



PLANNING & LAND USE COMMITTEE AGENDA

Tuesday, March 14, 2017 7:00 pm to 9:00 pm

Location: American Jewish University

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

[Accessible from the west side of Casiano Road. Park at lower parking (Lot 1)]

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 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
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 March 14, 2017 Agenda

3. Approval of February 16, 2017 Minutes (circulated with agenda)

4. Public Comments On non-agendized 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. 9810 W Portola Dr. ZA-2016-4639-ZAD ENV-2016-4640-CE (BCA) ZA Hearing 3/23/17.

Lot line adjustment in 2014. New SFD on lot fronting a Substandard Hillside St, not having a veh access route from st imp w/min 20 ft wide continuous paved roadway from driveway apron that prov access to the main residence to the boundary of the Hillside Area; in lieu of the requirements of LAMC. Appl: Oleg Koteinikov Rep: John Parker, Pacific Consultants: jparker@PCCLA.com 805.388.3356 & Chris Parker Chris@PCCLA.com 805.216.7900

Assign: ZA Jae Kim H jae.h.kim@lacity.org 213.978.1322

Assign: ENV: Debbie Lawrence Debbie.lawrence@lacity.org 213.978.1163

B. 9812 W Portola Dr. ZA-2016-4641-ZAD ENV-2016-4642-CE (BCA) ZA Hearing 3/23/17.

New SFD w/651 sf of basement, requires a ZAS because it fronts a st that doesn't have veh access route

from st imp w/min 20 ft wide to boundary of Hillside area.

Appl: Oleg Koteinikov Rep: John Parker, Pacific Consultants: jparker@PCCLA.com 805.388.3356 & Chris Parker Chris@PCCLA.com 805.216.7900

Assign: ZA Jae Kim H jae.h.kim@lacity.org 213.978.1322

Assign: ENV: Debbie Lawrence Debbie.lawrence@lacity.org 213.978.1163

- C. **15210 Antelo Pl DIR-2016-3262-DRB-SPP-MSP, ENV-2016-3263-CE** Hring 11/17/16 RVA/BAHA 90077 Mulholland Scenic Parkway, DIR-2015-4662-DRB-SPP-MSP, ENV-2015-4663-CE 3-Story, 2,964 sq ft 3 story, 30 ft high guest house* w/access bridge to a 16,516 sf, 3 story, SFD on 139,476 sq ft lot. Owner: John Buoymaster – Trustee Rec'd 8/31.
Rep: Rosemary Medal, KW&A rosemary@kwhattam.com 213.228.5303
Arch: Bridgwater Cons Grp, Clive Bridgwater clive@bridgwaterconsulting.com 435.333.4580
[Per telephone call from Rosemary, on 02-13-2017, they would be submitting change to a 2-story Accessory Living Quarter “not a guest house* anymore” & at our last PLU meeting, they were asking for an accessory structure, 2 stories, with no kitchens.]
- D. **8500 W Franklin Ave ZA-2016-3023-ZAD ENV-2016-3024-CE Hearing Date: 12/06/16 O/H.**
Lot: 8,692.3 sf R1, SFR, 2nd & 3rd stry add and remodel. Allow 0 frt yd setback in lieu of 5', proposed add to exc 81sf, max allowed 4,258, add 20% increase fr req 24' to 33' max. (Using 3 Slope Bands)
Owner-App: Randal Haworth 818.262.6593 Agent/Rep: Amilcar Hosterail: 310.452.5444
amilcar@briannoteware.com, Brian Noteware A.I.A. brian@briannoteware.com 310.452.6500
Filed: 8/16/16 Assign: 10/03/16 Azeen Khanmalek azeen.khanmalek@lacity.org 213.978.1336
- E. **9362-9368 W Sierra Mar Dr. ZA-2017-107-ZV-ZAD ENV-2017-108-CE NDA ZA-2014-0149-ZAA** Lots 46&47, RE11-1 Zone, variance to comb total area 8,121 sf in lieu of 11,000 req. 192 sf new, add 1,425 sf to join 2 houses to form 1 SFD w/lot tie. 564 sf of existing basement to be converted into habitable basement and add 1,009 sf of habitable basement space. Conv 400 sf of habitable space to garage. Parking: 3 spaces in lieu of 5 spaces req for 5,471 sf home. S side yd: 5'10" remain in lieu of 9' req for 2 story home. N side yd 4' remain in lieu of 9' req. Front yd arch foof proj 57" into 60", 1.25" prev set back in lieu of 30"max. Ht hor roof exceeds 30 ft, max ht 8' in lieu of 5', 10'9" in lieu of 5' .: Req a Zone Var allow a floor area 3,898 in lieu of 2,516 sf allowed by slope analysis in RE11 zone for 8,121 sf.
Gregory Williams alastair01@gmail.com 323.560.7040
Owner: Seijitsu Capital, LTD, Cape Town S.A. alastair01@gmail.com 310.980.7212.
Other Architect, Engineer, CEQA Cons., etc. Mass Architecture & Design greg@mass-arch.com 323.660.7040 Rep: Nichole Smith, Horizon + Entitlement. Nichole.Smith@HORIZONworks.net 323.528.7674 Staff: 1/17/17 Assign: Nuri Cho nuri.cho@lacity.org 213.978.1177
7. **Current Case Updates by PLUC Members on pending projects**
a. **See Project Tracking List:** (Subject to discussion & action)
8. **Follow-up, Discussion & Possible Action on other Projects:**
a. **Update on 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 prepared, 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.

b. **Update on Public Hearing on Proposed Protected Tree Code Amendment (CPC-2016-4520-CA) that took place January 20, 2017 at 10 am in Room 1050 of City Hall (200 N. Spring St.)** PDF w/Hearing Notice, Q&A sheet & Proposed Ordinance online:
<http://planning.lacity.org/documents/codeStudies/ProtectedTreeCA.pdf>

Questions or written comments on proposed Code amendment to: Shannon.ryan@lacity.org

c. Update RE: ZA-2011-1424-ZAD-ZAA - 10580 Selkirk Lane (Discussion)

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.

d. Update on Bel Air Beverly Crest Overlay: A BABCNC CIS was submitted to the Council File on February 7th. See Council File link:

<https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=16-1472-s1> & for the CIS: http://clkrep.lacity.org/onlinedocs/2016/16-1472-s1_cis_2-7-17.pdf

e. Update on 1400 Linda Flora: Status of previously proposed letter.

f. Update on 2471 Nalin Drive – Jamie Hall

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

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

10. Certified Neighborhood Council Reporting Review of New Projects submitted

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

12. Determination Letters Received

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

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

15. Adjournment

Next BABCNC PLUC Meeting: Change to 1st Tuesday in April: April 4th 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.

Notice of Meetings. The agendas are posted to the babnc.org website and sent to those who have signed up for 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 Foods (formerly “Bel Air Market”) 2323 Roscomare Rd., 90077, Glen Center 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 Bel Air Bar & Grill, 662 North Sepulveda Blvd., 90049.

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