



Revised Agenda

Planning & Land Use Committee Meeting

Tuesday November 10, 5:00 pm – 7:30 pm

To Join Zoom Meeting Dial (669) 900-6833 OR (888) 475 4499

Webinar ID: 972 2189 3155

<https://us02web.zoom.us/j/97221893155>

- In conformity with the Governor's Executive Order N-29-20 (March 17, 2020) and due to concerns over COVID-19, the Bel Air-Beverly Crest Neighborhood Council meeting will be conducted virtually & telephonically. Members of the public who wish to listen to the meeting or participate in public comment to the Neighborhood Council may click link above or dial (669) 900-6833 OR (888) 475 4499 (toll free), enter Webinar ID 972 2189 3155 and press # to join meeting. Instructions on how to sign up for public comment will be given to listeners at start of the meeting.
- **Public Comment:** The public is welcome to speak. When the Committee considers agenda item "Public Comments," the public has the right to comment on any matter that is within the Committee's jurisdiction. Public comment is limited to one minute per speaker unless waived by presiding officer. Please note, under the Brown Act, the Board is prevented from acting on a matter that you bring to its attention during the General Public Comment period; however, issues raised by a member of the public may become the subject of a future Board or Committee meeting. The public may signal that they will make public comment by clicking the 'raise hand' button via Zoom or by dialing *9 (if joining the meeting via telephone) to 'raise hand' when prompted by the presiding officer. Comments from the public on agenda items will be heard only when the respective item is being considered. Comments from the public on other matters not appearing on the agenda that are within the Committee's jurisdiction will be heard during the General Public Comment period.

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		
André Stojka					

1. Call to Order – Committee Member Roll Call
2. Approval of the November 10, 2020 Agenda
3. Approval of October 13, 2020 PLU Meeting Minutes & October 26, 2020 Special PLU Meeting Minutes
4. Public Comments: On any topic not on adopted agenda within Committee's jurisdiction.
5. Chair Reports: Robert Schlesinger, Chair, & Stephanie Savage, Vice Chair.

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

6. ZA-2020-5071-ZAA- 244 LADERA DRIVE 90210

Project Description: ZAA FOR OVER-IN-HEIGHT HEDGES, SECURITY FENCE, GATES, AND PILASTERS

Requested Entitlement: ZAA REQUEST TO ALLOW THE CONSTRUCTION, USE , MAINTENACNE OF A 25' HIGH OVER-IN-HEIGHT HEDGES CONTAINING CHAIN LINK SECURITY FENCES, 8' HIGH VEHICULAR GATES, 8' HIGH PEDESTRIAN GATES, 8' HIGH PILASTERS IN THE RE-40 ZONE FOR (E) SFD.

Applicant: Rochelle Azoff pknickerbocker@knickassoc.com

Representative: Nick Leathers nick@crestrealestate.com

7. DIR-2020-4145-BSA; DBS-200035-DCP & DBS-200037- 10701 BELLAGIO ROAD & 627 CARCASSONE ROAD

Discussion and Possible Motion:

Consider taking a position on the appeal regarding 10701 Bellagio Road & 627 Carcassonne Road; DIR-2020-4145-BSA; DBS-200035-DCP & DBS-200037.

DATA: Appeal letter & Lot Line Adjustment-Parcel Map Exemption Cases & Grading Permits

Appeal letter (DIR-2020-4145-BSA; DBS-200035-DCP & DBS-200037), including (6) appeal points

<https://planning.lacity.org/pdiscaseinfo/document/Nzg5Mjk0/4596a256-522b-4c94-acc5-77ce1b3c8ef1/esubmit>

Lot Line Adjustment-Parcel Map Exemption Cases for 10701 Bellagio Road & 627 Carcassonne Road

2012: <https://planning.lacity.org/pdiscaseinfo/search/encoded/MTg1OTY00>

2014: <https://planning.lacity.org/pdiscaseinfo/search/encoded/MTk4MzQ40>

Grading Permits- 10701 Bellagio Road [04030-30001-02147](https://www.ladbsservices2.lacity.org/OnlineServices/PermitReport/PermitResultsbyPin?pin=141B149%20%20%20160), [04030-30000-03272](https://www.ladbsservices2.lacity.org/OnlineServices/PermitReport/PermitResultsbyPin?pin=141B149%20%20%20160), [04030-30002-03272](https://www.ladbsservices2.lacity.org/OnlineServices/PermitReport/PermitResultsbyPin?pin=141B149%20%20%20160), [14030-30000-06886](https://www.ladbsservices2.lacity.org/OnlineServices/PermitReport/PermitResultsbyPin?pin=141B149%20%20%20160), [14030-30001-06886](https://www.ladbsservices2.lacity.org/OnlineServices/PermitReport/PermitResultsbyPin?pin=141B149%20%20%20160)

<https://www.ladbsservices2.lacity.org/OnlineServices/PermitReport/PermitResultsbyPin?pin=141B149%20%20%20160>

Grading Permits- 627 Carcassonne Road

<https://www.ladbsservices2.lacity.org/OnlineServices/PermitReport/PermitResultsbyPin?pin=141B149%20%20%20160>

Appellant: Shawn Bayliss [The Bel Air Association] shawn@belairassociation.org

Representatives: Benjamin Reznik [JMBM] BMR@jmbm.com Daniel Freedman [JMBM] DFF@jmbm.com

8. ZA-2018-1641-ZAD-10427 W CORFU LANE 90077

Project Description: CONSTRUCTION OF A NEW SINGLE FAMILY DWELLING ON A VACANT LOT FRONTING ON A HILLSIDE SUBSTANDARD LIMITED STREET.

Requested Entitlement: REQUEST FOR RELIEF FROM PUBLIC IMPROVEMENTS FOR SUBSTANDARD HILLSIDE STREET.

Applicant: Kenneth Sampson info@bdsconstruct.com

Representative: Rudy Alegre rudyalagre@hotmail.com

**9. Discussion & Possible Motion for Community Impact Statement on Council File 20-1174
Completion Bond / Unfinished Buildings or Structures / Los Angeles Municipal Code (LAMC) / Section
91.106.4.4.3 / Time Limits to Complete Projects**

<https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=20-1174>

This item was taken up at the October PLU meeting, with decision to approve with amendments; and then to withdraw the motion until the amendments are provided. Motion here is to reconsider to provide support for the motion to get the process going. Amendments can be added later.

Re-Consideration to SUPPORT a Motion introduced by Councilmember Koretz as to the feasibility of requiring a completion guarantee, sometimes referred to as a ‘completion bond’ which sets time limits to complete projects, providing remedies for incomplete development projects citywide.

Councilmember Koretz’s motion concludes: I THEREFORE MOVE that the Council instruct the Department of Building and Safety, in consultation with the City Attorney, to prepare a report with recommendations, relative to the department’s enforcement of Municipal Code Section 91.106.4.4.3, *Unfinished Buildings or Structures*, inasmuch as there are numerous unfinished development projects citywide, which were issued building permits, in some instances, more than eight years prior, and causes the development project sites to become eyesores, and foremost, a disturbance to abutting property owners and neighborhood residents, and the feasibility of requiring a completion guarantee, sometimes referred to as a ‘completion bond’ which sets time limits to complete projects, and thereby provide remedies for incomplete development projects citywide.

Full motion: https://clkrep.lacity.org/online/docs/2020/20-1174_mot_09-15-2020.pdf (Attachment)

Current Case Updates by PLUC Members on pending projects:

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

Next PLU Meeting: Tuesday 12/08/2020 @ 5:00pm

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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