



Planning & Land Use Committee Meeting Agenda

Tuesday, August 14, 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 the August 14, 2018 Agenda**
3. **Approval of July 10, 2018 Minutes** (circulated with agenda)
4. **Public Comments:** 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. 1152 N. Sunset Vale Ave. • ZA-2018-2605-ZAA-ZAD ENV-2018-2606-EAF DSPNA 90069
No Hearing as of 7/03/18**

Project Description: New 1,195.8 sq. ft. ADU on top of existing 757.5 sq. ft. garage. Project includes remodel and addition to existing rec room attached to the garage, (*dressing rm & rec room resulting in total flr area of 484.2 sf along w/263.3 sf attached trellis*). Lot area 26,264.2 sf. Present use SFD R1-1 Low II Residential). Main house 3,404 sf (*Detached garage, pool & tennis court already exist, all total finished 5,326.7 sf. No adjoining or neighboring prop owners sigs. Slope less than 10% (60), 10-15% (20), over 15% (20). 100 cy of earth moved. Parking req 5 propsed 7. 20% ft print, 40 paving, 40 landscape. Class 32 Categorical Exemption. Substandard Hillside Limited Street. No protected trees on site, but 1 tree removed out of a total of 23 Ficus trees.*

Requested Entitlements: Pursuant to 12.28, to permit the construction of a (n) 1,195.8 sq. ft. ADU to be located 5 feet from the front property line and a rec room (*remodel & addition*) to be located 23.43 feet from the front property line in lieu of the 55' required per LAMC 12.21C5 (B). Pursuant to 12.24x28, to permit the construction of a (n) 1,195.8 sq. ft. ADU to encroach a maximum of 4,651 feet

into the R1 encroachment plane from the front yard setback and to encroach a maximum of 6.36 feet past the 24-foot height limitation (for a total height of 30.36 feet) measured from the centerline elevation of the street for all structures within 20 feet of the front yard of Prop Line in lieu of LAMC 12.21C10.

Appl: John & Cathi Bendheim (Co) Rep: Tony Russo tony@crestrealestate.com 408.655.0998

Filed: 5/04/18 Assign/Staff: 5/16/18 Richard Reaser 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. 1320 N Davies Dr. • ZA-2018-3144-ZAD ENV-2018-3145-CE BCA 90210

Project Description: Remodel and addition of 906 sf to existing SFD. Kitchen, living & dining room. (N) bedroom & bath, re-roofing of related areas w/class A roof. Min roadway width CPR, seeking relief.

Driveway improvements walkway and (N) gate/fence. Max RFA 4,049 sf prop (7,211 sf max). 1-story 20'-0" ht after nat grade vs. 30'0" max limit after nat grade. C&F 114 cy cut 0.03 cy fill.

Requested Entitlements: Pursuant to LAMC 12.24x28, a request for a ZA Determination to seek relief from LAMC 12.21c10(i)(3) to remodel and add 906 sf to existing SFD, w/ kitchen, living & dining, bedroom & bath and re-roofing of related areas w/class A roof. A roadway width of less than 20 feet. *Lot area 36,760*

Owner: Lloyd Krieger (rm?) rmk609@gmail.com 310.550.7443

Arch: Tanya Chan Pisani 310.482.9194 C&P Design

Agent/Rep: Mark Pisani mark_pisani@cp-dc.com 917.806.1942 Stella Lee slee@cp-dc.com

Filed: 5/31/18 Assign/Staff: Alissa Gordon ZA, Debbie Lawrence ENV

9. 457 N Cuesta Way • ZA-2017-1992-ZAD ENV-2017-1993-EAF BAA

Lot 1.32 ac, 57,893 sf) RE-20-1-H-HCR, Demo an exist 7,457 sf res & const a SFD w/3 levels above basement w/in 30 ft envelope. Reg by BHO & add pool/spa on a site w/exist substandard street. FAR 27,700 tot, bldg. f/p 15.2%, paving/hardscape 29.1, Land Sc 55.7% Prop:

(Protected Trees, 8 Oak, So Cal Blk Walnut, West Sycamore, CA Bay 0 removed Tree Rept Req) (Top map for slope req.) *This is a request to construct a new 27,700 square feet with an FAR of 15,650 square foot single-family residence at a height of 30 feet, comprised of three-levels over a basement, seven garage parking stalls and a vehicular bridge providing access from Bel Air Road. ENV REVIEW?*

App: Cuesta Way LLC. Maria & Lloyd Lander (New York, NY)

Tony Russo tony@crestrealestate.com 408.655.0998

~~Rep: Rosemary rosemary@kwhattam.com 213.228.5303 Hrng Date 9/14/17 WLA-10a KW SOLD it~~

~~9/11/17 Filed: 5/18/17 Assign: 5/23/17 Jason Chan jason.chan@lacity.org 213.978.1320~~

~~Staff Cont: ZA Zuriel Espinosa, zuriel.espinosa@lacity.org 213.473.9983~~

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>

PLUM Committee Report relative to the feasibility of updating the Ridgeline Ordinance was approved at City Council on November 22, 2017 and finalized on November 27, 2017.

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

There are presently 7 Community Impact Statements in the Council File. See:

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

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

13. New Packages Received: See Project Tracking List

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

15. Upcoming Hearings: See Project Tracking List (Subject to discussion & action)

16. Determination Letters Received: See Project Tracking List

17. Pending Haul Routes (Update by any PLU Committee members)

18. Proactive Tracking, Tasks & Projects (Update, Discussion & Possible Action)

19. Adjournment

Next BABCNC PLU Cmte. Meeting: **Wednesday September 12, 2018 7:00pm @ 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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