



PLANNING & LAND USE COMMITTEE DRAFT MINUTES

Tuesday, May 9, 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)]

- 1. Call to Order – Committee Member Roll Call:** 10 present initially; at 7:13 pm Mike Kemp arrived, bringing the total to 11 present.

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

- 2. Approval of May 9, 2017 Agenda Moved by Robin; seconded by Leslie; 10 yes; 0 no; 0 abstentions; 2 absent: Gary and Michael; approved as written.**

- 3. Approval of March 14, 2017 Minutes (circulated with agenda) Moved by Maureen; seconded by Maureen; 10 yes; 0 no; 0 abstentions; 2 absent: Gary and Michael; approved as written.**

- 4. Public Comments** On non-agendized Planning & Land Use items only:

Debbie Weiss introduced herself as representing a group of 30-40 active people concerned with irresponsible construction. She noted that they participated on the passing of the Hillside Ordinance, which has given us extra protections; she is here to observe with hopes that our interests align.

[Mike Kemp arrived at 7:13 pm.]

- 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. 8221 W. SUNSET BLVD. (Marmont) ZA-2017-416-CUB ENV-2017-417-CE**

A Conditional Use Permit for the continued sale of a full line of alcoholic beverages in conjunction with an existing 60,461 sf hotel having 64 seats indoor and 123 outdoors. Liz Opholtz liz@epgla.com
 Andre Balazs (Chateau Holdings, Ltd.) ppavel@chateaumarmont.com 323-656-1010
 Rep: Elizabeth Peterson (Elizabeth Peterson Group) liz@epgla.com 213-620-1904 Filed: 2/02/2017
 Assign: 2/03/2017 Expedite: Yes Phillip Bazan phillip.bazan@lacity.org 213-976-1309

Liz Optholt, Project Coordinator, with EPG, Elizabeth Peterson Group, Inc., introduced herself & **Phil Pavel**, Manager of the Chateau. Liz related that she is representing the Chateau; they are requesting renewal of their existing CUP which is expiring. No update and no changes are planned for the new CUP. Hours remain 6:00am to 2:00 am and 24 hours for the hotel. Liz noted that this site is registered as a Los Angeles Historic Cultural Monument; the current owners have had it since 1990. They work with LAPD and reach out to the community. The site has 50 parking spaces. Employees are not allowed to park on residential streets around it; they rent parking across the street for employees and overflow. ZA hearing is on May 24. She related that Officers Thompson and Eubanks have no issues with the hotel. Management is always in contact when there are special events. Phil introduced himself, as having worked at the Chateau for 21 years; noting that if they have an event they make sure there is no noise after 11:00 and they send out notices regarding special events with possible parking issues. He related that they supported neighbors with regard to the Gehry project. He plans to email all the neighbors on their database for support. The original CUP was from 2008; plan approval 2011; expired February of this year. As to the parking at 8000 Sunset, they rent 72 slots, which they renew annually for the employees who get discounted validation @ \$6.00. Mike noted that we heard this in 2012, the last time. Don asked if there were any conditions. Maureen thanked them for keeping in touch with the residents.

Motion: To approve as written. **Moved** by Jason, **seconded** by Mike; **11 yes; 0 no; 0 abstentions; 1 absent:** Gary. **Passed.**

B. 2065 DAVIES WAY AA-2017-1429-PMEX

Lots 2, 3, & 4 total area 16,868 sq ft. Lot line adj to untie 3 exist lots and adj lines to result in 2 lots. Site has 1 exist bldg. Parcel 1 = 10,005 sf, Parcel 2 = 6,863 sf

Appl: Adrian & Victoria L Sainsbury-Carter adrian88@mac.com 323-620-4045

Agent/Rep: Amy Studarus Amy.Studarus@gmail.com 661.644.6212 -- **CANCELLED**

Bob noted that he spoke with Amy Studarus, who first contacted Cathy. It's a lot line adjustment, not a lot split. Stephanie noted that it's a substandard street, which may be a paper street, and that there are many protected oaks and walnuts on the site. Bob noted that one of the owners will remain there. The paper street is at best 14 feet wide; they can't widen it. Bob noted that Amy spoke with the lot line inspector among others. **Bob will call Amy and ask her to come.**

C. 8551 W COLE CREST DR. ZA-2017-0086-ZAD-ZAA Hearing not set a/o 4/22, Only Time **ENV-2017-87-CE** (Kirkwood Bowl) Conforms to R-1 zone hillside area. New const 1,806. Allow vehicle bridge access to garage & entry stair within req frt setback. (2 structures ZAA) Scale compatible. 2 cov cars, roadway widen to 20', current sub std rd 12.5'. New st ret wall will vary from 4 to approx. 12' above grade. New SFR located 6.5' fr ret wall to a req a bridge within the frt setback. 90 cy export. Appl: Justin Schneider justinsc76@gmail.com 323.893.5454 Rep: Anthony Stark, Corsini Stark Architects, LLP Anthony@corsinistark.com 323.255.9100 x 304 Cell 323-547-0651 Filed: 1/10/17 Staff: 1/12/17 Assign: Jason Hernandez Jason.hernandez@lacity.org ENV: Blake Lamb blake.lamb@lacity.org 213.978.1167 Accept Date: 3/24

Anthony (Tony) Stark presented the project, noting that that this is a severely down-sloping lot. He introduced Dana & Justin, the owners, who are proposing to build a 1,796 house, three stories. He related that the downside on the lot is that it is a substandard width lot, 12-1/2 feet, drops off severely; a guardrail at the street edge; to the south a shoring that the city put in a long time ago that maintains that street width. They propose to widen the street to 20 feet, build new retaining walls, and due to the site restrictions, and site shape, widening the street; will have a retaining wall along the easterly side of the road, then the property will drop, 6-10 feet; will have to build a bridge to our house to connect it to the residence. A driveway bridge to connect to the garage, and an entrance stair that goes to the entry, one

level down from the street. At the street height, middle of the lot, middle of the street, the height of the garage will be 15 feet; under required height by 5'. They are asking to not improve the street the rest of the way. Kirkwood and Oak are the next adjacent streets.

Tony related that they expect to place 9 piles and retaining walls that wrap around. They have had geological studies done, which have been approved. They are only exporting 90 CY of dirt. Leslie asked what they plan to do about the road. Damon, one of the owners, who lives on Briar, described “a checkerboard pattern” and that they have been working with the neighbors to offset some of the staging issues, and that there is access which they’ll be renting from them. Goal is to build out the retaining wall before they start construction on the house. They can use pop out of the neighbors. Access to the lot will be Sunset Plaza and Blue Heights Drive. He has plans to speak with the owner of the pink house.

Jamie related that there was a hearing that took place this a.m., which he attended, in which the ZA determined that an MND was required because of the cumulative impact of the many projects. Jamie noted that he has been talking with these presenters, but the problem is that the roads are tiny, and when you’re trying to coordinate 11 proposed single-family projects, there are significant environmental impacts. Jamie asked about staging and blocking the road. Damon replied that there may be instances when it is blocked temporarily; however, there are several pockets to turn around. With Cole Crest proper, there’s a spot with three spots to park at. The neighbor next door has signed off. They will be working with the owner of the house on Blue Heights. There’s also a pocket at Blue Heights where they can stage. Tony recommended that the owners put a construction schedule: first will be the road. They want to do everything. Jamie noted that they have to do an MND. This project could happen responsibly but if they don’t come back with granular-level detail, it probably won’t go their way; a staging plan, a parking plan. Stephanie asked if they’ve been to DPW. They still haven’t submitted drawings. Stephanie noted that Cole Crest is “withdrawn” asked why the city will make you do an improvement if they don’t care about the rest of the street, noting that there are a lot of liability issues. They are asking to remove the extra dedication. They have to come back with an agreement from the neighbor that they will allow him access on Sunset Plaza. Jamie recommended that they have a notification plan so that when there are important development milestones the neighbors are made aware of when these things happen. They need to map out the milestones, get permission, and notify people about the road closure and/or if there is a need to open the road.

They have a hearing date in a month and a half. Jamie reiterated that they need to demonstrate that they are unique, the way they access the site, that they have parking and that they have the authority to access this property through Sunset Plaza and Blue Heights. He noted that they’re going to screw up Briar and should think about investing afterwards in fixing that.

Motion To continue to next month **moved** by Mike; **seconded** by Jason seconded; **approved**.

D. 8495 COLE CREST DR. ZA-2017-9-ZAD ENV-2017-10-CE (8488-8490 W Grand View Dr.)

Grading, rem of onsite Tree(s) ZAD to waive all street improvements on Grand View.

Approx. 2,815 sf 3 Story SFD w/attached 2 car garage, roof deck & pool.

Owner/App: Kah Bing Sheng & Anne J Lo. 510-734-8576

Arch/Engineer/CEQA Cons/Designer, Ron Levy, Studio by Design ron.levy@studiodesign.org

818-506-6671 Agent/Rep: Nathan Freeman netfmg@aol.com 213-220-0170 Filed: 1/03/17

ZA Assign: 1/12/17 Jason Hernandez 213-978-1276 ENV Assign: 1/05/17 Blake Lamb

Blake.lamb@lacity.org 213-978-1167

Bing gave the presentation of this “in-scale development” noting that half of the houses are bigger and half are smaller. This is on an 8,400 square foot double lot; 12 feet above street grade. The only variance he is requesting is relief from road widening... He is widening the road 74 feet along the frontage in front of the property to 20 feet. It varies from 22 feet on the corner to 13-1/2 feet; so he’ll widen there. As to staging, he’ll do a retaining wall on the back of the lot facing Grand View. He is

building downslope. For construction parking, he met with a lot of neighbors; directly across the project, there is a long driveway, a large parking area off streets; 90 x 25 feet; between this parking and what he creates for a staging pad, there will be space for 18. There are 40 caissons representing 10-11 concrete trucks. A lot of the drilling happens in the property. He's putting a plan together. There's a B permit; 243 yards of dirt will be coming out of the entire project. A significant amount of the dirt will go back to fill the B-permit and expanding the road. A lot less than 243 yards will come off the lot. Jamie noted that there are two exceptions to the exemptions: 1) if in an environmentally sensitive area, and, 2) if there are cumulative impacts. In this case there are 11. (Jamie suggesting that he hire his own consultant to do the MND.) Jamie noted that it would be much safer for the community if he would totally change the plan, and referred to the dangerousness of Cole Crest. Jamie recommends that he reorient the project to the other side; have the garage on Grand View and walk up. Jamie noted that it's a 3-year process; and that the HCR will prohibit all parking in the neighborhood related to construction. Bing expects that they will abide by the HCR.

Don noted that he could not vote for this project. Bing's intention is to go get an MND done and noted that he has explored the alternative idea with the lower build; he appreciates our comments. Jamie related that under these unique circumstances, he doesn't think the ZA can make the findings. Mike wants the best project that can be built there. Nickie feels use of these streets is a safety danger.

Motion: To suspend until getting the MND, and if he can't he'll let us know. Discussion was held. Jamie advised that the MND has to consider the two oak trees, and the environmental aspects of that. He'll plant 4:1, or what Urban Forestry says. **Moved** by Steve; **seconded** by Mike; **11/0/0; passed.**

7. Current Case Updates by PLUC Members on pending projects

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
Maureen noted that instead of 34 of the large significant oaks only 20 will be removed; there was an alternative way to get the same result. Jamie noted that Michael Kemp always played a role. Maureen noted it was a huge success story.
- b. **Update on Proposed Protected Tree Code Amendment** (CPC-2016-4520-CA) Levinson
PDF w/Hearing Notice, Q&A sheet & Proposed Ordinance online:
<http://planning.lacity.org/documents/codeStudies/ProtectedTreeCA.pdf>
Jamie noted that there are loopholes, one of which is that replacement trees are not by definition protected trees. We need to be involved in working on the amendments. The idea was to give the Urban Forestry some discretion.
- c. **Update RE: ZA-2011-1424-ZAD-ZAA - 10580 Selkirk Lane** – Bob Schlesinger
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
Bob stated that he attended the ZA meeting with Dan Palmer four to six weeks ago. A lot of neighbors complained about safety; however, they approved it.
- d. **Update on Overlay for Laurel Canyon & Bird Streets** – Jamie Hall & Stephanie Savage
Laurel Canyon Neighborhood / Bird Streets Neighborhood / Hillside Construction Regulation Supplemental Use District
<https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=16-1472-s2>

Jamie noted that on 05/22, they had a hillside summit at David Ryu's office with Don, Stephanie, Maureen, Bob, and two people of the Bird Streets; everyone brought lists of what they wanted. Jamie said that their goal is to reassess. The City has two positions that they can't fill for coordinators. Jamie thanked Bob for setting that up, noting that we are able to achieve more as a unified force than individually. Bob wants a clarification of their problems with our Council District. Jamie explained the recent move to give categorical exemptions; at the hearing today, they are looking at regulatory compliance measures as the solution to everything.

e. **Update, Discussion & Possible Action on 10101 Angelo View Drive** – Bob Schlesinger

9. New Packages Received See Project Tracking List

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: Motion to adjourn by Jamie; seconded by Jason; and the meeting adjourned at 8:57.

Next BABCNC PLUC Meeting: June 13, 2017 7:00 pm @ AJU

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