



100 Bel Air Road, Los Angeles, CA 90077  
[www.belairassociation.org](http://www.belairassociation.org)

**PLANNING AND LAND USE COMMITTEE  
 AGENDA  
 Monday, May 9, 2016**

Note to all attendees: Though not mandatory, we encourage you to RSVP, indicating your desire to attend this meeting and the number in your party via the “Send us a Message” link on our website.

*Our mission is to ensure the safety and security of Bel-Air residents by advocating responsible land use development through proactive advocacy and communications with Government officials, developers, homeowners, media and neighboring organizations. We work to protect the enjoyment of home ownership and property values.*

1. **CALL TO ORDER** – Committee Role Call

NAME	P	A	NAME	P	A
Dan Love (Co-chair)			Kent Jacobsen		
Maureen Levinson (Co-chair)			Brooke Knapp		
Jim Hyman (BOD)			Karen Mettel		
Steven Myers (BOD)			Carl Robertson		
Joan Abrahamson			Steve Robbins		
Aida Babajanian			Kirk Stambler		
Jean Brincko			Blair Tanner		
Candace Chapman			Dave Tausik		
Laurent Degryse			Leslie Weisberg		
Alice Germanetti			Dennis Wilder		
Karen Goldsmith					
Joe Horacek					

2. **APPROVAL OF AGENDA**, as presented or amended.

3. **CHAIR REPORT** (Dan Love and/or Maureen Levinson)

**NOTE: ALL CASES ARE SUBJECT TO MOTIONS**

4. **PROJECTS AND ITEMS SCHEDULED FOR PRESENTATION, DISCUSSION AND POSSIBLE ACTION**

- A. **10515 Rocca Place**  
 PC/Job#: B16LA03527  
 New 2-story + basement SFD  
 Grading for SFD approximately 4,200 cubic yards  
 Build (2) retaining walls at property and repair existing wood retaining wall at driveway easement.

Scott Yang, representative of the owner, will present his plans.

**B. 929 Stone Canyon Road**

PC/JOB#: B15LA18245

New 2-story SFD with attached garage.

Construct (2) (N) site retaining walls; each wall is max 10 ft in height and minimum 3 ft apart.

Temporary shoring for the proposed site retaining walls.

Grading for the temp cut and backfill of (N) retaining wall.

Mr. Samuel Rhyoo, - [dabeenllc@gmail.com](mailto:dabeenllc@gmail.com) - Executive Director, Dabeen LLC (661) 747-8973-cell is to present the plans to the Committee.

**C. 10905 W Chalon Drive**

BBSC Board File No: 150013

ENV-2015-919-MND (3/23/16)

Demolition of SFD

New 3-story SFD with 10-car basement garage

Site grading for new SFD and garage, swimming pool, RW & basement excavation & backfill.

Export of 15,853 cubic yards – hauling route hearing required

**Haul Route Public Hearing: Tuesday, May 10, 2016 at 9:30, 201 N Figueroa, 9<sup>th</sup> FL, Los Angeles, CA 90012**

Note: Due to the time restrictions, a letter from the BAA was submitted to the BBSC with the usual “Bel-Air Rule.”

- D. (i) 780 N Tortuoso Way** Case No: ZA2015-4336 (ZV)  
CEQA No: ENV 2014-3918-MND-REC  
ZONE: RE20-1-H
- (ii) 788 N Tortuoso Way** Case No: ZA2015-4336 (ZV)  
CEQA No: ENV 2014-3918-MND-REC  
ZONE: RE20-1-H
- (iii) 800 N Tortuoso Way** Case No: ZA2015-4330-ZY

ZA will consider (1) a variance to permit three (3) on-site kitchens in lieu of the maximum one kitchen otherwise permitted, in conjunction with the occupancy of a single-family dwelling in the RE20-1-H Zone; and (2) adopt the Mitigated Negative Declaration (MND) for the above-referenced project.

ZA will obtain testimony from affected and/or interested persons regarding this project. The environmental document will be among the matters considered at the hearing. The decision maker will consider all the testimony presented at the hearing, written communication received prior to or at the hearing, and the merits of the project as it relates to existing environmental and land use regulations.

Note: BABCNC has already sent a letter to deny the request for additional kitchens.

**Hearing Date: Thursday, May 12, 2016 at 9:00, 9:30 & 10:00 AM, W LA Municipal Bldg, 2<sup>nd</sup> FL Hearing Rm, 1645 Corinth Ave, Los Angeles, CA 90025**

**E. 944 Airole Way**

Case No: ZA-2015-4727-ZV

A variance request for two additional kitchens to a new SFD within a new proposed 44,552 square-foot SFD on a 166,321.4 square-foot lot.

Applicant: Nile Miami (Company: CRESTLLOYD, LLC)

Representative: Tony Russo (Company: CREST REAL ESTATE)

**Hearing Date: Thursday, May 26, 2016 at 10:00 AM, W LA Municipal Bldg, 2<sup>nd</sup> FL Hearing Rm, 1645 Corinth Ave, Los Angeles, CA 90025**

- F. 862-868 Moraga Drive**  
 DIR-2014-4936-CLQ  
 ENV-2014-4937-CE  
 Zone: [Q] R3-1VL  
 Applicant: Huntrandand, LLC  
 Representative: Pamela Day

The demolition of a two-story, 5-unit apartment building and the construction of a new four-story, 13-unit apartment building with a height of 37-feet. Requested Action is a clarification of the “Q” Qualified Condition number 1 of Ordinance 165,958 to allow an increase in height of five (5) feet over the maximum 32 feet allowed by Condition Number 1. Note: Condition number 1 of this ordinance states the Height: Building and Structures shall not exceed a height of 32 feet measured from the natural grade at the midpoint of the lot width to the highest point of the building or structure pursuant to 1.21.1 of the Municipal Code). The guidelines for implementing the Clarification process adopted by the City Planning Commission on October 10, 1988, allow “changes in height which do not exceed five feet. Unless the applicant has obtained signatures of owners of all properties abutting, across the street or alley from, or having a common corner with the subject property, a public hearing is necessary.

Note: On June 24, 2015, the entire BABCNC Board unanimously voted to deny the application as presented.

**Hearing Date:** May 16, 2016 at 10:00 AM, W LA Municipal Bldg, 2<sup>nd</sup> FL Hearing Rm, 1645 Corinth Ave, Los Angeles, CA 90025

- G. 760 N Lausanne Road**  
 Case No: ZA 2015-4553 (ZAA)  
 CEQA No: ENV 2015-4554-MND  
 ZONE: RE40-1-H

ZAA to allow a tennis court to observe a 0.5-foot side yard at its northerly corner in lieu of the 10-foot side yard required; a ZAA to allow a mandatory 10-foot wall/fence to be located within the side yard at the same point; and a ZAA to allow a portion of the tennis court to not have a 10-foot wall/fence--all in conjunction with the proposed construction of the tennis court with a personal gym beneath it on 357,154 square-foot lot in the RE40-1-H Zone.

**Hearing Date:** Thursday, May 26, 2016 at 9:30 AM, W LA Municipal Bldg, 2<sup>nd</sup> FI Hearing Rm, 1645 Corinth Ave, Los Angeles, CA 90025.

**5. GENERAL BUSINESS AND ITEMS FOR DISCUSSION:**

- A. MOTION TO ADOPT/APPROVE THE POSITION STATEMENT OF THE BEL AIR HOMEOWNERS ALLIANCE AND BEL-AIR/BEVERLY CREST NEIGHBORHOOD COUNCIL, DATED NOVEMBER 30, 2015.
- B. MOTION TO APPROVE STREET MAP OF BEL-AIR
- C. DISCUSSION ON THE PROPOSED BMO/BHO CODE
- D. DISCUSSION ON CC&R STATUS IN BEL-AIR

ACRONYMS:

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