



## PLANNING & LAND USE COMMITTEE **DRAFT MINUTES**

Tuesday, July 11, 2017 7:00 pm to 9:00 pm

Location: American Jewish University

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

1. Call to Order – Committee Member Roll Call: **12 present; 1 absent.**

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

2. **Approval of July 11, 2017 Agenda:** Moved by Robin; seconded by Maureen; 11 yes; 0 no; 0 abstentions; 1 absence; Approved

3. **Approval of June 13, 2017 Minutes:** Moved by Steve; seconded by Mike; 11 yes; 0 no; 0 abstentions; 1 absence; Approved

4. **Public Comments** On non-agendized Planning & Land Use items only **None**

5. **Special Presentation on Harvard-Westlake’s “Parking, Safety and Athletic (PSA) Improvement Plan” -- Ari Engelberg, Head of Communications & David Weil**

Ari Engelberg, Head of Communications from Harvard-Westlake School, and David Weil, CFO for school, and project manager for the proposed project, gave a brief presentation on the PSA project. PLU Chair, Robert Schlesinger, asked for a focus on traffic impacts. Ari Engelberg spoke on the shortage of parking, noting that students have to park in the neighborhood and walk to the school. Plans are for a 3-storey parking garage with turf athletic field on top and a ped bridge. David stated that studies started in 2012, were updated in 2015, and were reviewed by City Departments, including Building & Safety, Transportation, etc. He discussed two areas of impact: 1) Construction noise, “a temporary noise impact,” and, 2) “Cumulative impact to the oak/walnut woodland,” which is just shy of 3 acres. The presenters noted that traffic was not listed as impact on the study done in 2011; that traffic counts and volumes in 2011 were unaltered by the DWP work; by 2015, updated studies showed that traffic has gotten worse. They noted that peer-reviewed analysis done by an independent consultant who specializes in Los Angeles, from Crain & Associates (Transportation Planning & Traffic Engineering) and LLG, Lynscott, Law & Greenspan, (Transportation Planning & Engineering) both concluded there was no significant impact to traffic resulting from project construction or operation, and that the work was reviewed by DOT who concurred, reviewed again and concurred again in 2016. As to operation, they stated that the school will not increase enrollment: “Councilmember for the district will insist upon that.” Questions were asked and answered. <http://www.hw.com/psaproject/> **PUBLIC HEARING is Tuesday August 8, 2017 at Van Nuys City Hall – 9 a.m. 14410 Sylvan Street, Room 201**

6. **Chair Report:** Robert Schlesinger – None

7. **Vice Chair Report:** Stephanie Savage - None

**CASES TO BE CONSIDERED:**

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

## 8. Projects & Items Scheduled for Presentation, Discussion & Possible Action

### A. 13442 & 13444 JAVA DR, 90210 ZA-2017-1743-ZAD ZA-NPH July 20, 2017

ENV-2017-1744-CE RE-40-1-H-HCR 90210 Mulholland West of B-Park

Const (n) SFD on lot w/o veh access rte from a street improved with a min 20ft wide continuous rdway from drive way apron that prov access to main residence to boundary of substandard hillside limited street, improved with rdway less than 20ft. Recorded Covenants. New 2 stry 8,921 sf SFD w/att garage, pool on 2 vacant lots. Access provided from Java. Exist driveway demo & rebuild to attain a min of 18ft wide and 135 ft long to Mulholland Dr. Java provides access to 16 other properties between its conn to Mulholland Dr. & Gibraltar. Firth Dr. adjoining the prop to South, provides access to 5 other properties between its conn to Java and termination to South of sub prop. What intervening structures? Approval of assoc Haul Route sought re export 2,500 cy from site.

Appl/Owner: The Aubery Trust.

Rep: Beth Cowan Proj Mgmt [bcowan@bcprojectmanagement.com](mailto:bcowan@bcprojectmanagement.com) 818.205.9595

Entitlement Consult: Caitlan Cullen [caitlan@crestrealestate.com](mailto:caitlan@crestrealestate.com) 775.690.2230

Filed: 4/25/17 Staff: William Hughen [william.hughen@lacity.org](mailto:william.hughen@lacity.org) 818.374.5049

Caitlan introduced Tony Russo who presented this project, of a new house on the flat pad that exists. The new house will be 8,921 square feet; 9,333 gross; allowed for 14,597 for slope band. In the MDR Board area, and he'll be going through an MDR process; comments will be made, revisions likely made and incorporated. This is a ZA requesting relief from widening the two frontages, as well as code section for continuous paved roadway from apron to boundary of hillside area; it leads to a street that dead ends. 15-20 feet paved roadway width, fluctuates in frontage of driveway; also has frontage along Firth; relief from widening along Firth 11-17 feet wide, because it only provides access to five homes; will require a retaining wall; benefit: only have four other homes affected; and relief from widening Java, because their frontage is small and it curves; meeting with B-permits and BOE, in order to widen, "B-permits likes to have a transition." He'd like it to slowly cut in, to get that additional 20 feet, there's not much benefit. He gave detailed further reasons for the request of relief from widening.

Stephanie asked if they've looked into some improvement of the road. Tony noted that they're not using Firth at all for construction. On Java, they're improving a driveway; will be a hammerhead turnaround onsite to provide for fire safety. Tony noted, as to determining benefits and costs of recommended improvements, that BOE deemed it not advantageous. Tony related that they're reaching out to the neighbors but he has not had formal communications. Jamie recommended he do that. They are at the average, based on lot size. Nickie noted that there are geological problems on Java and that it is scary to build this. A 2,500 cubic-yard haul route is proposed, a buffered number; they are trying to lower that to reach 1,000, but will likely be over 1,000. Nickie asked about the route, which he noted would be Java to Mulholland a few hundred feet; make a right, to take CC to the Valley to 101. Jamie asked if he knows who put in the retaining walls, and if the client committed to fixing. Tony claimed the client will take full responsibility. Jamie stressed the importance that everybody on this road gets notified. Tony noted we can add a condition, as to having more liability for supporting structures.

Further questions were asked and answered. Told that nothing will be on the roof; HVAC will be on the ground. The driveway is 18 feet; retaining wall will be under 5 feet if possible; a relatively low wall. Don Loze related that a lot of things are not figured out yet as for a request from ZA for extension. Tony responded that you need the ZA to be approved to release the CE. Don stressed that these requests need to come to us first; that we need time to coordinate with Planning, and that he does not have input from neighbors or BCA. Tony noted that there will be the MDRB & haul route hearings. As for ZA special request asking for relief for Firth and Java, Tony noted that they feel it's a straightforward ask, considering the site constraints; that they will be heard next week. As to the concern that the closest fire hydrant is still over 300 feet, Tony noted that they'll have a "fully sprinklered" building and are putting in a turn around, per the Fire Department. Nickie opined that they should have another fire hydrant. Yves related that two medium trucks will not pass each other on that street. Tony insisted that at the

haul route hearing, there'll be no staging or parking on Java. August is the prelim MDRB hearing with the final early next year. Jamie asked why he didn't speak with the neighbors.

**Motion:** To deny request; **Moved** by Don; **seconded** by Steve. **10 yes;** Steve, Nickie, Maureen, Don, Stephanie, Robin, Jason, Yves, Jamie; **1 no:** Mike; **0 abstentions;** **1 absence:** Leslie; **Passed to deny.**

**B. 1860 BLUE HEIGHTS DR., ZA-2017-883-ZAD DSP Hearing Not set a/o 3/30/17**

**ENV-2017-885-CE, AA-2017-884** Lot area 29,276.8

Demo & add 4,479 sf of floor area SFD fronting sub-standard Hillside Limited, width less than 20 ft. CPR from driveway to apron to the boundary of the hillside. Street. No veh access, deemed to be a private street. Appl/Owner: Salim Lahoud, Dubina Arts LLC.

Agent/Rep: Crest Real Estate [caitlan@crestrealestate.com](mailto:caitlan@crestrealestate.com) 775-690-2230

Filed: 3/06/17 Assign: 3/13/2017 Jason Hernandez [jason.hernandez@lacity.org](mailto:jason.hernandez@lacity.org) 213.978.1276

Tony Russo presented the case, describing a fairly large lot, smaller house; 92,000 square feet; RE11 zone; small frontage along Walnut Drive, primary access Blue Heights Dr. off Sunset Plaza. Remodel of existing sfd, 1,500 square feet; total 6,010 sf, 5,370 sq addition, 640 ADU. Existing ADU onsite will be demolished. They are requesting ZAD from widening. There are Two frontages; one at Walnut Drive and Blue Heights Drive. Walnut is a substandard street accessed by Brier (a withdrawn street). They're widening it to 20 feet where they can; transitions and pinches makes it infeasible for that property. There are existing walls and existing landscaping; they have support letters from both of the sides, in support of the ZAD. There will be a fire access off of Walnut. On Blue Heights Drive, they don't own the land, and say there is no feasible way to widen it to 20 feet, as they don't have the rights. They're the only house that will have access to that. They have a big lot, so have a big carport for parking construction trucks.

Jamie related that this abuts a quasi-community park in the area. He and Stephanie met with Sal. They asked for photo simulations from various vantage points in the canyons to be sure that what is built there is not looming over the canyon. They also had discussion on FB page, concern about construction vehicles, asked for a debris fence, and if there's any permanent damage that they'd fix that. Tony related that they won't have to go into the Kirkwood Bowl, because they have a different lot and can do the parking and staging on the lot. Jamie noted that this is a wildlife habitat area, and they are asking him to commit to not put up fencing that would prevent deer from moving through. Salim stated that he had asked and received support from all the neighbors abutting the property except for one; that standing on his driveway, looking down, the homes average 4,500 square feet on a 15,000 square foot lot. From his parking lot, he sees 11 properties, a quarter of his lot size.

Jamie said he could give them a conservation easement, a promise to be held in perpetuity, to include native landscaping and criteria for fences or gates. Salim said he'll not put a gate, and Jamie will put him in touch with the appropriate people. As to whether to have a condition of approval or conservation easement, Tony would prefer a condition of approval. Stephanie asked if you can have two curb cuts, to which Tony related it is allowed. Stephanie noted the other issue is getting to it from Sunset Plaza. Easement has existed since the 40s' provision in code... can be "deemed to be approved private street." Stephanie mentioned the legal liability, maintenance; which would be of the six property owners and the City. Access points for all the inhabitants discussed. Sal related that he is a graphic designer, working in technology, and will use the ADU as a work studio. He runs a nonprofit, "F-cancer" connecting skilled volunteers with cancer charities. Sal agreed to covenant to not use the ADU for airBnB.

**Motion:** That we support this project but with the condition on 1) providing photo-simulations of the project to verify the size of the house, 2) a master covenant agreement for not using ADU for airBnB, 3) for provision of a debris fence, 4) and approval of the fence height for wildlife; 5) subject to the approval of the Advisory Agency (AA-2017-884-DPS) for construction access.

**Moved** by Jamie; **seconded** by Jason; **11 yes:** Jamie, Michael, Robin, Robert, Don, Maureen, Nickie, Jason, Yves, Steve T., and Stephanie **0 no;** **0 abstentions;** **1 absence:** Leslie Weisberg; **Passed**

**C. 8551 W COLE CREST DR © ZA-2017-0086-ZAD-ZAA      Hearing: End of July/Early August  
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](mailto:justinsc76@gmail.com) 323.893.5454 Rep: Anthony Stark, Corsini Stark Architects, LLP [Anthony@corsinistark.com](mailto: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](mailto:jason.hernandez@lacity.org) 213.978.1276

ENV: Blake Lamb [blake.lamb@lacity.org](mailto:blake.lamb@lacity.org) 213.978.1167 Accept Date: 3/24

ZA: Jason Hernandez [jason.hernandez@lacity.org](mailto:jason.hernandez@lacity.org) 213-978-1276

Anthony Stark returned, noting they had an onsite meeting with Jamie, Stephanie and three neighbors, along with the contractor, and got feedback from neighbors. They were given a list of questions from Jamie and Stephanie, and went down the list. 1,800 square feet; improving street, widening road and sidewalk area. Contractor put together a preliminary construction schedule, and proposal to park. He met with Carl Mills at BOE, who is looking at this as a working roadway. Easement south side 12 inch line that goes down; they have been in contact with all the neighbors. Roof drainage: they'll have rain barrels, overflow will have a pump to take it back to street; sewer should work; will be part of their B-permit docs. Abutting property: Their neighbor, Mr. Oliver Kraus, was present. They presented a parking doc, showing there's a lot of space they can use.

Questions were asked and answered. Jamie asked how the cement truck will get there; told Sunset Plaza through Blue Heights Drive. He and the contractor walked the area several times. They estimate 53 days will be needed for the road improvement, pile-ons, concrete, and dirt. They're going back out through Sunset Plaza. Damon promised to provide notification. There will be 12 pile-ons for retaining wall and 9 for house; +/- 25 feet. Two soils tests were done; they are at granite at 10 feet. Jamie noted that subcontractors come up Kirkwood and have no idea what they're getting into, and asked if they can commit to using Sunset Plaza instead of Cole Crest. Damon noted that they're trying to divvy it up and expand the road. Jamie asked if they're having an environmental review, Categorical Exemption, and were told yes, for noise, air and traffic studies. Stephanie asked about expanding the road, to which Damon responded it is not an option. Jamie reminded about all the projects; noting that the problem with CEs, the exception is when there are cumulative impacts.

**Motion:** To deny this project because of the failure to conduct a sufficient environmental review; noting that from a purely academic perspective, this is not exempt from CEQA; there are cumulative impacts and an Environmental Review needs to be done. **Moved** by Jamie; **seconded** by Stephanie. Discussion was held. Nickie noted that the streets are paths that are dangerous. Jamie noted that CEQA is required in this case, as this is a ZAD, a discretionary action. Jamie continued that single family homes are generally exempt from CEQA; the exception is when there are cumulative impacts or if you're in an environmentally sensitive habitat area. The presenter noted that the house is a stand-alone project, and it's not required. **8 yes:** Steve, Nickie; Maureen, Don, Stephanie, Robin, Bob and Jamie; **2 no:** Mike and Jason; **1 abstention:** Yves; **1 absence:** Leslie; **Motion to deny passed.**

**D. 9450 Sierra Mar ZA-2015-4070-ZV-ZAD-ZAA      NPH ZA Hearing 7/25 C/H 9:30a**

**ENV-2015-990-CE** (also 9448, 9458, 9460) Hollywood Plan, V-Low II Residential-RE11-1

A 2 stry 1,277 sf addition of RFA to existing 2 stry 3,627 sf SFD + pool. Overall bldg. ht of 61' in lieu of 30' ft envelope ht. 6 ft North side yard + 4' So side yard lieu of 11' side yard setback. Allow max bldg. ht of 28' in lieu of permitted 24' w/in 20' of front lot line for lot fronting a Substandard Hillside Limited Street.

Appl: Harry Touil H77LA, LLC      Rep: Chris Parker [Chris@PCCLA.com](mailto:Chris@PCCLA.com) 805.216.7900  
Nuri Cho [nuri.cho@lacity.org](mailto:nuri.cho@lacity.org) 213.978.1177



Chris Parker related that he filed the case a long time ago; having public hearing at the end of this month. The client wants to modernize, to square it off from round “submarine” appearance. Changes to include: To square off the round submarine-shaped house; add some residential floor area above the existing one-storey garage attached, to add living space above to match the rest of the house, to be two storey with roof deck. The floor area above the garage would just be floor area. The Garage floor area addition is on the north side of the house; on the south side, they would add an additional parking space and a swimming pool where there is currently a deck. The house is a nonconforming house in many ways, built in the early 1990s; 57.8’ tall currently. The front 20 feet is built right up to the front setback, on the front property line. Just squaring it off and adding swimming pool creates a lot of requests: ZA Determinations to allow an exterior stairway and a portion of the garage and 2<sup>nd</sup> floor RFA to be in the northerly side-yard setback. The northerly side-yard setback is already being encroached. They are maintaining that encroachment. ...On the northerly side, the nearest house is 135 feet way. On the south side, there’s an existing deck. The pool will be built where the deck is. There’ll be a parking space. He noted that when you convert an on-grade deck to a swimming pool, the structure becomes a side-yard setback issue. He believes the impact is extremely minimal. The nearest neighbor to the south next to the pool is 150 feet away. Those are the two ZA determinations.

They also have a ZA adjustment for the main house to have maximum height of 28’ within the first 20 feet. Since they’re squaring it off, they had to add that request. The big one: A Zone variance to allow a max height of 61’ instead of the flat roof; so it should be 30 feet. It is currently 57.8 feet and the 2/3rds of that additional four feet is because with the swimming pool they have piles to hold that in place, which creates their new low-point. The elevation point is not changing; just have to change where they start measuring. It’s a nonconforming house, they’re going lower for the piles to the swimming pool.

Chris noted that this panel approved a very similar request for the house nearby July 2014; we would not be setting a precedent. Maureen asked what’s under the pool – Nothing. Yves asked and was told that 200 cubic yards will be removed. Five parking spaces: two tandems and a fifth spot near the pool. New construction above garage. Garage structure is not changing: it’s a four-car tandem garage.

They know they have a ways to go. Maureen asked if they could put the dumpsters on the property; the property is at the end of Sierra Mar; a pad was created with a place to put something. Robert suggested he get in touch with the owner to see if they could use it.

**Motion:** To take no exception to the project **moved** by Mike; **seconded** by Jason; **11 yes; 0 no; 0 abstentions; 1 absence**: Leslie Weisberg; **Passed**.

**9. Current Case Updates by PLUC Members on pending projects**  
**See Project Tracking List:** (Subject to discussion & action)

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

- a. **Motion: Committee to make a recommendation to the Board as to a position Harvard-Westlake’s “Parking, Safety and Athletic (PSA) Improvement Plan” NO ACTION**
- 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>
- c. **Update on Overlay for Laurel Canyon & Doheny Sunset Plaza (the Bird Streets and Sunset Plaza) Jamie, Stephanie & Yves Council File #16-1472-S2**

**11. New Packages Received: See Project Tracking List**

**12. Certified Neighborhood Council (CNC) Reporting Review of New Projects Submitted**

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

**14. Determination Letters Received: See Project Tracking List**

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

**A. Discussion & possible action regarding haul route appeals in the Doheny Sunset Plaza neighborhood at 9016 Thrasher & 9196 W. Thrasher -- Michael Kemp**

**Motion:** To recommend to the full BABCNC Board to support the DSPNA’s appeals of haul routes at 9016 Thrasher & 9196 W. Thrasher, based on the failure of the city to clear the streets for the haul routes and on the lack of enforcement. (There's a street-width issue on one.)

**Moved** by Jamie\*; **seconded** by Jason; **11 yes; 0 no; 0 abstentions; 1 absence; Passed**

**B. Discussion & possible action to establish a posting site in the DSPNA territory for the PLU Committee Meeting Agenda**

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

Mike recommended attending upcoming “Planning 101” put on by the Planning Department.

**17. Adjournment** Meeting adjourned at 9:40 pm.

**Next BABCNC PLUC Meeting: August 8, 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