallace Neff-designed home in impeccable condition. He's now trying to sell the vacant parcel plus permits for \$45 million.*

<https://www.redfin.com/CA/Los-Angeles/11100-Chalon-Rd-90049/home/6829455>

**Project Description:** CE FOR PROTECTED TREE REMOVAL IN ASSOCIATION WITH BY-RIGHT SINGLE FAMILY HOME DEVELOPMENT.

**Requested Entitlement:** CE FOR PROTECTED TREE REMOVAL IN ASSOCIATION WITH BY-RIGHT SINGLE FAMILY HOME DEVELOPMENT.

No Appl, no Rep.

Filed/Assign: 6/05/19 Sophie Gabel-Scheinbaum

[sophie.gabel-scheinbaum@lacity.org](mailto:sophie.gabel-scheinbaum@lacity.org) 213.482.7085

**Permanent Link:** <http://planning.lacity.org/pdiscaseinfo/CaseId/MjI5OTY40>

**9. 1501 N Marlay Dr ZA-2017-2328-ZAD ENV-2017-2329-CE (Final Discussion & Action)**

DSPNA 90069 **No 9/24 hrng**

**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 & min horizontal distance of 3'.

Case Information: 13 Actions, Approvals, Plans.

Owner: Sara Schusterow, NY

Appl: Paul Coleman [paul@lucol.com](mailto:paul@lucol.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>

*Project not returning (see above)*

*[Bob noted at the start of the August 13, 2019 PLU Committee meeting that Paul Coleman let him know that they are not ready and didn't think he'd return. Bob said he would prepare a letter, based on the information we already have, send it to the ZA and will send Paul a copy. He doesn't have a ZA hearing assigned yet.]*

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

**10. 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.

**11. 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.

**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>

**12. 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=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 PLU Committee Meeting: **Thursday** October 10, 2019 (instead of 2<sup>nd</sup> Tuesday due to holiday) @ AJU 15600 Mulholland Dr., #223**

**ACRONYMS:**

- |  |  |
|--|--|
| A – APPEAL                                 | PM – PARCEL MAP                            |
| APC – AREA PLANNING COMMISSION             | PMEX – PARCEL MAP EXEMPTION                |
| CE – CATEGORICAL EXEMPTION                 | TTM – TENTATIVE TRACT MAP                  |
| DPS – DEEMED TO BE APPROVED PRIVATE STREET | ZA – ZONING ADMINISTRATOR                  |
| DRB – DESIGN REVIEW BOARD                  | ZAA – ZONING ADMINISTRATOR’S ADJUSTMENT    |
| EAF – ENVIRONMENTAL ASSESSEMENT FORM       | ZAD – ZONING ADMINISTRATOR’S DETERMINATION |
| ENV – ENVIRONMENTAL CLEARANCE              | ZV – ZONING VARIANCE                       |
| MND – MITIGATED NEGATIVE DECLARATION       |  |

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**BABCNC’s Upcoming Planning & Land Use Meetings and Regular Board Meetings through 2019:**

| <b><u>Month</u></b> | <b><u>PLU Committee Meeting 7:00 pm @ AJU Rm #223</u></b> | <b><u>Board Meeting 7:00 pm @ AJU Rm #223</u></b> |
|---------------------|---|---|
| September           | Tuesday 09/10   | Wednesday 09/25                                   |
| <b>October</b>      | <b>Thursday 10/10 PLUC</b>                                | Wednesday 10/23                                   |
| November            | Tuesday 11/12   | Wednesday 11/20                                   |
| December            | Tuesday 12/10   | Wednesday 12/18                                   |