



**PLANNING & LAND USE COMMITTEE MEETING AGENDA**

**Tuesday, January 9, 2018 6:30 pm to 9:00 pm**

**Location: American Jewish University**

**15600 Mulholland Drive, 2<sup>nd</sup> 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, before the Committee takes an action. 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. The public may comment on a specific item listed on this agenda when the Committee considers that item. When the Committee considers the agenda item entitled “Public Comments,” the public has the right to comment on any matter within the Committee’s jurisdiction.

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

**2. Approval of January 9, 2018 Agenda**

**3. Approval of November 14, 2017 Minutes** (circulated with agenda)

**4. Public Comments:** BABCNC PLU Committee welcomes comment on any topic not on adopted agenda, within the Committee’s jurisdiction.

**5. Chair Report:** Robert Schlesinger

**6. Vice-Chair Report:** Stephanie Savage

**7. Projects & Items Scheduled for Presentation, Discussion & Possible Action**

**a) 8500 W Franklin Ave. ZA-2016-3023-ZAD ENV-2016-3024-CE**

Lot: 8,692.3 sf R1, SFR, 2<sup>nd</sup> & 3<sup>rd</sup> 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 a max of 33’(Using 3 Slope Bands)

Owner-App: Randal Haworth 818.262.6593 Agent/Rep: Amilcar Hosterail:

[amilcar@briannoteware.com](mailto:amilcar@briannoteware.com) 310.452.5444, Brian Noteware A.I.A. [brian@briannoteware.com](mailto:brian@briannoteware.com)

310.452.6500 Filed: 8/16/16

Assign: 10/03/16 Azeen Khanmalek [azeen.khanmalek@lacity.org](mailto:azeen.khanmalek@lacity.org) 213.978.1336 Richard Reaser

[richard.reaser@lacity.org](mailto:richard.reaser@lacity.org) 213.978.1240

**b) 8552 W APPIAN WAY ☉ ZA-2017-3198-ZAD ENV-2017-3199-CE**

DSP CNC 8/09/17 DRB Total lot 13,128 sf. (was SFD w/access garage/cabana & pool.) Const new SFD w/att 3 car gar, 3,963 total FAR max envelope ht 31'0" const of new pool on hillside and 2 10'0" max ht ret walls. Dedicate 5' along prop line for street purpose & widen exist rdway in frt of prop frontage to meet current Substandard Hillside Limited Street requirements. No veh access from a street to improved to min 20ft CPR to boundary of hillside area.

App: Shane Haffey, Clear Capitol Capital Inv Grp, LLC. 310.398.1500

Arch: John Hamilton [JPH@HAMILTONARCHITECTS.NET](mailto:JPH@HAMILTONARCHITECTS.NET) Andrew [AMD@hamilton.net](mailto:AMD@hamilton.net)

Agent: Curtis Fortier [CJF@TONARCHITECTS.NET](mailto:CJF@TONARCHITECTS.NET) 310.398.1500

Filed & Assign: 8/10/17 ZA: Mindy Nguyen [mindy.nguyen@lacity.org](mailto:mindy.nguyen@lacity.org) 213.978.1241

CE: Blake Lamb [blake.lamb@lacity.org](mailto:blake.lamb@lacity.org) 213.978.1167

Richard Reaser [richard.reaser@lacity.org](mailto:richard.reaser@lacity.org) 213.978.1240

**c) 8241 W GRAND VIEW DR. ☉ ZA-2017-1398-ZAD ENV-2017-1399-CE**

(8246 Mannix Dr) TC 10/05 LM WCB James H

Lots 74 & 75 of Tract No. 798, and Lot L of Tract No. 2042. Total Lot Area 9,244.6

SFR, Const of new 2 stry over basement single family residence. Grading No H/Rte or tree remov.

Propty does not have veh access on a cont 20' wide paved route from driveway to boundary of Hillside area. To allow a 33' max building ht with roof slope less than 25% in lieu of 28' in order to eliminate requirement for a roof greater than 25% at house frnt. 2 additional ret walls, total (4). Allow 4 add on-site pkgng due to no avail street pkgng adj to development, and (b) allow for light well type design on northeasterly side of structure.

Applicant: Scott Spiro [saspiro@aol.com](mailto:saspiro@aol.com) 818-903-3371

CEQA - Advanced Engineering & Consulting [beth.advengcon@gmail.com](mailto:beth.advengcon@gmail.com) 818-222-7982

Agent/Rep: James Heimler Arch [jheimier@jhai-architect.com](mailto:jheimier@jhai-architect.com) 213.220.0170

Filed: 4/06/17 Assign: 8/17/17 ENV Blake Lamb [blake.lamb@lacity.org](mailto:blake.lamb@lacity.org) 213.978.1167

Assign: Jason Hernandez [jason.hernandez@lacity.org](mailto:jason.hernandez@lacity.org) 213.978.1276

*At the November 14, 2017 Planning and Land Use Meeting, the Committee voted 11/0/0 to continue this until LCA hears it and until January PLU meeting. Stephanie gave report that they have looked at this project; it will be sent back to Laurel Canyon; they have requested that we continue this until January*

**d) 8201 W 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](mailto:tony@crestrealestate.com) 408.655.0998

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

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

**e) 8301 W GRAND VIEW DR ☉ ZA-2016-4722-ZV-ZAD-ZAA ✓ (None 60629)**

New SFD, a basement, 2 above ground living levels, upper parking/access level with a total floor area of 3,167 sf, height of 45 ft on a 4,439.9 sq ft lot fronting a Substandard Hillside limited st in an R-1 zone.

Site is undeveloped/vacant. 45 ft exceeds the max envelope height on a lot that does not have vehicular access route by way of street improved with a min 20 ft wide continuous paved roadway from the driveway apron to the boundary of the hillside area. 3 retaining walls up to 17 ft in ht within required yard in lieu of the max ht of 3.5 ft. Asking for Zone Variance.

Appl: James Mellinger [james@ladrill.com](mailto:james@ladrill.com) 805.308.5266 Arch: Hunter Leggit Studio,

[hunter@hunterleggitt.com](mailto:hunter@hunterleggitt.com) 310.780.9708 Denver, CO Agent/Rep: Craig Fry & Assoc.

Larry Mondragon [dragon@craigfryandassociates.com](mailto:dragon@craigfryandassociates.com) 310.621.2309

Filed: 12/09/2016 Assign: 1/06/17 Project Planner: Jason Hernandez [jason.hernandez@lacity.org](mailto:jason.hernandez@lacity.org) 213.478.1276

**f) 1830 Blue Heights Dr. ZA-2017-3054-? 90069 ENV-2016-4327-EAF PS-1437 10/05 TBC**  
 Lot 44,122.7 SFD, new 11,478 sf w/att 9,463 sf basement, 4 car attached gar & pool. Var to permit driveway observing a max ht of 12.16 ft above nat grade w/in frt yd setback & 25.63 ft above grd w/in the Northerly side yrd setback(incl guard rails) in conj w const of a SFD , in lieu of 3.5 ft and 6 feet respectively in a hillside area. ZA Deter to permit 8 ret walls from 0-12 ft and soil nail wall to a max ht of 35ft as well as a front yrd setbk of for a SFD. Req ZA adjmnt to permit const of a retwall w/inside yd setbk to a 10ft max. Grading 10,053 cy incl rough cut, rough fill, backfill and grading for piles and grade beams. Net Exp 9,432 cy. 2 prot oak trees, replaced by 4 to 1 and significant trees at a ration of 1 to 1. Appl: Avi Lerner & Travor Short, A&T Development, LLC.  
 Agent: Chris Parker PCC, [Chris@PCCLA.com](mailto:Chris@PCCLA.com) 805.216.7900  
 Filed: 10/14/16 Assign: 2/09/17 Jason Hernandez [jason.hernandez@lacy.org](mailto:jason.hernandez@lacy.org) 213.978.1276

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

- 8. Update on Ridgeline Ordinance – Don Loze
- 9. Update on Proposed Protected Tree Code Amendment (CPC-2016-4520-CA) Maureen Levinson
- 10. Discussion & Possible Motion to establish posting site in the DSPNA territory for PLU agenda

**Current Case Updates by PLUC Members on pending projects: See Project Tracking List**

- 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)
- 16. Proactive Tracking, Tasks & Projects (Update, Discussion & Possible Action)
- 17. Adjournment **Next BABCNC PLUC Meetings: February 13, 2018 7:00 pm @ AJU**

**ACRONYMS:**

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A – APPEAL	PM – PARCEL MAP
APC – AREA PLANNING COMMISSION	PMEX – PARCEL MAP EXEMPTION
CE – CATEGORICAL EXEMPTION	TTM – TENTATIVE TRACT MAP
DPS – DEEMED TO BE APPROVED PRIVATE STREET	ZA – ZONING ADMINISTRATOR
DRB – DESIGN REVIEW BOARD	ZAA – ZONING ADMINISTRATOR’S ADJUSMENT
EAF – ENVIRONMENTAL ASSESSEMENT FORM	ZAD – ZONING ADMINISTRATOR’S DETERMINATION
ENV – ENVIRONMENTAL CLEARANCE	ZV – ZONING VARIANCE
MND – MITIGATED NEGATIVE DECLARATION	

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