



PLANNING AND LAND USE COMMITTEE AGENDA
REGULAR MEETING

Tuesday, January 10, 2017 7:00 pm to 9:00 pm

NEW LOCATION:

American Jewish University

15600 Mulholland Drive, Room 223, Main Campus, 2nd Floor, Bel Air, CA 90077

Accessible from the west side of Casiano Road; park at lower parking (Lot 1) to be on same floor as meeting
 OR: park on street level, enter main entrance, then come down elevator or stairs to 2nd floor

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

Public Comment: 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 with or without 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.

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

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		
Leslie Weisberg			Jason Spradlin, Co-Chair		
Don Loze			Stephen Twining		

2. Approval of January 10, 2016 Agenda

3. Approval of December 13, 2016 Minutes (circulated with agenda.)

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

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

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

6. Projects & Items Scheduled for Presentation, Discussion & Possible Action

a. 2980 Hutton Dr., 90210 DIR 2016-3745-DRB-SPP-MSP ZA-2016-3746-EAF (BCA) NPH Jan 5 RE40 Zone A40. Lot: 56,543.7 sf, max res flr area allow'd 10,511, SFR 9,785.5 sf Garage 780 sf, covered porch 680 sf, basement & guest house 2,905 sf.=12,650. Haul route Exp 3,126 cy of dirt. Imp exp 437 cy; 2 trunk dia 6" Oak, 3 truck dia 8" Oak removal. Owner Platinum Films Ltd 310.272.6052; Owner, Applicant Soly Bina 310.272.6052 solybina@gmail.com

Rep: Farzin Maly 818.770.0161 farzin.maly@gmail.com staff: William Hughen 818-374-5089

william.hughen@lacity.org Assigned 11/07/2016

(Notes from last meeting: 50 CAISONS, WORKER PARKING, BEL AIR RULES, DRIVE WAY, REMOVE/REPL TREES)

b. 9366 Flicker Way 90069 ZA-2016-3349-ZV 90069 ENV-2014-419-MND-REV1 Rec'd 9/15 NPH 1/17/17 Lot area 68,628.9 SFD Zone Variance to allow the construction, use & maintenance of an additional kitchen within a Single Family Home. One personal kitchen 665 sf and one guest kitchen 190 sf in size. Covenants, affidavits or easements YES. Property in the Hollywood Community – CD4 zoned RE11-1 Very low residential. Permit history: was an existing SFD permitted in late 40's/early 50's, 86 building permits added over 17 years. New permit for construction of a new SFD (or 2) has been approved and currently under construction. 3 story sfd w/ attached 5 car garage/pool/spa deck/ attached 5'1" wide x 285 ft long trellis. Set of Plans. Owner: Bruno & Kyara Mascolo Family Trust, Kyara Mascolo kyaramakeup@icloud.com 424.324.7511 Rep: Tony Russo tony@crestrealestate.com 408.655.0998 Staff: Nuri Cho 213-978-1177 nuri.cho@lacity.org (Notes from 12/13 meeting: COVENANT: NO LOT SPLIT, NO PARTIES 12/13)

c. 13050 Mulholland Dr. DIR-2016-2806-DRB-SPP-MSP-P Rec'd 8/09

Proposed new construction 4,971 sf, garage covered car port 754 sf, covered porch/patio/breezeway 320 sf, basement area 838 sf. Total structures 6,883 sf. w/max ht of 28'. Subject to BHO on a 30,596 sf lot. FAR 21.27%, hardscape 1,932 sf, lot coverage (building foot print and hardscape 24.9%) (6,883/30,596=0.2249 + hardscape =.288%) Export: 4,410 CY, Remove 1 Oak tree and 6 other protected trees. A portion of the site is within 100 ft of Mulholland Dr. and subject to a 15 ft ht limit. Site fronts Beverly Dr. & Mulholland Dr. Representative: Randall Akers 661-251-0565 factarch@gmail.com Applicant: Joseph Ahdoot 661-251-0565 Staff: Thomas Glick Lee 818-374-5062 tom.glick@lacity.org

d. 2570 Benedict Canyon Dr. ZA-2016-4657-ZAA-ZAD ENV-2016-4658-CE 12/06/16 BCA

SFD, w/attached 2 car garage (1 covered, 2 uncovered). Lot 50,817. Multiple ret walls: #1, 2A & 2A, 2B,3 on new plot plan. Also const additional walls and fences and solar panels per attached Addendum 'A'. App/Owner: Elizabeth Cooper ekcooper@earthlink.net 310.276.1241 Agent/Rep: Karen Zindler-Shuler Spock, Bardwell Case & Associates, Architects Karen@bardwellcase.com 818.784.5355

END OF PROJECT PRESENTATIONS

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. 11007 Bellagio Place ENV-2016-1784-MND – Maureen Levinson

Variance request to remove 34 protected trees for retaining walls to a renovation of a SFD See MND that was prepared — and already signed and pre-dated — for the removal of 24 Coast Live Oak Trees and 10 Southern California Black Walnut trees from a property located in Bel-Air at 11007 Bellagio Place.

Update: Setting up meetings with CD5 and Tim Tyson, Director of Urban Forrestry, DPW; to form a team, including an arborist. Preparing a list of questions in advance to submit to Tim Tyson.

b. Save the Date – Public Hearing: Proposed Protected Tree Code Amendment (CPC-2016-4520-CA).

January 20, 2017 at 10 am in Room 1050 of City Hall (200 N. Spring Street).

To see PDF with Hearing Notice, Q&A sheet & Proposed Ordinance online via this link:

<http://planning.lacity.org/documents/codeStudies/ProtectedTreeCA.pdf>

Questions or written comments on proposed Code amendment, reply to the e-mail sent to the board on Friday, January 6, 2017 at 4:08 PM by shannon.ryan@lacity.org

c. Report Update RE: ZA-2011-1424-ZAD-ZAA - 10580 Selkirk Lane

ZA-2011-1424-ZAD-ZAA-1A (the 1A is new) ENV-2011-1425-MND-REC1 (the REC-1 is new)

This was heard previously at BABCNC possibly back in 2009. It is coming back.

Staff Assigned: 12/30/16 Kenton Trinh 213-978-1290-kenton.trinh@lacity.org No hearing date yet.

d. Update and Possible Motion on Upcoming Bel Air Beverly Crest Overlay

Consider support of the CPC’s approved project as noted in the report within Council File 16-1472, described as “follow-up to Interim Control Ordinance number 183,497, the proposed zone change ordinance provides tailored and context-sensitive regulations for single family dwelling units within the Bel Air - Beverly Crest Community. The Zone Change applies the new Supplemental Use District, Hillside Construction Regulation, for the community identified as “Bel Air - Beverly Crest” within the proposed zone change ordinance.” **See Council File:**

<https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=16-1472>

e. Update: Vanvliet Donation to MRCA: See Attachment of the map documenting acceptance by the MRCA of a donated parcel in Beverly Glen, behind homes on Seabury Lane. The newly accepted parcel is in red, previously acquired parcels are in green.

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

g. 2471 Nalin Drive – Council file shows that on 05/03/2016 this was continued to the PLUM Committee, date not determined. (Council File #15-1497) Additional communications from the public are seen in the council file: **See:** <https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=15-1497>

8. New Packages Received See Project Tracking List for 8 thru 12 below

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

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

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

14. Adjournment

Next BABCNC PLUC Meeting: February 14, 2016 7:00 pm @ AJU

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 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 the following link: 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.

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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