

CITY OF LOS ANGELES  
CALIFORNIA



**Planning & Land Use Committee**  
**Lawrence Ziese**, Chair  
**David Flannery**, Vice Chair  
**Ben Park**, Secretary  
**Michael Blatt**, Coordinator for Project Reviews

**Committee Members**

Tamar Rosenthal, David Flannery, Ben Park, Michael Blatt, Lynnette Kampe, James Polleran, Hans Herst, Brendan Curran

**ASNC Planning and Land Use Committee**

Monday September 12, 2016 – 6:30PM

Montecito Heights Senior Center

**DRAFT MINUTES**

Attending: Lawrence Ziese, James Pollerano, Michael Blatt, Brendan Curran, Hans Herst, Ben Park

1. *CALL TO ORDER* at 6:45
2. *PUBLIC COMMENT, REPORT FROM PUBLIC OFFICIALS OR THEIR REPS* – None
3. *APPROVAL OF MINUTES* – The last meeting of the previous committee on July 11 did not have a quorum, and no minutes were taken to approve; the last meeting with minutes was June 13.
4. *Any Reports on issues from Previous Meetings* – refer to Item 8.
5. *Formation of new Planning and Land Use Committee* – Those attending (above) agreed to be on the committee; Tamar Rosenthal, as ASNC President, is automatically a member; Lynnette Kampe could not attend, but Lawrence believes she wants to be on the committee. Additional people may join the committee at a later date.
6. *Short review of presentation procedures (for new members)* – Blatt, Herst, Curran and Park reviewed procedures used over the last year. The group feels that the PLUC has evolved into an effective organization, acting within ASNC, and should continue and possibly expand its role with the LA City Planning Department.
7. *Application/Review Presentation – 512 Rustic Drive, Los Angeles CA 90065*  
*360 Capital Ventures: Shane Patel and Miguel Soltero*

They had not submitted a complete plans package yet, and were having a preliminary meeting with the PLUC to review procedures prior to submitting plans and contacting neighbors. Since they had already heard the discussions in Item 6, they then asked about typical issues with the PLUC and neighbor reviews. The committee explained that PLUC is concerned with adherence to the applicable LA building codes and Specific Plans; the neighbors are often concerned with adverse impacts the new building will

have, and hazards and inconvenience created during the construction. Blatt had reviewed the preliminary plans briefly, and had the following comments:

- The floor area was not calculated correctly per the Specific Plan, but appears acceptable;
- The setback is inadequate at the front corner (the developers will request a variance);
- The rear retaining wall is 10ft as shown; the topo map shows a 17ft requirement;
- Blatt's preliminary estimate shows 750 cu.yds. of dirt removal – they will need to submit a hauling plan;
- They will need to show a water retention plan for the property.

The developers will complete their plans, contact neighbors, and schedule a future review.

8. *Discussion: 6111-6117 Monterey Road . 8 unit small lot subdivision. Discussion to place on agenda for October meeting to reevaluate project and garner additional feedback from neighborhood. Look into potential historical guidelines and parking issues in the area.*

Brendan reported that he is working with this developer on another project, so he would recuse himself from votes on it. Lawrence had offered the neighbors the opportunity to speak at the meeting, but none came; the developers did not come either.

Later in the meeting, Charlie Fisher of the Highland Park Historical Trust (HPHT) arrived and spoke sincerely about the house that would be removed to make way for the construction: HPHT considers the 1938 house historic, because of the Chinese design, and the history of the family that built it. The usual process would include an historic assessment, but Highland Park has not yet done so; the process is now in work. The house was bought last year, has been subdivided illegally, and has deteriorated significantly. HPHT want someone to buy and restore the property, and sell it, with the historic designation.

Curran excused himself for the vote. Blatt moved, Ziese seconded, and the remaining members all voted to put a review of the development on the agenda for the next meeting.

9. *Discussion: Tamar Rosenthal. "Neighborhood Integrity Plan" in upcoming election outcome of "Granny Flats" decision in City Hall. Discussing having a public forum to get this proposal for people to hear and weigh in on with the ASNC.*

Tamar was not present, but Ziese gave her report. Ziese moved that PLUC request ASNC to hold the public forum on these issues, Blatt seconded, and it was unanimously passed.

10. *Discussion: Roy Payan. Short term rentals and the Mayor's pending ordinance*

Roy was not present, so the issue was tabled until the next meeting.

11. *Discussion: Michael Blatt. Baseline Mansionization and Baseline Hillside Ordinances (BMO and BHO)*

Blatt explained that the issues are complicated and the new document is complex; the net result seems like minor tweaks. Decision on the new Ordinances could take months, but they will probably pass.

12. *Discussion: Lawrence Ziese. Nuisance construction on 6320 Monterey Road. Discuss placing item on agenda for October about multiple construction issues and violations.*

Ziese said the construction has been going on for over a year; he has been trying to contact the developers to come to a PLUC meeting.

13. *Committee Member Comments – Blatt says we need to change the PLUC letter to developers to tell them where to post the Notice to Neighbors.*

14. *Adjourn - at 9:00PM*