



Planning & Land Use Committee Meeting Minutes
Tuesday, February 13, 2018 7:00 pm to 9:00 pm
American Jewish University
15600 Mulholland Drive, 2nd Floor, Room 223 Bel Air 90077

1. **Call to Order – Committee Member Roll Call** Robert Schlesinger called the meeting to order at 7:03 pm with 7 present and 5 absent. Nickie and Leslie arrived at 7:04 and 7:06 respectively, Don arrived shortly thereafter, for a total of 10 present and 2 absent. Maureen left at 8:04 pm, not feeling well, at which time we had 9 present and 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 (present & left @ 8:04pm)	X		Leslie Weisberg	X	
Stephen Twining	X		Yves Mieszala	X	

2. **Approval of February 13, 2018 Agenda Moved Steve; seconded Yves; 7/0/0; Passed.**
 3. **Approval of January 9, 2018 Minutes Moved Steve; seconded Jason; 7/0/0; Passed.**
 4. **Public Comments:** [Nickie arrived at 7:04 pm.]

5. **Chair Report:** Robert Schlesinger – Robert asked Stephanie to present her report.
 [Leslie arrived at 7:06 pm with a total of 9 present and 3 absent.]

6. **Vice-Chair Report:** Stephanie Savage related that in recent months, there have been more projects on and accessed by private roads. There are liability issues for the existing neighbors and real risks. Stephanie provided a pdf of the BOE design manual, where pages 56-59 address liability. [Contact council@babnc.org if you would like to request a copy of this document.] Stephanie related that she would like to draft a motion to the Planning Department and City Council calling for legal protection for existing homeowners on private streets who are currently liable for damages or injuries from negligent maintenance on private streets.

Motion: To review the issues of private streets and liability for neighbors; moved by Stephanie and seconded by Jason. Discussion was held. 9/0/0. Passed.

Projects & Items Scheduled for Presentation, Discussion & Possible Action

7. **8301 W GRAND VIEW DR ☉ ZA-2016-4722-ZV-ZAD-ZAA** **Hearing sched for 6/27**
Cancelled ZA NPH 7/13/17 Almost ready, have redesigned. 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 805.308.5266
 Arch: Hunter Leggitt Studio, hunter@hunterleggitt.com 310.780.9708 Denver, CO
 Agent/Rep: Craig Fry & Assoc. Larry Mondragon dragon@craigfryandassociates.com 310.621.2309

[Don arrived during this presentation, with a total of 10 present and 2 absent.]

Larry Mondragon representative of the project was accompanied by the architect, Hunter of the Hunter Leggitt Studio, and the owner, Mr. James Mellinger.

Mr. Mondragon related that the site in Laurel Canyon is subject to the BHO though recent amendments to the BHO are not applicable. Plans have been filed. He described lot as sitting on an aggressive slope, with Grand View Drive on the high end, below the ridgeline, and Yucca Trail is at the bottom end. He noted that the project will be well below the top of the ridgeline. He related that there are other houses in the area on substandard streets. The houses have different architectural styles.

They are asking us to consider a new single family dwelling with basement, two above-ground living levels, and an upper parking level access, as seen from Grand View Drive, without big frontage; basically a garage and an entry-well; 1,400 square feet in the basement; Grand View is substandard, well below 20 feet, and in some areas below 14 feet. Mr. Mondragon related the following requests:

#1 Zone Variance: He noted that this is very aggressively sloped. Additional square footage is allowed by the green building bonus. RFA could be 1,600 sf; they are asking for a variance for an additional 400 additional sf to make house 2,000 sf RFA.

They are asking for three ZADs.

#1 ZAD for Height: House will fully comply with max height 45 feet; however, will exceed the envelope height.

#2 ZAD for relief from improving road “from apron to driveway all the way to the base of hillside” on Grand View.

#3 ZAD for 7 retaining walls: Because of aggressive height, slope of land, they have a need to put in a total of seven retaining walls, two of which will serve a specific purpose (to discuss later). There will be one in the back to anchor hardscape. The back retaining wall is going to be put in at ground level, and will not stick up. It will be the back wall to a holding area for rainwater capture. There will be two additional retaining walls on the side that basically touch one another to provide lateral support for the hardscape in back yard, which will include an exterior staircase, a pool and an exterior deck.

5th item: ZA Adjustment: ZAA because the two retaining walls in the front yard exceed max allowable height of 3-1/2’.

He hasn’t asked for entitlement for relief of the duty to expand the frontage along the property to minimum width of 20 feet. The road is narrow. It’s difficult to get equipment in and to stage materials without intruding on the free flow of traffic.

Road bottleneck: To solve that problem and to provide a contribution to the neighborhood, the owner will undertake a substantial challenge of engineering to widen Grand View to a uniform width along his property frontage to 20 feet. This is a diamond-shaped property. Along Grand View the frontage is a total of 96 feet. There’s a wooden retaining wall that will likely be felled. The owner has applied for a B permit; he will put a long retaining wall along public right of way to expand the road to a uniform width of 20 feet, and use the additional two retaining walls in the front yard to join with the front of the house. He will back fill that to provide support for the road itself, and there will be a flat area off the road for staging. Goal was to expand Grand View and provide a flat area, slightly sloped from front of his house to entrance of right of way to Grand View itself. He noted that they wanted to make sure they were as tight as they could be on their filing and that they looked at all alternatives before seeking any of these entitlements. He concluded that James is building this for him and his son to live, not on spec. The architect related that the design reduces visual mass of the house, will have a mix of materials, layering, with depth of the house as narrow as possible, not protruding down considerably down the slope. From visual mass as you drive up to the house it is seen as a one-story house. The rest of the house is into the hillside or down slope.

Mr. Mellinger explained that his own business, L.A. Drill, involves specialization in structural foundation systems, grading, shoring and deep foundation drilling. He owns drill-reconstruction equipment fleets. Some of his drill rigs are made to reach up and down slopes; others are made to work directly on slopes. He will have about 40 caissons on this project... and may be bringing crane rigs down the slope. He builds/engineers different types of walls, etc. He bids on most projects here in the hills, and is here in the hills every day. This is something he looks forward to doing. He mentioned the failing retaining wall and that they will address structural points of the house. The road will have to be widened, with a piles-supported retaining wall at some point. Either he does it or the city does it. He believes he'll do it quicker. The road has been sinking in certain areas and the city has just filled it in.

They will use excavated dirt from the house to pile it up to backfill; they'll make that a staging area to hold construction materials; he'll use his own construction equipment, which will stay there until done. A lot of the tools will be brought daily. Employees will park down the street and be shuttled up. Delivery trucks will have flagmen, signage, etc. There is an area below Grand View on Yucca Trail, with a wide turnout, which the bottom of his property touches, where he can stage concrete trucks and not have them up on top on Grand View. He related that he communicates well with neighbors. They'll all have his number. House will be low and blend with the natural granite of the hillside. He believes he is an asset to the neighborhood, and will improve the neighborhood. He "can help everybody."

Questions were asked and answered. Stephanie asked about B-permit application and about the sewer, which he said they will tie into on Grand View. She noted that they discussed previously that the fire hydrant was 250 feet or further from property. Architect responded that they're compliant. They'll remove under 1,000 cy of soil. He will provide a full grading plan with calculations. Stephanie asked to see the Green Tier 1 drawings. They are asking for 30.2% increase in their variance. Stephen asked about the proximity of the other Grand View project that we're hearing this evening.

He related that they are working with the city and doing biological report, air and noise studies, as well as cumulative impacts, CEQA, which should be finished in the coming weeks. Hearing is not scheduled. They cancelled the previously scheduled hearing, for the architect to redesign to address height issue. Two retaining walls on each side and two in front. Two of the retaining walls are contiguous and not high, that are split, which he opined is effectively counted as two walls though only one wall; all of the retaining walls will be flanked by shrubs and trees. The architect added that the main large walls are the two in the front yard for widening the street, and the rest for all intents and purposes could be garden walls; not very high. The first thing they'll do is build a construction road on the property; then will have all the equipment onsite. They'll start with drilling and placing caissons. Once built, there will be a retaining wall on top of that.

Robin asked if they spoke with LCA. He spoke with Jamie who did the site walk through six months ago, along with Skip and Stephanie. They'll set the date once cumulative impact studies are in. Don expressed concerns about so many variances being requested despite the good professional presentation. Nickie moved to continue this. Jason recommended deferring this to the local association, following which we'll look at recommendations. Robert recommended that they go back to Laurel Canyon Association. Stephanie expressed concern about sewage and fire hydrant. Leslie suggested we provide them with our concerns to have them verify.

Motion: To deny unless or until LCA's list of concerns are addressed **moved** by Steve; **seconded** by Robin; **6 yes**; **1 no**; Don; **3 abstentions**: Yves, Leslie, and Nickie.

[Maureen, left at this point, feeling unwell; 9 committee members remained with 3 absent.]

Public Comment: After the presenters left, James Mills and Rikki Poulos, from two separate residences on Yucca Trail, spoke in opposition to this, referencing the proposed staging of the crane and trucks down on Yucca Trail, and that there's no legal parking on Grand View; the only legal parking for the entire loop of 40 homes is 13 spaces on Yucca Trail, where he wants to park his vehicles. Rikki Poulos

related that no one can even park on those 13 spaces which are always full. She mentioned the fragile infrastructure in that area, and mentioned a major water main break at the bottom of the hill, at the bottom of his lot, this last weekend, with a 40-foot geyser that went for 44 hours before they came and fixed it. She noted that this undermined the hill, taking a whole bunch of debris down the street, and that there are 20 homes below that all have mud in front of them now. She added that there have been four water main breaks over the last 5 years, and one of the neighbors could not get in or out of his driveway for two years until the city figured out how they were going to fix the road, because the whole road sank.

8. 1200 N La Collina Dr. ZA-2018-392-ZAD ENV-2018-393-CE DSP Two story addition of 629 sf with balcony to an existing single family residence. Requested Entitlement: Pursuant to LAMC 12.24x28, request for a zoning administrator's determination to seek relief from the requirements of sec. 12.21.c.10(i)(2) requiring to improve a substandard street in width in front of the subject property and to the boundary of the hillside area. pursuant to LAMC 12.24x28, a ZAD is requested to seek relief from 12.21c.10(i)(3) for an addition to a single family home that does not have vehicular access route from a street improved with a minimum 20 foot wide continuous paved roadway from the driveway apron that provide access to the main residence to the boundary of the hillside area. 0 Contact Sheet.

Applicant: La Collina Venture, LLC. Owner; Ronald S Haft

Agent/Rep: K Whettam, Rosemary Medel rosemary@kwhettam.com 213.228.5303

Rosemary Medel presented this project, which she described as a small addition to an existing over-11,000 square foot home within the RE-11 zone; they are adding a two-story structure; the 2nd level of which is to expand existing living room; to create more usable area. Below that will be storage for a massive existing patio, so that when they do entertaining, they'll have an area for mechanical equipment and storage. The Architects, Khin H. Zaw and Anthony Poon, of Poon Design, Inc. were present. The addition is only 629 square feet. They're requesting a ZAD because it's on a substandard street of 18-feet wide. The LAFD determined that it is a sufficient street width to allow for emergency access of vehicles to pass. The neighbors, in previous entitlements, have stated that they do not want anything changed, as it negatively impacts the existing mail boxes, utilities, garages, etc. There are 18 properties within access from this street. They are asking for recommendation of support to the Board, as they comply with development standards for this zone. She related that the BHO allows for a little over 18,000 square feet, and with this addition, they are under 12,000 square feet. 11,231 to 11,850 or so. The addition maintains integrity of existing main house.

Stephanie noted that because it's a private street, she was looking at access to the fire hydrant, and asked about the lack of fire hydrant on such a large property and private street. The closest one is far to the south. Mr. Poon noted that it's a very old private street. Stephanie noted that they haven't cleared the fire hydrant. She noted that there are so many permits for that area; a lot of properties, not necessarily connected, are apparently owned by the same person. She asked how does it work; how did they get the fire department to sign off? Mr. Poon related that it's a judgment call for the LAFD who over the years realize that this is an old street, and that there isn't much they can do and there is a risk and judgment call that the LAFD makes. He noted that the turnaround is at the property at the top of the street; a limited motor court, and that the radius is tight. The house was built in 1923; it is grandfathered; He noted that they have been stewards of this piece of property for 13 years. It's a famous home by Gordon Kaufman, the original architect of Spanish Colonial Revival. He noted that they've been through all the approvals and they're keeping the spirit of the project alive; the city has worked with them. They are asking for a 600-square foot addition. There's no other access other than the gate at the bottom off of Doheny Road. The three arches come forward to expand the room. Don asked if they've discussed this with neighbors. They've met with the neighbors over the years, who reportedly have no interest in having the frontages torn up to widen the street. They'll stage on the property. Discussed fire hydrant – house is not sprinklered. Nickie brought up aesthetics. It's a private road, so we can't require a fire hydrant.

Motion: To recommend that the Board approve with recommendation that a fire hydrant be considered.

Moved by Jason; **seconded** by Robert, **9 yes; 0 no; 0 abstentions; 3 absent. Passed.**

Robin asked if they'll be selling and was told, no, that this is a permanent residence. "The company is based in Los Angeles." [Don left the room at this point.]

9. 865 STRADELLA RD, 90077 ZA-2017-4013-ZAA

ENV-2015-3738-MND-REC1 (aka 869 Tione) Proposed SFD **Hrng Date 2/01/18 10:00**

New tennis court const on existing deck w/court surface over 6' above natural grade, loc approx. 11' from side prop lines instead of 50ft req by ZAI78-100 ZAA-Area, height, yard & building line adj GT 20% (slight modifications) In lieu of 12.21.C4

Appl: Ming Li (011 Tione Rd, LLC)

Rep: Caitlan Cullen (Crest R/E) caitlan@crestrealestate.com 775.690.2230

Assign: 10/04/17 Danalynn Dominguez danalynn.dominguez@lacity.org 213.482.7092

Assign 11/09/17 Jason K Chan Jason.chan@lacity.org 213.978.1320

911 Tione below is not being heard but referenced for discussion. These two properties are tied.

911 TIONE RD ZA-2017-2587-ZV ENV-2015-3737-MND-REC1

Lot 82,093 sf. RE-20-1-H V-Low 1 Residential, Special Grading.

Const of new 3 stry 30' high SFD no bsmnt, pool, spa, putting grn water features, land scape imp (all sep permits) totaling 23,725 sf of RFA w/ 5 car gar. A new 1 stry 14ft tall, approx. 10,938 sf SFD w/bsmnt. Wants a staff kitchen, const of a tennis crt. Prev proj incl haul rte for 6,750 cy and 3,200 cy of soil 3 Standard req a 60ft right of way width. Exist right of way width is 40 ft thus const a substandard hillside street. Req variance to permit const of a 2nd kitchen loc w/in a SFD in lieu of 1 kitchen permitted by code. 1/23/17 Owner: Ming Li Agent: Megan, Crest R/E 310.415.3425

911 Tione / 865 Stradella - ENV-2015-3737-MND Appl'd as sep Properties

BAA APPEAL LOST Haul amount significantly reduced.

Tione App to Export 6,750 cy, Stradella to Export 3,200 cy.

BBSC File 160032 & 160033, Approved 2 separate Haul Routes, same owner connecting properties SFD on 911 guest house on 865 originally, now claiming 2 separate properties w/2 SFD's

Caitlan presented this project, are coming to us with regard to a proposed a tennis court on top of a previously-approved deck in association with a by-right residence that is currently under construction. The request is in regard ZAI-100, in regards to a tennis court, since it is going on top of a deck within 50 feet of property lines. There used to be a tennis court on this property; it is being moved slightly westward down from its existing location; getting moved somewhat closer to neighboring property at 911 Tione. As to neighborhood outreach, there is existing construction going on, and there is existing contacts with neighbors across the street at 864 Stradella and next door at 867 Stradella; both have no opposition to this request. As to the over-in-height nature of this, ...it's 6 feet above natural grade. The site will be re-graded, and ultimately the majority of this tennis court is going to sit on grade. Now, compared to natural grade, it's of the 5,000-ish square feet, about half, 3,000-ish, is above natural grade.

The notice that we have from Planning incorrectly indicated that we were also making a request to encroach into the side-yard setbacks with an over-in-height fence. That's not true. This sits outside of the side yards. There is a 10-foot fence proposed around this; and there will be 20-foot lighting up above. They propose a voluntary condition of hours of operation for those lights, from 7am-9pm weekdays; and on weekends 8am to 10pm operation. As to the previous yard variance as to the previous tennis court, which was within 15 feet of the northern side; further information on outreach, they have reached out to neighbors with a general notice, asking for feedback, and haven't received any from them. They also went to BAA, spoke with Shawn, and reports having had no direct feedback, and wanted to hear from us. Per Leslie, Shawn's position is that there's no position yet. They're concerned about the 35-foot setback; they are still discussing this within BAA. Caitlan related that the hearing was scheduled for and was held on February 1; they met with Shawn on January 31 and tried to get this on our calendar as soon as possible. She volunteered a request that they leave the case open, for additional comment, so no action was taken as part of that hearing on February 1. There was no determination at the time. Caitlan and Steven Sommers noted that they volunteered to the ZA to holding it over until hearing from BAA & BABCNC. Steven Sommers, with Crestline spoke, noting it was originally

designed by one group, and the current client bought it to build two brand new homes, one on 911 Tione and one on 865 Stradella. The lots are still split. Caitlan noted that there was an MND reconsideration was done for this request. The staff kitchen is no longer on that, was pulled back, per Steven.

[Don returned to the room.]

Motion: To approve subject to BAA's approval. **Moved** by Stephen; **seconded** by Jason. **9/0/0; passed.**

10. 8241 W GRAND VIEW DR. © ZA-2017-1398-ZAD ENV-2017-1399-CE (8246 Mannix Dr) TC 10/05 LM WCB James H Stephanie Email? (see Case Info sheets)

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 pkng due to no avail street pkng adj to development, and (b) allow for light well type design on northeasterly side of structure.

Applicant: Scott Spiro saspiro@aol.com 818-903-3371

CEQA - Advanced Engineering & Consulting beth.advengcon@gmail.com 818-222-7982

Agent/Rep: James Heimler Arch jheimler@jhai-architect.com 213.220.0170

Filed: 4/06/17 Assign: 8/17/17 ENV Blake Lamb blake.lamb@lacity.org 213.978.1167

Assign: Jason Hernandez jason.hernandez@lacity.org 213.978.1276

[Note: At the November 14, 2017 Planning and Land Use Meeting, the Committee voted to continue 8241 W GRAND VIEW DR until LCA hears it and until the January PLU meeting. At the January 24th BABCNC Board meeting, the board approved a motion to oppose this proposal until or unless additional information is brought to us. Additional information was requested.] **No Show**

Stephanie noted that we sent the list of questions late. Robert noted that the presenter responded to our emails and thanked us. He was apparently going to attend. However, Cathy related after the meeting that Mr. Heimler asked her to make arrangements with Mr. Spiro, as he could not attend. Cathy reached out to Mr. Spiro via email but did not hear back from him.

Public Comment: James Mills and Rikki Poulos, neighbors of the property, at 8219 and 8305 Yucca Trail, respectively, spoke in opposition to this project, with regard to the narrowness of the road. They have received no outreach from the project developers; people would be adversely affected by this. It's a small bowl within a bowl. **No committee action was taken**

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

11. Update on Ridgeline Ordinance – Don Loze gave an update on the brief meeting today with members of the Planning Department in connection with the ridgeline ordinance, noting that they are working on it. Don related that we have agreed to meet and give them a tour of our ridges on the 27th of February. They have said that the BA-BC Community Plan will be a pilot program, paralleling ReCode.

Bob and Leslie brought up the issue of AB 827, noting that this is **urgent**. Bob noted that he has a copy of the letter from the neighborhood council, and would like to see every HOA represented here, with what WRAC wrote, so that all the HOAs can put in their objection. Stephen recommended contacting Richard Bloom and Senator Allen about this. Bob expressed that “This is big. They are literally going to take an area that’s residential and re-zone it for half a mile radius.

12. Update on Proposed Protected Tree Code Amendment (CPC-2016-4520-CA) – Maureen Levinson

13. 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

14. New Packages Received: See Project Tracking List

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

16. Upcoming Hearings: See Project Tracking List (Subject to discussion & action)
17. Determination Letters Received: See Project Tracking List
18. Pending Haul Routes (Update by any PLU Committee members)
19. Proactive Tracking, Tasks & Projects (Update, Discussion & Possible Action)
20. Adjournment: Moved, seconded and the meeting adjourned at 9:05 pm. The Committee wished Don a happy birthday and happy anniversary for Bob.

Next BABCNC PLUC Meetings: March 13, 2018 7:00 pm @ AJU

ACRONYMS:

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 ADMINSTRATOR
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	