



Planning & Land Use Committee Meeting Agenda

Tuesday, May 8, 2018 6:30 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 May 8, 2018 Agenda

3. Approval of March 13, 2018 Minutes (circulated with agenda) *(No April meeting)*

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. 1305 Collingwood Pl 📍 **ZA-2017-4351-ZAA ENV-2017-4352-CE** **NPH 5/10/2018** ✓

90069 DSP, Lot 18,723.5 sf SFR Recorded easements, copy? Site wall and main ped gate in frt yrd at 10’ ht, serv ent gate & planter wall at 7’6” at corner front and South side yard. Site wall & ped gate to exceed max ht of 3’6” otherwise permited w/in frt yard setback. Over in height wall/fence in the front yard, pedestrian gate 10” and entrance gate 7’6” in height. Pursuant to LAMC 12.28., applicant requests a Zoning Administrator Adjustment to allow a site wall/ fence and pedestrian gate to exceed to maximum height of 3’6’ otherwise permitted within the front yard setback. Proposed wall and pedestrian gate to be 10’0” height. Planter wall and service entrance gate at south side yard and front yard corner to be at 7’-6” ht.

No Neighborhood Contact Sheet? Owner: Stratton Sclavos Prometheus Ventures LLC. Appl. & Rep: (same) Peggy Hsu 323.337-9009 peggy@idgrouplive.com ID Group.

Filed: 10/27/17 Assign: 10/30/17 Mindy Nguyen mindy.hguyen@lacity.org 213.978.1241 (CP)

Assign/Staff 3/14/2018 Blancarte, Ana analisa.blancarte@lacity.org (818) 374-9908

8. 1347 N Doheny Dr 90069  **ZA-2017-4816-ZAA ENV-2017-4817-CE** May 8th  **May Confirmed**
No Hrng a/o 4/02/18

DSP – CPR 20' SFR 1 stry w/detached gar, s/a present use, plus add of 2nd stry rec room over exist gar.
Pursuant LAMC 12.28, relief from the front yard setback at Cordell Pl, for the addition of a recreation room,
25' Planning to 24' to 10' over an existing garage.

App/Owner: Donna Faye Lam donnaflam@gmail.com 818.648.9191 (Donna & Nathan Lam Trust)

Engineer/Rep: Benjamin MCNAMARA, PE Benjamin@ejdengineering.com 909.517-2451

File & Assign: 11/17/17 Staff: Mindy Nguyen mindy.nguyen@lacity.org 213.978.1241

New Staff: Amanda Briones amanda.briones@lacity.org (213) 978-1328

9. 1830 Blue Heights Dr  **ZA-2017-3054-ZV-ZAA-ZAD ENV-2016-4327-EAF PS-1437 NPH 5/24** 
TBC REVISED Notification and Distribution Date: January 22, 2018 Private Street # PS-1437, Private
Street Map date 12/26/17 **Assigned 1/22/18 for DETERMINATION Full set of plans rec'd 2/23/18**

Lot 44,122.7 sq ft. New SFD, RFA 11,478 sq ft, a 9,463 sq ft basemnt, w/4-car att garage, 1 uncovered space
and pool. A variance, to permit a driveway observing a max ht of 12.16 ft above nat grade w/in the front yrd
setback & 25.63 ft above nat grade w/in the Northerly side yrd setback (incl guardrails). ZAD to permit 8
retaining walls incl 7 masonry walls varying in ht from 0 feet to 12 feet, and a soil nail wall to a max ht of 35
ft. A frt yrd setback of 5 ft for a SFD. A ZAA to permit the const of a retaining wall w/in a side yd setback,
to a maximum height of 10 feet, in lieu of 6 feet otherwise permitted. 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 805.216.7900

Determination; Amanda Briones Amanda.briones@lacity.org

Filed: 10/14/16 Assign: 2/09/17 Jason Hernandez jason.hernandez@lacity.org 213.978.1276

10. 2545 Bowmont Dr. DIR-2018-328-DRB-SPP-MSP  **ENV-2018-329-CE** **No Hrng a/o 5/03/18** 
2380, 2358, 2360 Gloaming

(Parcel-1) CWC Construction on a vacant lot of a 30-foot high, 14,490-square-foot, 2-story SFD. Location is
lot 2 to be created from a proposed lot line adjustment. Design Review and project permit compliance,
pursuant to the Mulholland Scenic Parkway Specific Plan, to allow the construction on a vacant lot of a 30-
foot high, 8,592.6-square-foot, 2-story SFD and attached 6-car garage and basement. (location is lot 2 to be
created from a proposed lot line adjustment)

Appl: Nick Keros (2545 Bowmont, LLC) Nulty Arch 805.455.2776

Rep: Jaime Massey jaimemassey@gmail.com 818.517.1842

Filed: 1/19/18 Assign/Staff: 2/28/18 Courtney Schoenwald courtney.schoenwald@lacity.org 818.374.9904

11. 2545 Bowmont Dr. DIR-2018-322-DRB-SPP-MSP  **ENV-2018-323-CE** **No Hrng a/o 5/03/18** 

(Parcel-2) Construction on a vacant lot of a 30-foot high, 13,122-square-foot, 2-story SFD. Location is lot 2
to be created from a proposed lot line adjustment. Design Review and Project Permit compliance, pursuant
to the Mulholland Scenic Parkway Specific Plan, to allow the construction on a vacant lot of a 30-foot high,
8,592.6-square-foot, 2-story one-family dwelling and attached 6-car garage and basement. (location is lot 2
to be created from a proposed lot line adjustment)

Applicant: NICK KEROS [Company: 2545 BOWMONT, LLC]

Rep: Jaime Massey jaimemassey@gmail.com 818.517.1842

Filed: 1/19/18 Assign/Staff: 2/28/18 Courtney Schoenwald courtney.schoenwald@lacity.org 818.374.9904

12. 2545 Bowmont Dr. DIR-2018-325-DRB-SPP-MSP  **ENV-2018-326-CE** **No Hrng a/o 5/03/18** 

(Parcel-3) CWC Construction on a vacant lot a 30-foot high, 14,490-square-foot, 2-story one-family dwelling
and attached 6-car garage (located in lot 3 of a proposed lot line adjustment)

Design Review and project permit compliance, pursuant to the Mulholland Scenic Parkway Specific Plan, to
allow the construction on a vacant lot of a 30-foot high, 14,490-square-foot, 2-story one-family dwelling and
attached 6-car garage and basement. (located in lot 3 of a proposed lot line adjustment)

Applicant: NICK KEROS [Company:2545 BOWMONT, LLC] IR ARCHITECTS
Rep: Jaime Massey jaimemassey@gmail.com 818.517.1842
Filed: 1/19/18 Assign/Staff: 2/28/18 Courtney Schoenwald courtney.schoenwald@lacity.org
818.374.9904

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

13. 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

14. 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

15. 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

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

Next BABCNC PLU Committee Meeting: June 12, 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 ADMINSTRATOR

ZAA – ZONING ADMINISTRATOR’S ADJUSMENT

ZAD – ZONING ADMINISTRATOR’S DETERMINATION

ZV – ZONING VARIANCE

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Public Access to Documents / Non-exempt writings: In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the board in advance of a meeting, may be viewed at our website by clicking on: www.babnc.org and at the scheduled meeting. If you would like a copy of any record related to an item on the agenda, please contact BABCNC PLU Committee Administrator at 310-479-6247 or council@babnc.org. Members of the public may request and receive copies without undue delay of any documents that are distributed to the Board, unless there is a specific exemption under the Public Records Act that prevents the disclosure of the record. (Govt. Code § 54957.5)

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