



Building A Better Community

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**PLANNING AND LAND USE COMMITTEE AGENDA  
REGULAR MEETING**

<http://babcnc.org/committees/planning-and-land-use/>

**Thursday, October 13, 2016 6:30 to 9:30 pm**

**Location:**

**American Jewish University**

**15600 Mulholland Drive, Room 223, Main Campus, 2<sup>nd</sup> Floor, Bel Air, CA 90077**

Accessible from the west side of Casiano Road; park at lower parking (Lot 1) below the security kiosk

**(across the street from Stephen Wise Temple this month only)**

**Board Seat Vacancy:** BABCNC is seeking a representative for our "Franklin Canyon/Coldwater/Mulholland/Crest District" seat. If interested & from this area, contact BABCNC @ 310-479-6247 [council@babcnc.org](mailto:council@babcnc.org)

**The public is welcome to speak:** Meeting is being audio taped. Though not mandatory, we request that you fill out a Speaker Card to address the Council on any item on the Agenda. You do not need to provide name or personal contact information. Comments from the public on matters not appearing on the Agenda will be heard during the Public Comment period. Public comment is limited to 3 minutes per speaker unless waived by the presiding officer.

**Note to all BABCNC Board Members:** Before, during and after the Planning & Land Use Meetings, Board members are cautioned to not discuss Board business or issues.

**AGENDA**

**1. Call to order – Committee Member Roll Call**

Name	P	A	Name	P	A
Robin Greenberg			Nickie Miner		
Jamie Hall			Gary Plotkin		
Michael Kemp			Stephanie Savage Co-Chair		
Maureen Levinson			Robert Schlesinger Chair		
Dan Love			Jason Spradlin, Co-Chair		
Don Loze			Stephen Twining		

**2. Approval of September 13, 2016 Minutes (circulated with agenda.)**

**3. Public Comments** On non-agenized Planning & Land Use items only

**4. Chair Report:** Robert Schlesinger (Co-chairs Savage & Spradlin)

**CASES TO BE CONSIDERED:**  
**NOTE: ALL CASES ARE SUBJECT TO MOTIONS**

**5. Projects & Items Scheduled for Presentation, Discussion & Possible Action**

**a. 9030 Meredith Place DIR-2016-2372**

New 2<sup>nd</sup> story addition to the 1,287 sf, to the SFD. Also an add of 890 sf basement under the footprint of the existing house. Existing house footprint to remain unchanged. Existing 2 car garage to remain. Avg prop bldg ht is 24', max prop ht of 28'6"

Owner: Shawn Ghodsian 323-864-6611 [shawnghodsian@emser.com](mailto:shawnghodsian@emser.com)

Rep/Agent: Ron Mandalian 310-904-9894 [ron@udspec.com](mailto:ron@udspec.com)

**b. 9105 W Cordell Drive, LA 90064 ZA-2016-2443-ZAA ENV-2016-2346-EAF**

Proposes to demo existing SFD on project site and construct a new 2 story, 5,891 sf SFD Lots A&B (484.4 sf) total 14,807.9 sf. ZA Adjustment to 1.3% variation to 14,807.9 in lieu of 15,000 sf. Haul route not established, over 1,000 cubic yds?

Contact: Tony Russo [tony@crestrealestate.com](mailto:tony@crestrealestate.com) Owner: Joseph Fryzer

**c. 2300 N Kimridge Rd. ENV-2016-2469-CE DIR-2016-2468-DRB-SPP**

Proposed 2,637 sf addition to existing SFD, a 2,234 sf addition to an existing accessory structure, and board approval of a previously staff level approved and previously constructed retaining wall. Rep: Andrew Odom [Andrew@crestrealestate.com](mailto:Andrew@crestrealestate.com) Owner: Michael Heimbold [MHeimbold@sheppardmullin.com](mailto:MHeimbold@sheppardmullin.com) This project is on hold until further notice.

**d. 14380 Mulholland Dr. 90077 DIR-2016-2138-DRB-SPP-MSP Hearing: 8/18/16  
(ZA Conditional Approval, will update the Commission)**

Design Review / Project Permit Compliance – Addition Total proposed 4,027 s.f.

Total existing size 3,863 s.f Demo: 283 s.f. Addition 1,097 s.f. Garage: 445 s.f. 2 cars

Attached. Lot size 14,511.3 s.f. RA15 Exp: 137.41 cy, Imp: 0 cy, Owner: Thomas Phillipson

Contact: Chris Parker 805-216-7900 [Chris@PCCLA.com](mailto:Chris@PCCLA.com)

**e. 9520 N. Hidden Valley Rd, ZA-2016-1346 & ENV-2016-1347-CE**

Proposes 7'8" fence/hedge & 8' pilasters (West of Coldwater)

Owner/Applicant 9520 Hidden Valley Road LLC, 818-575-9400 email:

[carlos@rochanuez.com](mailto:carlos@rochanuez.com) Contact: Jaime Massey 818-517-1842 [jaimemassey@gmail.com](mailto:jaimemassey@gmail.com)

**f. 50 Beverly Park Way, 90210 ZA-2016-2258-ZV-ZAD-F, ENV-2016-2259-CE-ZV-ZAD-F**

Lot: (33) 113,017.3, Project 26,444 sf. Over-height & multiple walls, multiple kitchens, over height building. Over-in-height Residence due to multiple light wells in basement. Over-in-height fences/walls in the required front yard. Two additional kitchens, multiple retaining walls. To allow a building height of 58' due to multiple light wells. The building has to be measured from the bottom of the lowest light well which will add an additional 13'.0" to the residence.

The building height from grade will be 45'. To allow 2 additional kitchens in a SFD in lieu of the one already by code (service & staff kitchens). 14' front gate, 10' wall, 6'8" pedestrian gate, (2) 3' x 3' x 12 ft high pilasters w/3'6" lights on top and a rear yard wall up to 10' high in lieu of the 3'6" allowed for a front yard and the 6' allowed in the rear yard by code. Owner: 50 Beverly Park Way, LLC. Contact: Jaime Massey [jaimemassey@gmail.com](mailto:jaimemassey@gmail.com) 818-517-1842 Applicant: Armen Dolvantian (owner's rep)

[At our September PLU Meeting, the Committee approved a motion to continue this project until October.]

**g. 8333 & 8307 W Elusive Drive ZA-2007-4127(ZAD) ENV-2007-4128-MND**

9/01 Hrng, Can'd Ext of Time

Allow construction of a new SFD On a lot fronting a Substandard Hillside Limited St, improve with roadway width of less than 20' wide continuous paved from driveway apron to the boundary of the hillside area. Signed sheet of neighboring owners void. 2 story 3,396 sf w/342 sf garage. Access to prop provided by a pvt easement off the easterly terminus of Rugby Place. R40-1, approx. 13,945 sf lot area designated for Minimal Residential land use.

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

Robert Barry Elusive LLC Josh Fogelson 213.978.1301 [Joshua.Fogelson@lacity.org](mailto:Joshua.Fogelson@lacity.org)

**h. 8461 (8457) Grand View Drive – ZA 2015-718-ZAD-ZAA**

Construction of a 2 story sfd w/attached 2 car garage, no vehicular access route from a street improved w/a 20ft wide continuous paved roadway to the boundary of the hillside area and to permit and complete required st improvements from prop line to prop line. Hauling off prop? Gran View from Kirkwood to Cole is most narrow at 16 ft prop to 25 ft. Shane Patel

[sp0424@gmail.com](mailto:sp0424@gmail.com) 310-779-4554

Folder included with packet to bring. Anything to ID the project.

**END OF PROJECTS**

**6. Current Case Updates by PLUC Members on pending projects**

See Project Tracking List: (Subject to discussion & action)

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

a. **1400 Linda Flora:** Approve letter on 1400 Linda Flora as discussed at prior meetings.

b. **2471 Nalin Drive – Pending in PLUM Committee (Council File #15-1497):**

<https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=15-1497>

c. **1005 & 1007 Bellagio Terrace – Protected Tree Issue**

**8. New Packages Received** See Project Tracking List

**9. Certified Neighborhood Council Reporting** Review of New projects submitted

**10. Upcoming Hearings** See Project Tracking List (Subject to discussion & action)

**11. Determination Letters Received**

**10710 W Chalon Rd 90077 ZA-2015-4080-ZAA-1A Appeal Denied, Sustained ZA to APPROVE**

**12. Pending Haul Routes** (Update by any PLU Committee members)

**862-870 Moraga Drive DIR 2014-4936-CLQ ENV 2014-4937-CE Law Suit Pending APPEALED Approve Clarification of “Q” Condition No.1, allowing a multi-family development to exceed a 32ft height limit by 5ft totaling 37ft. Find that the project is categorically exempt to Category 1 of the CEQA Guidelines.**

13. **Proactive Tracking, Tasks & Projects** *(Update, Discussion & Possible Action)*

14. **Adjournment**

**The Next BABCNC PLU Committee Meeting will be back at Stephen Wise Temple Tuesday November 8, 2016, 7:00 to 9:00 p.m.**

**ADA:** As a covered entity under TITLE 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 [council@babnc.org](mailto:council@babnc.org).

**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 the following link: [www.babnc.org](http://www.babnc.org) or at the scheduled meeting. In addition, 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).

**ACRONYMS:**

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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