

FILE
862-70 MORAGA
DR.



May 11, 2016

Mr. Kevin Jones
Los Angeles City Planning
Department of City Planning
200 North Spring Street, Room 721
Los Angeles, Ca 90012

Re: Case Nos. DIR-2014-4936-CLQ and ENV-2014-4937-CE
862-870 Moraga Drive

Dear Kevin-

The Bel Air Association recommends that the Department of City Planning deny this application as presented, for the reasons as outlined in the letter attached from the Bel Air Beverly Crest Neighborhood Council dated June 25, 2015.

Yours truly,

A handwritten signature in black ink that reads "Daniel J Love".

Daniel J Love
President
Bel Air Association

Bel Air Beverly Crest
NEIGHBORHOOD COUNCIL



Building A Better Community

Bel-Air Beverly Crest Neighborhood Council
City of Los Angeles Municipal Building
1645 Corinth Avenue, Room 103-4
Los Angeles, California 90025
Office 310-479-6247
www.babcnc.org / council@babcnc.org

June 25, 2015

Via Email

victor.vallejo@lacity.org; naomi.guth@lacity.org; simon.pastucha@lacity.org; faisal.roble@lacity.org
Victor Vallejo, City Planning Assoc.
Naomi Guth, City Planner
Simon Pastucha, Sr. City Planner
Faisal Roble, Pr. City Planner
Metro Neighborhood Projects Section
Dept. of City Planning
200 North Spring Street, Room 620
Los Angeles, CA 90012

Re: Case Nos. DIR-2014-4936-DB-CLQ and ENV-2014-4937-CE (862-70 Moraga Dr.)

Dear Victor, Naomi, Simon and Faisal,

We, Travis Longcore and Nicole Miner, declare that we are the President and Vice President respectively of the Bel Air-Beverly Crest Neighborhood Council ("BABCNC"), and that the entire board of the BABCNC, at its regular public meeting held on June 24, 2015, in accordance with the Brown Act, voted to recommend that the Directory of City Planning deny this application as presented, for the reasons below. The vote was unanimously in favor by all 17 board members that were present.

1. The project is located in a Very High Fire Hazard Severity Zone ("VHFHSZ") and is therefore ineligible to receive any on-menu incentives. LAMC 12.22-A.25(e)(2)(iv) requires that "The Housing Development Project shall not be located on a substandard street in a Hillside Area or in a Very High Fire Hazard Severity Zone as established in Section 57.4908 of this Code" in order "[t]o be eligible for any on-menu incentives."

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Travis Longcore, Ph.D.
Vice President
Nickie Miner
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STAKEHOLDER GROUPS

Bel-Air Crest Master Association
Bel Air Ridge Association
Benedict Canyon Association
Casiano Estates Association
Laurel Canyon Association
Holmby Hills Homeowners Association
Residents of Beverly Glen
Roscomare Valley Association
Santa Monica Mountains Conservancy

RESIDENTIAL DISTRICTS

Bel Air District
Bel Air Glen District
Beverly Park Estates District
Franklin Cyn/Coldwater/Mulholland/Crest District
North of Sunset District
OTHER
At-Large Members
Faith-Based Institutions
Public & Private Schools
Commercial Areas