



Planning & Land Use Committee Meeting Agenda

Tuesday, March 13, 2018 7:00 pm to 9:00 pm

American Jewish University

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

[Accessible from the west side of Casiano Road. Park at lower parking (Lot 1)]

Public Comment: The public is welcome to speak. Though not mandatory, the public is requested to fill out a “**Speaker Card**” to address the Board on any agenda item before the Board takes an action. When the Board considers the agenda item entitled “Public Comments,” the public has the right to comment on any matter that is within the Board’s jurisdiction. Public comment is limited to 3 minutes per speaker unless waived by the presiding officer. Meeting is being audio taped.

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 March 13, 2018 Agenda

3. Approval of February 13, 2018 Minutes (circulated with agenda)

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

5. Chair Report: Robert Schlesinger

6. Vice-Chair Report: Stephanie Savage

Projects & Items Scheduled for Presentation, Discussion & Possible Action

7. 1355 Beverly Estates Drive ● ENV-2017-1538-CE AA-2017-1537-PMLA

Env clearance 5/31/17 x CPC-2016-4085-CA

Lot 96,280 sf, RE20-1-H-HCR

Remove Existing 68 year old house. 96 trees, trunk dia varies, type varies. 0 trees being removed. (claims 4 protected coast live oak, 92 not protected) Environmental Clear 5/31/17

Project Description:

PRELIMINARY PARCEL MAP SUBDIVISION OF ONE PARCEL INTO TWO PARCELS

Requested Entitlement:

PURSUANT TO LAMC 17.53, A PRELIMINARY PARCEL MAP FOR THE SUBDIVISION OF ONE PARCEL INTO TWO PARCELS.

Appl: Nandini Savin nandinisavin@gmail.com 310.666.8034
Rep: Tony Russo tony@crestrealestate.com 408.655.0998
Filed: 4/18/17 **Assign:** 4/20/17 Jason Chan Jason.chan@lacity.org 213.978.1320
Assign: 4/25/17 Stacy Farfan stacy.farfan@lacity.org 213.978.1369
AA Zuriel Espinosa zuriel.espinosa@lacity.com 213.202.5474

8. 9836 Yoakum Drive ZA-2017-3512-ZAD  ENV-2017-3513-CE **NPH 3/15/18 WLA 10:00am**
Lot Size: 11,358.5 SF, Zone: RE15-1

Project Description:

DEMOLITION OF AN EXISTING SINGLE-FAMILY DWELLING AND CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE, LOCATED IN THE RE15-1-H-HCR.

Requested Entitlement:


ZONING ADMINISTRATOR'S DETERMINATION PER LAMC SECTION 12.24.X28 TO ALLOW THE STREET IMPROVEMENT TO BE LESS THAN 20 FT. ON A SUBSTANDARD HILLSIDE STREET IN FRONT OF THE SUBJECT PROPERTY AS REQUIRED BY SECTION 12.21.C.10(I)(2) , AND FOR THE WAIVER OF STREET IMPROVEMENT WITH LESS THAN 20 FT. WIDTH FOR A SUBSTANDARD HILLSIDE LIMITED STREET FROM THE DRIVEWAY APRON TO THE BOUNDARY OF THE HILLSIDE AREA AS REQUIRED BY SECTION 12.21.C.10(I)(3).

Owner/Appl: Andrew Zwarycz [Q Blue Development Co] Andrew@qbluedevlopment.com
310.990.4937

Agent/Rep: Mike Rodriguez (RBI Property Investments, LLC 310.990.4937

Engineer: C Dennis Lee (Leedco Eng Inc) leedco@aol.com 626.448.7870

Filed: 9/01/17 Staff: Zuriel Espinosa-Salas zuriel.espinosa@lacity.org 213.978-1249
<http://planning.lacity.org/pdiscaseinfo/CaseId/MjE1NzY20>

9. 1251 Tower Grove Drive. ZA-2017-5462-ZAD  ENV-2017-5463-CE **NPH 3/15/18 WLA10:30a** BCA **Lot 48,434 sf w/268 ft frontage, Zone: RE-20**

Project Description:

PROPOSED ADDITION OF 5,287 SQUARE FEET TO THE EXISTING SFD.

Requested Entitlement:


PURSUANT TO LAMC SECTION 12.24X28 A ZONING ADMINISTRATOR DETERMINATION TO ALLOW FOR THE ADDITION OF 5,287 SQUARE FEET ON A LOT WHICH DOES NOT HAVE ACCESS TO A CONTINUOUS PAVED ROADWAY IMPROVED TO A MINIMUM OF 20 FEET TO THE EDGE OF THE HILLSIDE AREA.

Owner: Lynda Murray

Applicant: Doodi Holding LLC 1251 Tower Grove, BH 90210

Agent: Crest R/E, Caitlan Cullen caitlan@crestrealestate.com 775.690.2230

Filed: 12/21/17Assigned/Staff 2/21/18 Julia Duncan Julia.duncan@lacity.org 213.978.1172

10. 8552 West Appian Way  ZA-2017-3198-ZAD ENV-2017-3199-CE **(March 2018)**
Total lot 13,128 sf. Zone: R1-1

Project Description:

DEMOLITION OF AN EXISTING SINGLE FAMILY DWELLING AND THE CONSTRUCTION OF A NEW 3963 SQFT SINGLE FAMILY DWELLING WITH POOL.

Requested Entitlement:

PURSUANT TO LAMC 12.24X28, APPLICANT REQUESTS TO ALLOW THE CONSTRUCTION OF A NEW 3963 SQFT SINGLE FAMILY DWELLING WITH POOL ON THE HILLSIDE, WITHOUT THE VEHICULAR ACCESS ROUTE FROM A STREET TO BE IMPROVED TO A MINIMUM 20FT WIDE CONTINUOUS PAVED ROADWAY TO THE BOUNDARY OF THE HILLSIDE AREA.

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

Arch: John Hamilton JPH@HAMILTONARCHITECTS.NET Andrew AMD@hamiltonarchitects.net

Agent: Curtis Fortier CJF@HAMILTONARCHITECTS.NET 310.398.1500

Filed & Assign: 8/24/17 Richard Reaser richard.reaser@lacity.org 213.978.1240

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

11. Update on Ridgeline Ordinance – Don Loze

Council File #11-1441-S1

<https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=11-1441-S1>

BABCNC CIS: http://clkrep.lacity.org/onlinedocs/2011/11-1441-s1_cis_3-1-18.pdf

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

Council File #03-1459-S3

<https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=03-1459-S3>

BABCNC CIS: http://clkrep.lacity.org/onlinedocs/2003/03-1459-s3_cis_3-2-18.pdf

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 **Next BABCNC PLUC Meeting: April 10th, 2018 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

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