



PLANNING & LAND USE COMMITTEE MINUTES
REGULAR MEETING

Thursday, February 16, 2017 7:00 pm to 9:00 pm

(This month only meeting is Thursday instead of Tuesday/Valentine's Day.)

New Location for PLU Committee Meetings in 2017 unless otherwise notified:

American Jewish University

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

Call to Order – Committee Member Roll Call Bob called meeting to order at 7:00 pm, at which time the roll was called with 6 present; at 7:10 we had a quorum of 7 when Don arrived and, at 7:16 a total of 8 when Mike arrived.

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

1. **Approval of February 14, 2016 Agenda:** Moved by Robin; seconded by Maureen; approved.
2. **Approval of December 13, 2016 Minutes** (circulated with agenda as no quorum in January)
 Moved by Mike; seconded by Don; approved by all present.
3. **Approval of January 10, 2016 Minutes** (circulated with agenda.)
 Moved by Mike; seconded by Don; approved by all present.
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

Projects & Items Scheduled for Presentation, Discussion & Possible Action

6. **2600 Summitridge DIR-2016-2721-DRB-SPP-MSP-1A** Re-scheduled for Feb 2017 BCA
 Appeal ACP/CPC Hearing Date: 1/12/2017 DENIED, ZA APPROVAL w/Conditions SUSTAINED
 Guest House Addition Hearing Date 10/06/2016
 Addition of 2,578 sf to existing guest house w/a footprint of 1,358 sf.
 House includes garage, house 5 bedrooms 12 bath, tennis pav, exist guest house 6,940 sf, 17,893 sf, prop footprint, 1,358, guest house total 8,298 sf, grand total 19,2512. (2,578+6,940=9,518)
 App/Owner Ronald N Dana [314-889-7123](tel:314-889-7123) rdana@dmfirm.com
 CEQA Consult: Jaime Massey [818-517-1842](tel:818-517-1842) jaimemassey@gmail.com

Rep/Agent: Mark Savary [310-444-1404](tel:310-444-1404) marks@landrydesign.net
Contact: (-1&-2) Ocean Equities Inc., Steven F. Udvar-Hazy (-2)
Staff: William Hughen [818-374-5049](tel:818-374-5049) william.hughen@lacity.org –

Prior to the meeting, Jaime Massey notified Cathy & Bob that she does not feel they need to present this to the BABCNC, as this was approved by the Mulholland DRB and she expects ZA to approve it.

7. **9812 W. Portola Dr. ZA-2016-4641-ZAD ENV-2016-4642-CE** Filed: 12/06/16 BCA
New SFD w/651 sf of basement, requires a ZAS because it fronts a street that doesn't have veh access route, proved w/min 20 ft wide to boundary of Hillside area.
App: Oleg Koteinikov Rep: John Parker, Pacific Consultants: jparker@PCCLA.com [805.388.3356](tel:805.388.3356) & Chris Parker Chris@PCCLA.com [805.216.7900](tel:805.216.7900)
Assign: ZA Jae Kim H jae.h.kim@lacity.org [213.978.1322](tel:213.978.1322)
Assign: ENV: Debbie Lawrence Debbie.lawrence@lacity.org [213.978.1163](tel:213.978.1163)
Michael Allan Eldridge Architecture + Design: studio@maearchdesign.com 310-822-3188

As Chris Parker and John Parker were not able to be here, Architect, Michael Allan Eldridge, came to present the project in their stead. Mr. Eldridge noted that they are asking for a variance because of the substandard road; they have a 15-foot road dedication, and need 20 feet to be a proper road. Questions were asked and answered including but not limited to that they are allowing a six-foot side setback to get to the 20 foot width. They did a lot line adjustment; one was bigger than the other and they equalized. He explained that the challenge is the bedding of rock planes, parallel to the slope of the hill, which tends to create an unstable condition. The hill as it sits there now is considered unstable. A ring of piles stabilizes the whole hill up to the ridge. One element is a debris wall to help control falling rock. Each has its own debris wall. Stephanie asked if they're in a road improvement. It is unknown to him at this time. They plan to remove 900 cubic yards of dirt from both houses. They designed the houses to be structurally totally independent; the pile system that holds the mountain is also the shoring; once the shoring is done, they can be excavated separately. They'll do them consecutively. Stephanie asked if they are getting a haul route, noting that because it's on a substandard street, it is 75% reduced. He noted that he doesn't need one because they'll do them consecutively.

Robin suggested he get input from the HOA, which is Benedict Canyon Association. Height from ground level all the way up, vertically to the top, is 46 on one and 49 on the other. Asked about the closest fire hydrant -- as the fire trucks would have trouble turning around in the cul-de-sac, he noted that Hydrants & Access has signed off, along with the hauling quantity. Asked if any protected trees will be removed, he noted that no trees of any consequence will be removed. The HVAC system is internal, with nothing on the roof. Each time the roof steps back there is a deck. There is one house from the lot uphill, adjacent, 10 feet away; an empty lot downhill from it, and another house after that. Asked how they'll get trucks turned around, he noted that one lot has a parking area adjacent to the cul de sac, where the truck can do a turn around. He believes there would be room for an emergency vehicle to get through. They may need to shuttle workers from Benedict Canyon.

Don Loze asked about the height of the building. Michael explained three methods of measuring. The overall height is 45 foot dimension. One of the methods is measuring average grade. Don asked about instability, where would slough and drainage go? He noted that should the house fail, sloughing goes in the street; water flow planters process storm water and release it to the street eventually. As to storm drains, Stephanie mentioned that BOE will do a survey of the entire road to make sure it drains properly.

Robin asked what is causing them to revise their plans, to which he noted that Building and Safety has approved it essentially; they're now doing the clearance work.

Jamie asked about the substandard street. He noted that the hearing is moving ahead, and that there's not much improvement they can do without moving the houses. Prevailing setbacks are 2-3 feet. They are dedicating 7-1/2 feet to the cul-de-sac dimension and 10 feet on the other. Michael asked how much space there would be for a road; it would be 10-1/2 plus an existing 15. Jamie noted that the widening is a common prerequisite. BOE has different criteria from B&S. The civil engineer has been working on the slopes. The owner has not built in these hills. The majority of the lot is over 60% slope. They are 500-600 feet under the limit.

NO ACTION. They will go to BCA.

8. **9810 W Portola Dr. ZA-2016-4639-ZAD ENV-2016-4640-CE** Filed: 12/06/16 BCA
Lot line adjustment in 2014. New SFD on lot fronting a Substandard Hillside Street, 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 requirements of LAMC. App: Oleg Koteinikov Rep: John Parker, Pacific Consultants: jparker@PCCLA.com 805.388.3356 & Chris Parker Chris@PCCLA.com 805.216.7900
Assign: 12/7/2016, ZA: Jae Kim H jae.h.kim@lacity.org 213.978.1322
Assign: ENV: Debbie Lawrence Debbie.lawrence@lacity.org 213.978.1163

Presentation as noted above. NO ACTION. They will go to BCA.

9. **15210 Antelo Pl. DIR-2016-3262-DRB-SPP-MSP Mulholland Scenic Parkway RVA/BAHA**
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 Medel, KW&A rosemary@kwhettam.com 213.228.5303
Staff Assign: William Hughen william.hughen@lacity.org 818.374.5049 Hearing Date 11/17
Please Note: As per telephone call from Rosemary, on 02-13-2017, they will be submitting the following change next week: To a 2-story Accessory Living Quarter – not a guest house anymore.

Rosemary Medel noted that last year an extensive remodel was approved, including retaining walls that tiered the site; that the home is 63 feet in height with tiered walls to accommodate landscaping. **This evening they are asking for an Accessory Structure, 2 stories, with no kitchens (contrary to the above-captioned project description.)** She noted that the past approval accommodated 6 parking spaces on site & a courtyard that could accommodate more parking. They are proposing the architecture and color complement previously approved by the DRB and note that the style has since been toned down. As to gates, for one gate you have to enter a code; there are several homes in there, two, and then another gate to the property. Accessory structure is 1,780 square feet; height is 30 feet from the very lowest level. They're looking to replace and revise the packet and wanted to share the project with us now. It doesn't require a haul route; export of 325 cubic yards of dirt. There is one continuous 12-foot retaining wall. There are two oaks, which they are not going to touch.

Robin related that Antelo is part of Roscomare Valley HOA area (BAHA), and asked them to discuss this with the HOA. Mike related that the main thing that BAHA (formerly RVA) looks at is setbacks, and this will not be an issue. The ADU has two bedrooms and baths; no kitchen; outdoor patios. Mike noted that the CC&Rs require her to bring this to BAHA. Rosemary will present to BAHA.

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

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

b. **Discussion About the New Tracking List** – Bob Schlesinger Bob gave an explanation of his new tracking list, which he stated he will be sending several times a month.

11. 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.

Update on the meetings with CD5 and Tim Tyson, Director of Urban Forestry, DPW.

Maureen gave update on their meeting with city officials and community members to address and protect the protective tree ordinance; environmental concerns, and to gain insight on enforcement.

Public Comment was given by **Ms. April Tausik and Dr. Linda Whitford**, who noted the successful meeting with Tim Tyson of Urban Forestry and CD5 Councilmember, Paul Koretz, as mentioned by Maureen.

Jamie mentioned that a property in Laurel Canyon, several months prior to their ZAD application, got an exemption from CEQA.

Linda noted that this is going to a hearing before Board of Public Works Commission on March 10th. She is asking for a letter supporting their objection to the MND and the tree removal permit for that property, with emphasis on the cumulative impact occurring due to the number and scale of simultaneous development of properties in Bel Air.

Motion: To oppose the request for the variance due to the unmitigated environmental impacts associated with the tree removal. Jamie **Moved** by Jamie; **seconded** by Robert. **8/0/0; passed.** This will be presented to the full Board for a letter to be prepared and sent to the BPW and CD5. Jamie related that he will be going to go to the hearing.

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 Street).

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

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

Send questions or written comments on proposed Code amendment to Shannon.ryan@lacity.org

Motion: To write a letter asking that the City Department of Urban Forestry submit all permit applications for tree removals to our Neighborhood Councils for advisement and decisions.

Moved by Maureen; **seconded** by Robert. **8/0/0; passed.**

This will be presented to the full board for a letter of Request of Elected Officials be sent.)

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. No hearing date yet. Staff Assigned: 12/30/16 Kenton Trinh 213-978-1290 kenton.trinh@lacity.org This was not discussed.

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

Don related that the date for the BMO may be in the next two weeks; it may be that the overlay will be handled separately, 10 days after the BMO is signed. ICOs expire March 24th. Bob noted that

Summitridge seems to be the boundary of the overlay. The overlay is designed to be a template for the Bird Streets and LCA. Don noted that the issue of the moment is that the chart spells out maximum grading and export but they do not distinguish between grading and hauling; in their documents, they say they are doubling the maximum grading, conflating under the house and what is in the chart; while they are two independent things. There's no limitation of the cut and fill except 50%. Robert noted that the hauling amount will be half of the grading amount. Don noted that we are trying to get this clarified in the BMO and in the overlay.

e. Update on 1400 Linda Flora: Status of previously proposed letter. No report.

g. Update on 2471 Nalin Drive – The council file shows that on 05/03/2016 this was continued to the PLUM Committee, date not determined. See council file for recent communications from the public. <https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=15-1497>

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

13. Certified Neighborhood Council Reporting Review of New Projects submitted

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

15. Determination Letters Received

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

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

Jamie related, as to the HCR Zone, that we can ask our Councilmembers to be part of that zone. Jamie noted that he will be working with Paul Koretz's office. He noted that parking needs to be offsite and to put in a request that we be included in this.

18. Adjournment: Motion to adjourn was made and seconded, and the meeting adjourned at 8:44 pm.

Next BABCNC PLUC Meeting: March 14, 2016 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 ADJUSTMENT

ZAD – ZONING ADMINISTRATOR'S DETERMINATION

ZV – ZONING VARIANCE