



100 Bel Air Road, Los Angeles, CA 90077
www.belairassociation.org

**PLANNING AND LAND USE COMMITTEE
 AGENDA**

DATE: Monday, July 25, 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)			Alice Germanetti		
Maureen Levinson (Co-chair)			Karen Goldsmith		
Jim Hyman (BOD)			Joe Horacek		
Steven Myers (BOD)			Kent Jacobsen		
Joan Abrahamson			Brooke Knapp		
Aida Babajanian			Karen Mettel		
Jean Brincko			Carl Robertson		
Candace Chapman			Steve Robbins		
Laurent Degryse					

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. Parking Issues:

a. Upper Bel-Air Road (1449, 1469, 1920 & 1951 Bel-Air Rd + 1804 & 1816 Rial Ln)

DEVELOPER: Hassan Aghnami—has 6 simultaneous projects on upper Bel-Air Road & Rial Ln—has bogus information banners on site, no one speaks English and construction crews disrespectful—including vulgar hand gestures—to residents.

b. **GOOD NEWS:** “No Parking” signs installed at troubled Bel-Air Rd & St. Cloud Area (Developers at 454 Cuesta Way (McKillen Brothers) crews were abusing parking privileges and restrictions.

- B. Outdoor Lighting Affecting Residential Property**
10550 Fontenelle Wy: 111 illuminated columns installed on property
OWNER: Philipp Plein
DESIGNER: Harrison Design (tel: 310-888-8747)
- C. 10557 Rocca Place**
APPLICATION/PERMIT: 16010-300000-02669
PLAN CHECK JOB NO: B16WL03207
OWNERS: Jamie and Roger Donenfeld
ARCHITECT: A. Cardenas

Construction of a garage and a two-story house and terrace on top of the garage (total 3 floors). It is going to be called a “recreation center.” Application still in review with LADBS.

- D. 420 Amapola Ln – ALSO 332 Bel-Air Rd**
PERMIT APPLICATION NO: B16WL03049
DEVELOPER: Robert Quigg

Developer began illegal demolition, was shut down by LADBS, less than 24 hours had permit without due process. LADBS stated they used their “discretionary” privilege to issue permit without due process that is expressly written in LAMC. Currently, developer has applied to change the street address to 332 Bel-Air Rd—in order to avoid restrictions of properties fronting substandard hillside streets.

- E. 454 Cuesta Way**
CASE NO: ZA 2014-0914 (ZAD)
ZONE: RE20-1-H
CEQA: ENV2014-841-MND
DEVELOPERS: Dean & Tyrone McKillen

Crews parking violations, working on Sundays, LADBS using “discretionary privilege” for site to use expressly-prohibited street access on Amapola Ln to gain access to site.

BRIEF UPDATES:

- F. 10515 Rocca Place**
PC/Job#: B16LA03527
Representative: Scott Yang
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.

- G. 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 - Executive Director, Dabeen LLC (661) 747-8973-cell is to present the plans to the Committee.

- H. (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 was held on Thursday, May 12, 2016 at 9:00, 9:30 & 10:00 AM, W LA Municipal Bldg, 2nd FL Hearing Rm, 1645 Corinth Ave, Los Angeles, CA 90025

UPDATE: Still awaiting ZA Determination

I. 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 was held on Thursday, May 26, 2016 at 10:00 AM, W LA Municipal Bldg, 2nd FL Hearing Rm, 1645 Corinth Ave, Los Angeles, CA 90025

UPDATE: Still awaiting ZA Determination

J. 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 was held on May 16, 2016 at 10:00 AM, W LA Municipal Bldg, 2nd FL Hearing Rm, 1645 Corinth Ave, Los Angeles, CA 90025

UPDATE: ZONING ADMINISTRATOR DECISION TO GRANT Q CONDITIONS—APPEAL FILED ON JULY 18TH BY BRUCE KUYPER. Much opposition to this project by Moraga area residents and were present in force (30 of them) at the May 16th Hearing.

- K. 1516 Stone Canyon Rd**
Case No: ZA 2015-4553 (ZAA)
CEQA No: ENV 2015-4554-MND
ZONE: RE40-1-H
DEVELOPER: Robert Quigg

Question regarding this developer (Robert Quigg) – building a golf course – used some type of chemical to destroy vegetation and removed protected oaks, etc. Should an investigation be sought? (see photos on tour recap PDF with Christine Samponara of DCD).

- L. 10710 Chalon**
CASE NO: ZA-2015-4080-ZAA-1A
CEQA: ENV-2015-4081-CE
APPLICANT: Jonathan Menlow (Elite Investment Group LLC)
APPELLANT: Arnaud C. Achache
ZA STAFF ASSIGNED: Kim H Jae

Case Project Description:

ZONING ADMINISTRATOR ADJUSTMENT TO ALLOW A REAR YARD SETBACK OF 9'-5.25" IN LIEU OF THE 10' OTHERWISE REQUIRED FOR THE PROPOSED TENNIS COURT, AND TO HAVE A COURT SURFACE MORE THAN 2 FEET ABOVE ADJACENT NATURAL GRADE WITHIN THE REQUIRED REAR YARD SETBACK. ALSO, A ZONING ADMINISTRATOR'S ADJUSTMENT TO ALLOW THE PORTIONS OF THE COURT WHICH HAS A COURT SURFACE GREATER THAN 6 FEET ABOVE ADJACENT NATURAL GRADE TO BE LOCATED LESS THAN 50 FEET FROM THE PROPERTY LINE.

Requested Entitlement:

ZONING ADMINISTRATOR ADJUSTMENT TO ALLOW A REAR YARD SETBACK OF 9'-5.25" IN LIEU OF THE 10' OTHERWISE REQUIRED FOR THE PROPOSED TENNIS COURT, AND TO HAVE A COURT SURFACE MORE THAN 2 FEET ABOVE ADJACENT NATURAL GRADE WITHIN THE REQUIRED REAR YARD SETBACK.

ALSO, A ZONING ADMINISTRATOR'S ADJUSTMENT TO ALLOW THE PORTIONS OF THE COURT WHICH HAS A COURT SURFACE GREATER THAN 6 FEET ABOVE ADJACENT NATURAL GRADE TO BE LOCATED LESS THAN 50 FEET FROM THE PROPERTY LINE.

UPDATE: Hearing was postponed to 8/3/16—not on schedule yet when checked.

- M. BMO/BHO Code Amendment Review**
CASE NO: CPC-2015-3484-CA
COUNCIL FILE NO: 14-0656
CEQA: ENV-2015-4197-ND
- N. 20,000 sq ft Motion Discussion**
- O. Ridgeline Protection Ordinance Motion**
- P. Discussion of the Short-Term Rental Ordinance**
CASE NO: DIR-2016-1243-CA
COUNCIL FILE NO: 14-1635-S2

MOTION: To support the position of the Benedict Canyon Association and write similar letter from the BAA.

- Q. Second Dwelling Units – Discussion of BABCNC’s Letter to the Planning and Land Use Committee**
COUNCIL FILE NO: 14-0057-S8

5. NEW VARIANCE REQUESTS:

05/23/16

ENV-2016-1784-EAF

11007 Bellagio PL (Chris Parker 818-591-9309)

An Environmental Assessment to permit the removal of 24 coast live oak trees and 10 Southern California black walnut trees

05/31/16

ENV-2016-1903-CE

534 N. Barnaby Rd (Peter Shirley 510-289-4238)

Addition to SFD with basement, grading, shoring, pool and garage

06/06/16

AA-2016-1968-PMEX

11300 W Chalon Rd (Amy Studarus (818-759-9309)

Lot Line Adjustment

07/07/16

ENV-2016-2400-EAF

10451 Bellagio Rd (Chris Parker (805-216-7900)

Convert existing, detached garage into an attached garage because of the addition of a 3,166 SF basement storage area under the garage project requires haul route approval for the export of 4,039 CY

07/07/16

AA-2016-2406-DPS

11005 W. Bellagio PI (Jonathan Riker (310-487-4098)

Deemed to be approved private street application in conjunction with future demolition of existing single-family home and construction of new home in same location.

6. GENERAL BUSINESS AND ITEMS FOR DISCUSSION:

A. DRAFT LETTER TO LADBS REGARDING DISCRETIONARY PRIVILEGES AND THE PROCESS FOR THOSE STANDARDS

B. DISCUSSION ON THE BEL-AIR RULE

C. DISCUSSION ON CC&R STATUS IN BEL-AIR

D. DISCUSSION ON TOUR AND RECAP TO DCP REP RE VIOLATIONS AND CONCERNS 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
---	---