



PLANNING & LAND USE COMMITTEE MINUTES

Tuesday, September 12, 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:** 8 at roll call. M. Kemp arrived @ 7:27, 9 present & 3 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 September 12, 2017 Agenda:** Moved by Robin; seconded by Jason; **8 yes; 0 no; 0 abstentions; 4 absent:** Maureen, Steve, Jamie and Michael; Passed

- 3. Approval of August 8, 2017 Minutes:** Moved by Nickie; seconded by Yves; **8 yes; 0 no; 0 abstentions; 4 absent:** Maureen, Steve, Jamie and Michael; Passed

- 4. Public Comments – Ellen Evans:** Ellen noted that on September 19th there will be Haul Route Hearing for items #170056 & #170057; they comprise vacant lots; four or five others have been given haul routes; the entire hill developed and moved; on the same street as landslide recently; there are plans for a concrete wall. [https://www.ladbs.org/docs/default-source/publications/misc-publications/importexport-route-\(haul-route\)-requests-status-table.pdf?sfvrsn=71](https://www.ladbs.org/docs/default-source/publications/misc-publications/importexport-route-(haul-route)-requests-status-table.pdf?sfvrsn=71)

- 5. Chair Report: Robert Schlesinger** – We are starting to ask presenters to send plans electronically. Jason suggested setting up a drop box for these, to give heads up on projects coming.

- 6. Vice-Chair Report: Stephanie Savage** – No report

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

Projects & Items Scheduled for Presentation, Discussion & Possible Action

- 7. 457 N CUESTA WAY ZA-2017-1992-ZAD ENV-2017-1993-EAF** ✓ Hrng Date 9/14/17 WLA 10am BAA (Lot 1.32 ac, 57,893 sf) RE-20-1-H-HCR, Demo an exist 7,457 sf res & const a SFD w/3 levels above basement w/in 30 ft envelope. Reg by BHO & add pool/spa on a site w/exist substandard street. FAR 27,700 tot, bldg. f/p 15.2%, paving/hardscape 29.1, Land Sc 55.7% Prop: (Protected Trees, 8 Oak, SoCal Blk Walnut, West Sycamore, CA Bay 0 removed Tree Rept Req) (Top map for slope req.)
This is a request to construct a new 27,700 square feet with an FAR of 15,650 square foot single-family residence at a height of 30 feet, comprised of three-levels over a basement, seven garage parking stalls and a vehicular bridge providing access from Bel Air Road. ENV REVIEW?

App: Cuesta Way LLC. Maria & Lloyd Lander (New York, NY)
Rep: Rosemary rosemary@kwhettam.com 213.228.5303 KW & Assoc
Filed: 5/18/17 Assign: 5/23/17 Jason Chan jason.chan@lacity.org 213.978.1320
Staff Cont: ZA Zuriel Espinosa, zuriel.espinosa@lacity.org 213.473.9983 **Rosemary cancelled / was sold.**

8. 9592 SHIRLEY LN DIR-2017-372-DRB-SPP-MSP CWC ✓Hrng Date 4/06/17 **No Determ a/o 8/01/17**
ENV-2017-373-EAF RE15-1H (above Coldwater, West above Gloaming) Exp 2,210 cy and const New SFD
w/max 4,358 sf of RFA, 2 stories over 1 basement, tot FAR 6,828 sf. 2 retaining walls. Facing a sub-std hillside
st 32' row & 24' paved. DRB width in Mulholland Scenic Pkwy Sp Outer Corridor. Owner/App: Charles &
Chrystelle Cohen. charlesc@seckgroup.com (←corrected email) 310.753.2558 Rep: Stephen McKelvey (ARC
PA, USA) steve@arcpac.com 626.590.4826 Filed: 1/30/17 Assign: 1/31/17 Kevin Jones kevin.jones@lacity.org
213.978.1361 Staff: William Hughen william.hughen@lacity.org 818.374.5049

Steve McKelvey introduced himself as the architect with designer, Stan Hristov, and owners, Mr. & Mrs. Charles Cohen. Tony Russo noted that he will be working with them as an expeditor for the haul route. Steve presented the project with the assistance of Mr. Hristov, noting that the owner lives in the house. He has already discussed negotiations with Mulholland Design Review Board (MDRB) regarding basement; B&S won't count it. They're showing in their cut back basement and cut back rooms above that they brought the building 9 feet to a 25-foot height limit, though were allowed 30 feet for a flat roof; they count overhangs. He stated that they fit within MDRB's approval. The existing building is one (1) story; new will be two (2); pool in same place. He described the property as being in a cul-de-sac with a couple houses on the street with same ways of entering, with long driveway. They are on a substandard street and have four parking spaces on the street. He noted that there's a lot of debris, especially during a seismic event. Retaining wall is advised to stick up 3 feet to collect rocks and boulders. "It's a juggling act... it all fits." Don asked and was told that the pool water will drain into a mitigation tank in the driveway. If it overflows it goes into the street down Coldwater. They'll use some of the water for drip irrigation. They'll have some hardscape and some porous paving. Presenters noted that they meet if not exceed the City's storm water mitigation. There are no protected trees. The big trees will stay.

[Mike Kemp arrived at 7:26 pm.]

They expect to export a couple thousand cubic yards of dirt. Stephanie asked and it was noted that they are doing two feet of dedication to 53 feet. Robin asked about staging to build, and he noted that they have parking for contractors. Asked if they have discussed staging in front of the neighbors, they have signatures from neighbors which they are providing now. Export will be about 2,000 cy for the basement. They have applied for an MND and got a CE. He has met the same requirements with a project on Angelo in the past. Stephanie asked about fire hydrants, to which we were told that there is one. His contractor, Mr. Craig Lynch, was introduced; he noted that though this area is not under the overlay, they would abide by those requirements; he was given an explanation of the new requirements by an inspector. Stephanie asked about the retaining wall, which was over height, and they needed additional height of 3 feet for freeboard, which would make two walls each over 10 feet, based on their dimensions.) They have been to MDRB and have another hearing in two weeks. The matter before us is going to the MDRB. Technically it is a substandard street listed, as per Navigate LA. The presenter stated that they do not need a ZAD for substandard. Stephanie asked, and was told that when they go to B&S, this will be their entitlement; they'll have to comply with the freeboard; they are trying to play by the rules.

Motion: To approve as presented **moved** by Mike; Stephanie asked for a condition to get some verification of the road width on Shirley, and to verify that they have a fire hydrant within code (250 or 300 feet); and verification on the retaining wall; Mike agreed to amendment, **seconded** by Jason; **9 yes, 0 no, 0 abstentions. Motion passed with conditions.** They will come to the full board in two weeks. The presenter further added that the house is fully sprinklered, and made of concrete and steel.

9. 8201 W BELGRAVE (SIC) [BELLGAVE] PL ✓ **ZA-2017-380-ZAD ENV-2017-381-CE**

(Cul-De_Sac, lots 3, 4,&5) Lot: 23,497, RE9-1 (Laurel Cyn & Hwood Blvd)

New SFD 7,460 sf, does not have a 20' paved roadway, fr drwy apron to hillside area boundary.

Owner: Tyrone Mckillen, Moonraker Cap LLC. Rep: Crest R/E tony@crestrealestate.com 408.655.0998

Filed: 1/30/17 Accept 6/23/17 Assign: 9/01/17 My La my.la@lacity.org 213.978.1194

ENV Assign: Jason Hernandez jason.hernandez@lacity.org 213-978-1276

7,000 square feet 2,000 cubic yards; no basement; edge of a cul-de-sac; nice view. Tony related that they initially had a hillside referral form for this project saying this was "A-okay." They looked at the street, with portions of Crescent Heights less than 20 feet, which is the reason for the ZAD. Road widths range from 16-19 feet as you go down Crescent Heights; and no way they can widen those portions in front of other peoples' properties.

Tony discussed details of the project itself, including but not limited to: RFA 7,411; allowable is 8,108; slope bands, etc. Grading is 276, less than 300 cubic yards. Very minimal. The project itself has a fire hydrant 200 feet from the SFD at the intersection of CH & Bellgave; five (5) parking spaces covered as provided in the garage. Setbacks discussed; proposed building heights actual & allowable 28. They don't have a contractor selected and expect this to take 1-1/2 to 2 years. They are sending mailers to adjacent neighbors and provided a copy of the letter that they're sending out. Street condition adjacent to property is well above 20 feet, and for most of CH until lower. Stephanie asked about protected trees and landslide area. He noted that there are no protected trees. Tony related that they spoke to Planning about soils approval; they don't have grading approval yet. Michael asked, and Tony noted that the drawings don't show the piles. There is a very small retaining wall, less than 6' close to 5'. There are multiple caissons that have to hit bedrock; piles to support cantilevered area. Stephanie asked if he is exceeding overall height; 45 feet or have to have a variance. He noted that B&S plan-checker verifies. Michael asked about Bellgave width after cul-de-sac; 35 feet with a 40-foot right of way. Michael felt another terrace would be excessive. Tony offered to send updated plan set to Robert before the Board meeting and feels they probably won't have a hearing until at least November. Don asked about the urgency; feels this is not ripe for decision as we don't have adequate information. Michael noted that the decision before us is the substandard street, but it's down the road.

Motion: To continue this to the NC meeting with the condition that we get the new updated plans; **moved** by Robert; **seconded** by Jason; **9 yes; 0 no; 0 abstentions; 3 absent**: Maureen, Steve and Jamie; **Passed**

10. 9137 CORDELL DR. ENV-2013-3949-MND-REC1 ✓ BBSC Hearing 2/14/2017 6/15/17

DSP CD4 BF#170075/140005, Bureau/Inspection/Grading. Req of MND reconsideration to increase Export from 4,480 to 5,500 cy of Export. Under CEQA the MND, action by BBSC.

Const new 2 stry SFD (11,680 sf) w/basement (7,442 sf) gar (3,360 sf) ret walls & pool.

Owner: Renzo Barazzuol (Cordell Holdings)

Rep: Thomas Dumary III, Tony Russo tony@crestrealestate.com 408.655.0998

File 3/29/17 Assign: 4/05/17 Jason Hernandez jason.hernandez@lacity.org 213-978-1276

Tony Russo presented and provided grading plan for a haul route revision, noting there was a previous haul route approval. Currently there are three haul routes on Cordell. The contractor is managing all three, with agreement that at any given time only one project would be hauling. They want to move their mechanical equipment from the roof to basement which caused them to lower the basement slightly, and caused a little extra export.

Basement height is 10 feet. Proposed 4,682 cy; 5,500 is a buffer. They are in process with BSS and DOT; will be scheduled for hearing. Tony noted that the house was permitted a year and a half ago; initially had a haul route approval in 2014, which expired and was re-approved, with the addition of Bird Streets' condition. They are now going back to add additional export. Stephanie asked about retaining walls; to which Tony noted there are only the existing ones. "This is just a dropping the basement revision." He'll send final plans, when he has them.

Don mentioned the fluff factor. They are applying for 5,500 yards which is max. Don mentioned that the truck trips, exceeding what is 6,800 yards of dirt. He guaranteed us that we're only approved what you're approved. Yves spoke on behalf of the Doheny Sunset Plaza Neighborhood Association, have noted multiple violations on this project already. One of the team members spoke in regard to issues they have had with the truck drivers.

Leslie asked if any exterior lights, excessive illumination on project site, any unusual lighting, which they denied having. Asked about habitat modification issue, Tony responded that they have a company that comes out to do surveys as needed during bird nesting season, and notifies them if there are any issues. Stephanie asked and Tony affirmed there are three lots put together, RU11, and discussed exemptions. Yves doesn't feel that the MND is adequate and that it covers any additional earth removal. Tony and the two other me spoke about the Yorks.

Michael asked if they will be going to a hearing, Tony replied yes and that they will be adhering to the Bird Street conditions. Stephanie asked as to increases in export, to which Tony replied that they understand the sensitivity of this issue, they weighed options and had more export with the initial but have come to a final number. Robin asked about the three properties all being developed at the same time by the same people @ 9105, 9126 and 9137; and was told that they are only adding 6-10 truckloads. Fluff factor was further discussed. The new case includes the old MND; they utilized the old.

Motion: To not support this project based on the fact that we do not wish to add more export - **Moved** by Robin; **seconded** by Don **8 yes; 1 no**; Michael Kemp; **0 abstentions; 3 absent**: Maureen, Steve & Jamie. **Motion to not support passed**.

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

11. 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>

12. Presentation, Discussion & Possible Motion Regarding The Sidewalk Repair Program Environmental Impact Report Initial Study - Public Comments Due by September 15th -- Linda Whitford, Ph.D.

As a result of the Willits settlement, the City must spend upwards of \$30 million per year over the next 30 years to bring sidewalks into compliance with accessibility requirements. The City's Bureau of Engineering has begun the environmental review process for this Sidewalk Repair Program, and will accept public comments on the scope of the EIR until September 15. These comments will shape the scope and content of the draft EIR. For further information, see: <http://sidewalks.lacity.org/environmental-review-process>. The City has claimed an exemption from the normal CEQA process requiring an EIR be completed prior to commencement of a project. Instead, they will be conducting the EIR process while the program is under way. Removal of healthy, mature street trees throughout Los Angeles is a part of this process, and, to date, about 200 such trees have been removed.

Motion: To send a comment letter to the City on issues of concern in regard to the Sidewalk Repair Program and the EIR -- for example, the ongoing removal of healthy trees prior to completion of the EIR.

- Linda related that this is the first phase, scoping; and the public should tell them what they would like to see covered in the EIR. Discussion was held. Michael noted that the creation of an urban forest master plan is important and to determine which species makes sense on the streets; study alternative methods and materials. look at methods and materials used by other cities. Don feels the goal should be to get some action;

Motion: We hereby ask you to request to the appropriate parties that an expedited EIR be developed which addresses not only master plan but all the items on this list, Exhibit A. **Moved** by Don; Leslie **seconded; 9 yes; 0 no; 0 abstentions; 3 absent**; Maureen, Steve, and Jamie; **Passed**

13. Update on Overlay for Laurel Canyon & Doheny Sunset Plaza (Bird Streets & Sunset Plaza) Jamie Hall, Stephanie Savage & Yves Mieszala – Stephanie gave a brief update.

14. Discussion & Possible Motion to establish a posting site in the DSPNA territory for the PLUC Agenda. Yves will look for a site.

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

16. New Packages Received: See Project Tracking List

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

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

19. Determination Letters Received: See Project Tracking List

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

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

22. Adjournment: moved by Robert; Jason seconded; approved and the meeting adjourned at 9:07pm

Next BABCNC PLUC Meeting: October 10, 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 ADMINISTRATOR
ZAA – ZONING ADMINISTRATOR'S ADJUSMENT
ZAD – ZONING ADMINISTRATOR'S DETERMINATION
ZV – ZONING VARIANCE