

Planning & Land Use Committee Meeting AGENDA

Tuesday, February 12, 2019 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		
Stella Grey						

2. Approval of the February 12, 2019 Agenda

3. Approval of January 8, 2019 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. 1432 DEVLIN DR. ZA-2017-2561-F ENV-2017-2562-CE NPH 3/27/18 A+C YES✓

NDSPA Appeal filed 2/13/18 re BBSC Approv H/R 2,800 cy C/H 10:30a A+C 4/26/18

90069 ZA Determine to legalize exist 6’ metal/glass fence per LADBS corrective notice.

Project Description: Legalization of existing 6 foot metal/glass fence.

Requested Entitlement: Legalization of existing 6 foot metal/glass fence per LADBS correction notice.

File: 6/28/17 Assign: 7/05/17 Staff: My La my.la@lacity.org 213.978.1194

Owner: Cassandra Mann bernaozlem@yahoo.com 323.252.2046

Agent/Rep: Bora Barut studio.bb@gmail.com 310.430-0874

File: 6/28/17 Assign/Contact: 7/05/17 My La my.la@lacity.org 213.976.1194

~~ZA John Dacey — john.dacey@lacity.org 213.978.1301~~

Amanda Briones amanda.briones@lacity.org Meg Greenfield meg.greenfield@lacity.org

Permanent Link: <http://planning.lacity.org/pdiscaseinfo/CaseId/MjEyMjA30>

Meg Greenfield of CD4, meg.greenfield@lacity.org has asked Ellen Evans of DSPNA and the BABCNC to write an informal letter to the ZA, regarding a ZAD hearing to legalize an existing gazebo in the setback, to waive public hearing. Property owner, Berna Ozlem, has secured support from her surrounding neighbors; there is no opposition.

8. 8201 W BELLGAVE PL. ZA-2017-380-ZAD ENV-2017-381-CE ZA A+C 3/08/18 Steph 1/20/19 YES✓
LCA (Cul-De_Sac, lots 3,4,&5) Lot:23,497, RE9-1 (Laurel Cyn & Hwood Blvd) **Neighbors Not Notified Ltr**
New SFD 7,460 sf, does not have a 20' paved roadway, fr drwy apron to hillside area boundry.

Project Description: Construction use and maintenance of a new SFD.

Requested Entitlement: Pursuant to LAMC Section 12.24 X28 To request a ZAD for relief from 12.21 C,10(I)(3) To permit construction use and maintenance of a new SFD on a lot that does not have a 20' paved roadway from the driveway apron to the boundary of the hillside area.

Owner: Tyrone McKillen, Moonraker Cap LLC.

Rep: Crest R/E tony@crestrealestate.com 408.655.0998

Filed: 1/30/17 Accept 6/23/17 Assign: 9/01/17 My La my.la@lacity.org 213.978.1194

ENV Assign: Jason Hernandez jason.hernandez@lacity.org 213-978-1276

ZA Assign: John Dacey john.dacey@lacity.org 213.978.1301

Permanent Link: <http://planning.lacity.org/pdiscaseinfo/CaseId/MjEyMjA30>

History: Motion from PLU Meeting of January 9, 2018: To approve subject to all the neighbors are reached out to, including adjacent down the hill, that parking is established, with a contingency plan, and one truck on site at any given time, (one in and one out), according to the Bel Air Rules. Robin asked Tony to knock on doors to contact the neighbors, which Tony agreed to do. **Moved** by Jason; **Seconded** by Robin; **8** yes; **1** no; **1** abstentions: Nickie; passed. **Motion from Board Meeting of January 24, 2018:** To approve **moved** by Robert. Discussion was held. Hand count taken: **8** yes; **10** no; **3** abstentions; **failed**.
The project was denied by BABCNC.

Discussion & Possible Motion to send a letter to the LA City Planning Dept. & CD4 CMDavid Ryu to express our dismay as to the lack of notification of the neighbors on this project, as was told to Crest Real Estate in January of 2018, & that the City Planning Department needs to revise their forms so the neighbors are properly notified with the initial filing of any entitlement well before the end of the appeal period.

9. 8368 Hollywood Blvd. ZA-2017-3832-ZAD / ENV-2017-3833-CE CONFIRMED 1/08&2/14 /2019
(131 W Marmont Ln)

Project Description: New, 7,117.5 sq. ft. SFD w/ ZAD to waive the requirement to improve the paper street portion of Marmont Lane & allow vehicular access.

Requested Entitlement: Pursuant to LAMC Sec. 12.24 X.28, the applicant requests a ZAD to waive the requirement to improve the paper street portion of the adjacent hillside street (Marmont Lane), and allow vehicular access from the lot to the boundary of the Hillside Area on streets not continuously improved to a Minimum Roadway Width of 20 ft., as required by LAMC Sec. 12.21.C.10(I)(3). To demolish an existing 2,124 sq. ft. SFD and construct a new, 7,117.5 sq. ft. (in Residential Floor Area or "RFA").

Filed 9/25/17 ENV Assign/Staff: 9/27/17 John Dacy

Appl: Aldolfo Suaya

Rep: Sue Steinberg at Howard Robbins & Assoc. sue@howardrobinson.net 310-838-0180 11/29/18

ZA Assign/Staff: 4/10/18 Amanda Briones

Permanent Link: <http://planning.lacity.org/pdiscaseinfo/CaseId/MjE2MTI10>

10. 1376 ANGELO DR. ZA-2018-1151-ZAD ENV-2018-1152-EAF Follow Up Ltr 1/28/19 ✓
BCA Access ZAD Determ 3/02/18 (Haul Route?) **Advanced Notification 12/02/18 Ans'd**

BCA 9708 Lot 68,195 sf site is undeveloped – unimproved. Waive improved street less than 20 ft wide. 4 story SFD, Garage 8 cars. SFD propose 22,000 sf

Project Description: Construction of a new SFD.

Requested Entitlement: Pursuant LAMC 12.24,x.28, request for relief from improving a sub-standard street in the Beverly-Crest Hillside Area.

Owner/App: Alex & Khouroush Nazarian samnazarianprop@aol.com 310.405.1797

(Sam Nazarian Properties LLC) Alex Nazarian V.P. atearkon@aol.com

Design: Judith Merkavah judith@merkavahstudio.com 818.914.9474

Filed: 3/02/18 Assign/Staff: 9/26/18 Jason Chan K

Permanent Link: <http://planning.lacity.org/pdiscaseinfo/CaseId/MjE5MzE40>

**11. 10016 CHARTER OAK LN. ZA 2015-1829-ZAD ENV-2015-1830-CE (Partial File)
12/08/15 BCA PLU DENIED, M Kemp PLU 2/09/16 & Board 2/24/16 DENIED**

Project Description: A ZAD Determination for the construction of a 2,802 s.f.,33' in height, SFD with 4 parking spaces on a vacant, 13,255 s.f. parcel fronting a substandard hillside limited street.

Requested Entitlement: A ZAD's determination for the construction of a 2,802 s.f.,33' in height, sfd with 4 parking spaces on a vacant, 13,255 s.f. parcel fronting a substandard hillside limited street. The project proposes 78 cubic yards of cut. pursuant to LAMC Section 12.24-X,28, a determination to permit the construction of a single-family dwelling fronting on a substandard hillside limited street without providing a minimum 20-foot wide roadway adjacent to the property as required by LAMC Section 12.21-C,10(I)(2); and, a determination to permit the construction of a SFD fronting on a substandard hillside limited street without providing a minimum 20-foot wide continuous paved roadway from the driveway apron that provides access to the main residence to the boundary of the hillside area as required by LAMC Section 12.21-C,10(I)(3);and, a ZAD's Determination to allow a SFR to maintain a 33-foot height in the RE40-1-H in lieu of the maximum 24 feet when a property is within 20 feet of the front property line, as required by LAMC Section 12.21-C,10(D)(5);and, a ZAD's Determination to permit the construction of a SFD with a 8-foot side yards in lieu of 11-feet, as required by LAMC Section 12.21-C,10(A);and, a ZAD's Determination to permit the construction of a SFD with a 4-foot front yard in lieu of 5-feet as required of properties fronting on substandard hillside limited streets by LAMC Section 12.21-C,(A)(2).

Applicant: Vianney Boutry (Co. Antelier VB)

Architect: Alexander alexander@minarc.com 310.998.8899 2324 Michigan Ave. Santa Monica, CA 90404

Filed: 5/13/15 Assign/Staff: Zuriel Espinosa-Salas zuriel.espinosa@lacity.org (213) 978-1249

Associate ZA Charlie Rausch charlie.rausch@lacity.org (213) 978.1306

Permanent Link: <http://planning.lacity.org/pdiscaseinfo/CaseId/MjAyNTM20>

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

12. Update on Ridgeline Ordinance – Loze

Council File #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. There is no change in the Council File since 03/01/2018 when we submitted our 2nd CIS supporting the original motion.

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

13. Update on Proposed Protected Tree Code Amendment – Levinson

Council File #03-1459-S3

There are presently **13** Community Impact Statements in the Council File; Koretz motion referred to the Public Works Gang Reduction Committee, and has not yet been scheduled. There is a 10/25/2018 letter of support from WRAC.

<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

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 PLU Cmte. Meeting: Tuesday March 12, 2019

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 ADJUSTMENT

ZAD – ZONING ADMINISTRATOR’S DETERMINATION

ZV – ZONING VARIANCE

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