

Planning & Land Use Committee Meeting Minutes
Tuesday, June 12, 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** Board President, Robin Greenberg, called the meeting to order and took the roll at 7:10 pm, at which time 6 members were present, and floor was opened to public comment. Stephanie arrived, for 7 members present and quorum met. Stephanie chaired the rest of the meeting.

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 the June 12, 2018 Agenda**

Moved by Steve; **Seconded** by Maureen; **7 yes; 0 no; 0 abstentions; Approved.**

3. **Approval of May 8, 2018 Minutes** (circulated with agenda)

Moved by Steve; **Seconded** by Maureen; **7 yes; 0 no; 0 abstentions; Approved.**

4. **Public Comment** (on items not on this evening’s agenda):

Aviv Kleinman introduced himself as a Planning Deputy for CD5 at the office of Paul Koretz.

Gary Safady, developer of “The Retreat” in Benedict Canyon, said he just submitted to the city and was assigned a planner. He has heard a lot of talk in the neighborhood, and asks that everyone keep an open mind. He looks forward to presenting the project to us; he believes it will be a very special project for the neighborhood.

Philip Collias from Brentwood spoke in favor of “The Retreat.” He reportedly represents 10 local residents from Stradella, Chalon, Benedict Canyon, Brentwood and Beverly Hills. He has heard from Mr. Safady and believes that the bungalows will be concealed; the hotel won’t be seen from the road, and that there will be no construction problems.

Chris Harris & Philip Harris came forward in strong opposition to “The Retreat.” Chris anticipates detrimental impacts, including losing sleep, exposure to cement trucks and dust. (Philip did not speak.)

Another 10-15 individuals were present who did not fill out public speaker cards nor did they come forward when asked if they wished to speak. They were advised to return when we hear from the presenter.

5. **Chair Report:** Robert Schlesinger: Not present (due to the Portola Fire in Benedict Cyn.)
6. **Vice-Chair Report:** Stephanie Savage conducted the rest of the meeting in Robert's absence.

Projects & Items Scheduled for Presentation, Discussion & Possible Action

7. 3025 Benedict Canyon Dr. DIR-2015-3376-DRB-SPP-MSP ENV-2015-3377-CE Hrng 11/05/15VN?
DRB SPP for demo of 433 sf (e) structure; new 4617 sf addition; new 935 sf garage; 2,429 sf covered deck; 2314 sf open deck Entitlement. Mulholland Scenic Parkway DRB SPP for demo of 433 sf (e) structure; new 4,617 sf addition; new 935 sf garage; 2,429 sf covered deck; 2,314 sf open deck.

App./Owner: Qian Wang 626.632.8611

Rep. David Su vdc@vdcdevelopment.com varietydesigncenter@gmail.com 909.988.9880

Contact: Raymond Li info@rlarchi.com 626.216.4656

Filed: 9/14/2015 Assign/Staff 9/15/15 Bob Duenas Z

Mr. David Su introduced himself, noting that he wasn't aware of this evening's meeting until today. He reported that he is scheduled for a hearing before the Mulholland Review Board on June 20th. Mike Kemp recommended that he contact the Benedict Canyon Association and bring his project to them prior to meeting with us. He will come back to this committee on July 10th.

8. 8441 W Franklin Ave ZA-2017-2647-ZAD ENV-2017-2648-CE

(Chris 4/05 BBSC 6/05/18 File to Evans Sunday 6/04/18 Yves return PLU)

New SFD to a max of 45ft in lieu of 28 ft otherwise permitted for a flat roof of 24ft, otherwise permitted w/in 20 ft of a Substandard Hillside Limited Street, 2 stry over 2 or 3 levels of basement w/ att gar & swim pool R1-1 Zone. 4 ret walls in lieu of 2 to max ht of 10ft

Appl: Dan Gatsby (Gatsby Investments, LLC) Agent: John Parker, PCC Chris@PCCLA.com

805.216.7900 Renee Schillaci renee@aduochey.la 213.254.2442

Filed: 7/06/2017 Assign: 8/09/2017 Jason Hernandez Jason.hernandez@lacity.org 213.978.1276

Renee Schillaci introduced the project as a new construction 2,800 sq foot home; applying for ZAD to allow for to go over height within the first 20 feet of the property line, and for six retaining walls rather than two required. Site is currently a vacant irregularly-shaped lot. She relates that the architects designed the home within the character of the neighborhood; most homes are 3,400 square feet and above; this is 2,800. There are over 8 homes applying for requests this type – of over height in the front property line as well as 8 cases of similar retaining walls. The architects and contractor were present. She continued that the property owner has lived near the site for years; he charged his team to meet with the neighbors, has sent a letter to the community letting them know of the **hearing on June 19th** and information on the project; invited them to a community meeting with 10-12 people, where they tried to find solutions to build on the legal lot without impacting the neighborhood; property owner secured 23 parking spots off site for workers. She discussed use of a bridge crane, which will be onsite, not on the street; project is in the newly created HCR zone; owner has agreed to adopt those conditions as part of the approval.

Stephanie noted that ZIMAS says there is a fire hydrant there but it's not there; the closest is 375 feet away; she'd like accuracy of the fire hydrant and notes that the street in front may be 18 feet wide. Renee said that it's 20 feet wide. No utilities to move. They anticipate removal of 5,000 cy of soil. They are going for side-yard bonuses under the old code. One of the gentleman with Renee related that they are with the old BHO, and are below BHO elevation of 28 feet. Leslie asked about roof, e.g., HVAC, to which he responded that the solar panels and pool equipment will be fenced in, far from property lines. Setbacks: 14-10 to east and 11 feet from the west; minimum setback being 5 feet. Total of six retaining walls (allowed four) are 4' to 27' in height. Renee related that they sent letters to the neighbors – not a formal association; had 10-12 people, addressed most of questions as to construction; staging off site on Crescent Drive and has parking area. They'll shuttle workers up and down. Maureen asked about noise, e.g., pool on top, noise travels, how will they mitigate the noise from the neighbors? They intend to grow vines on the walls. They spoke to a neighbor above, whose concerns were more about construction noise. They are looking to find a way to

resolve the haul route. No road permit; no B-Permit; city is slated to repave street after some underground utility projects are finished up Franklin to Hillside. Stephanie brought up the difference in rules from when the house was built in 1994-1995. Because of the steepness of the slope, it's unavoidable to not have tall retaining wall behind. She noted that it's hard when you have a hard site with troublesome streets, asking for 5,000 cy, which equates to many trucks; a lot of load for one small house. Stephanie mentioned other issues: She offered alternative way of building out width instead of yardage and high retaining walls. He replied that they studied all these options; required the additional setbacks. Also, civil and structural engineers said that they required stepping of the rear walls of the walls. Maureen asked further about lighting and rooftop issues including intrusive lighting and sound traveling to the neighbors. Rooftop will likely have some lighting in the pool; no up-lighting, per the city. In the front of the house, there is proposed code lighting; though not much needed there. The lighting will be the interior lighting. Steve asked about fracturing bedrock. Luis expects two trucks per day; excavation and exporting; explained the system, with small drill and inserting special material to expand the bedrock/granite.

Public Comment: Ellen Evans, President of Doheny/Sunset Plaza Neighborhood Association, expressed her communities' concern about height of the extra retaining walls, as BHO is to not have that-sized house on such a narrow street, on such a steep slope; concerned about access and the roof deck, about "airbnb" and party-house activity, having no parking for that and questions if it is an appropriate structure for the area.

Motion: To deny this project as designed. [Concerns include need to make sure fire hydrant will be there and properly relocated; needing clarification on where are these parking spaces, need to have confidence that safety is being considered for that neighborhood; important to look at things like minimizing yardage designing around this; needs to know more about the bridge crane discussed; saw pictures of large shoring piles and noted that there are a lot of construction logistics to be nervous about; that she would be nervous if she were a neighbor. Additionally noted that road improvement would be a way to make everything safe.]

Moved by Stephanie; **Seconded** by Maureen; **7 yes; 0 no 0 abstentions; Passed.**

9. 1585 Haslam Terr. ZA-2017-2751-ZAD ENV-2017-2752-CE NPH ZA 7/03/18

New SFD w/front yd encroachments. No Veh access route from street to improved w/a 20ft min continuous paved road from driveway apron that provides access to the main residence to boundary of the Hillside area, results in 0 setbk. Fire Hydrant 380' from the site (see map)

- At the November 15, 2017 Board meeting, the board voted to not approve by 22/0/0.

The project presenters are returning today to address issues of concern.

Appl: John Welmer c/oReaume & Assoc. Agent: *Crest R/E caitlan@crestrealestate.com 775.690.2230*

Filed: 7/13/17 Assign: 7/17/17 My La my.la@lacity.org 213.978.1194

Assign: John Dacey john.davcey@lacity.org 213.978.1301

Caitlan related that she has been here twice, and that in November this committee voted unanimously to continue this, and "asked us to continue this until speaking with the neighbors." Caitlan's comments were noted to be incorrect: In November 2017, at both the PLU Committee meeting and at the full board meeting, both the committee and the board voted to "not approve" the project. Nevertheless, the committee heard from Caitlan as to any new information that she could provide at this time.

Caitlan related that the project is largely the same as previously, but decreased in RFA; previously 1,955, now 1,879, as a result of bridging a private easement. Export: She confirmed 573 cy to be exported.

Construction staging: Proposing construction staging area on the front portion of the site. Offsite contractor parking will be at a location on Sunset. Eric Jensen, the contractor, was present this evening. They will abide by HCR guidelines. Six residents up to cul-de-sac will have Eric's phone number and will be noticed and be able to plan as to impact on roadway. In front of property, roadway is largely 20 feet, some areas pinched, within an easement for Haslam Terrace; they propose a new retaining wall for lateral support.

Neighbor outreach: She noted that previously they had received limited feedback; subsequently John reached out door to door and gathered two dozen support letters and they have had continued dialogue with other neighbors. July 3rd is the Upcoming ZA Hearing date.

Lighting: LED recessed. As to existing hydrant 150 feet; the one previously discussed was 300 feet away. Michael asked about how many stories and about the cantilever; it is a four-story building.

Marshall Bell introduced himself as an architect by training, covering for the architect who is on vacation.

Stephanie recalled that we did not approve this project in November of 2017 and expressed concern that while there were neighbors at those meetings, that there are no neighbors here tonight.

They are bridging for a small portion of the lower-level footprint; Caitlan related that this is maintaining access, should she (the owner) choose to put a sewer access through the easement. She related that the primary thing is a zero-front yard setback because the setback is taken from the easement at the front of the property. They are also asking for relief from adjacent roadway and the largely 20-foot continuous roadway; at power pole 18'6" as you move down Haslam there is another pinch-point of 17'. Retaining wall is 6'.

Stephanie related that there is a house that will be demolished down the street. She asked about the proposed flat area to park cars to be filled back afterwards, which would add impact; told that the cut to bring in the lower level will be utilized.

Maureen asked about lighting: There will be some LEDs underneath the roofline; some lighting for the balcony. Stephanie asked for a list of the alternate parking locations, phase staging, and more information; get the facts together to present to the board on June 27th. Michael asked that all of our concerns be presented in concise bullet points to bring to the full board. Leslie is concerned that the covenant between them and the neighbor and the guarantee that regardless of who owns this in the future that the covenant will be sustained, and was told that they're not changing any alterations to the rights to the easement. Leslie asked that this be a bullet point. Steve would like the list of 20 neighbors in support. Caitlan said she sent this to us previously and will re-send it.

Motion: Recommendation to approve the project based on the condition that we take it to the full board and that the presenters will provide a condensed bullet point list showing that they have addressed our concerns.

Moved by Mike; **seconded** by Yves; **6 yes; 1 no**; Maureen; **0 abstentions; passed**

**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)

Applicant: 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. (**located in** lot 2 to be created from a proposed lot line adjustment)

Applicant: Nick Keros (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 (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

Agenda Items #10, 11 & 12, (Lots 1, 2 and 3: 2545 Bowmont Dr. / 2380. 2358, 2360 Gloaming)

Tony Russo, accompanied by George Padilla & Jeannette Padilla Flores Architects, presented the project of three homes including written project information. (Some information provided is as follows.)

The currently there are five lots which will become three parcels after lot-line adjustment.

One house will be removed and Lot 2 is in current location.

Tony related that for each of the houses, setbacks are pretty much the same for all three lots: 12-foot side-yard setback, a 25-foot rear and 5' front, as both Gloaming and Beaumont are substandard; side-yard setback is different because they're applying for cumulative side yard bonus. Height 30' max for each; flat roof; grading calculations in conformance with new code; no haul route; under 1,000 cy.

Construction: This is before MDRB; they have not gone before them yet. They're working with the planner to get this scheduled.

Outreach: Not sure if she has reached out but there will be outreach. Hearing is not yet scheduled.

Street conditions: Each is 20 feet; and there is a 3' dedication. Lot line adjustment is included in CEQA. Currently 5 lots; reducing it to 3.

Utility access: This is down-sloping from Beaumont, they'd have to pump up to property line. The sewer is on Beaumont. Fire hydrant needs to be at the turnaround. Roadway is in accordance with Fire Department rules. Tony is not sure about storm drain. There is connection on Gloaming. He will check.

Stephanie would like more information on the cut and fill as to each of the three projects. Tony believes the FAR is well below the adjacent neighbors. Leslie related that they're sitting at the top of the hill; lighting is a big concern, asks if there is a lighting plan. Tony noted that they will have to conform to MDRB; they will have a lot more scrutiny before they go to the board. As to wildlife corridor, they have a brief summary from the biologist who visited the site, saying they don't have any threats to wildlife movement, no habitat linkage or wildlife movement corridor. Tony related that there is notification for Mulholland. Michael asked about the retaining walls; one drops down with the grade; none more than 10'. They have two side-by side retaining walls, three feet separating them, (pointing to area behind the motor court). Stephanie noted that the wall that looks tall. Mr. Padella noted that that is a structure for the pool/water feature. Tony will provide details and neighbors' responses. They are not removing any protected trees.

Motion: To continue this. **Moved** by Leslie; **Seconded** by Maureen; **7 yes; 0 no; 0 abstentions; Passed.**

13. Discussion & Possible Motion to regarding CEQA Appeals Code Amendment (See attachments)

Stephanie related that she attended a meeting, the Sate says that \$500 is the amount to file appeal. She thinks that they should keep that amount since people file appeals for all kinds of reasons. If you're filing an appeal you can get people together to put up \$500. Stephanie noted that there's no timeline on the duration of the appeal which can have great costs to the project planners; recommends that the people who make claims have real information, and that the city should have some standards/guidelines. Stephanie will prepare a letter to bring to the board.

Motion to have a letter for the full board; **moved** by Robin; **seconded** by Maureen; **unanimous.**

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

14. Update on Ridgeline Ordinance – Don Loze – Not present

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

15. 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

Maureen noted that she has no information on the protected trees; however, she had new business: On June 26th there will be a hearing on lawsuit against the city, Building and Safety and Hadid.

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 : 9:05 pm the meeting adjourned; moved by Leslie and seconded by Maureen.

Next BABCNC PLU Committee Meeting: July 10, 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