



Planning & Land Use Committee Meeting Agenda

Tuesday, June 12, 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 June 12, 2018 Agenda

3. Approval of May 8, 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. 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

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@aduochcy.la 213.254.2442

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

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

**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

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

Previously, the Board submitted a CIS as to increased fees to appeal projects.

See Council File #09-0969:

<https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=09-0969>
http://clkrep.lacity.org/onlinedocs/2009/09-0969_cis_12-26-17.pdf

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

14. 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

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

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: July 10, 2018 7:00 pm @ AJU

ACRONYMS:

A – APPEAL	PM – PARCEL MAP
APC – AREA PLANNING COMMISSION	PMEX – PARCEL MAP EXEMPTION
CE – CATEGORICAL EXEMPTION	TTM – TENTATIVE TRACT MAP
DPS – DEEMED TO BE APPROVED PRIVATE STREET	ZA – ZONING ADMINSTRATOR
DRB – DESIGN REVIEW BOARD	ZAA – ZONING ADMINISTRATOR’S ADJUSMENT
EAF – ENVIRONMENTAL ASSESSEMENT FORM	ZAD – ZONING ADMINISTRATOR’S DETERMINATION
ENV – ENVIRONMENTAL CLEARANCE	ZV – ZONING VARIANCE
MND – MITIGATED NEGATIVE DECLARATION	

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