



**MINUTES**

**Planning & Land Use Committee Regular Meeting  
Monday, July 25, 2016, 5:30 PM**

Bel-Air Association Office  
100 Bel-Air Road  
Los Angeles, CA 90077

The Planning and Land Use Committee met for a regular meeting on Monday, July 25, 2016 at 5:30 PM at the Bel-Air Association Office, 100 Bel Air Road, Los Angeles, CA 90077.

**1. Call to Order:** Meeting was called to order by Dan Love at 5:35 PM.

Attendees:

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		✓	Dennis Wilder	✓	
			David Tausik	✓	

Other attendees were Robert Schlesinger (BABCNC PLU Chair), Gary Plotkin (BABCNC PLU), Marcia Hobbs (BAA Chair), Grazka Taylor, Michael Geliebter, Leslie Weisberg, Andrew Kim (BAA Admin) and Alexandra Benavidez (BAA Admin). There may have been others who failed to sign-in.

**2. APPROVAL OF AGENDA:** The Agenda was approved as written.

**3. CHAIR REPORT:** Dan introduced various committee members and guests. Dan opened discussion to parking issues.

**4. Parking Issues:**

Carcassonne & Chalon Rd: Karen Mettel stated on Carcassonne--where there is no parking--that she believed construction vehicles are exempt from this restriction. It is the same on Chalon—another resident mentioned that when they contacted the City to complain, they were told they have to put up the no parking signs and they would have to pay for any towing. Frustration over the fact it is unclear what parking restrictions are with construction vehicles and resident service vehicles (gardening, pool, repairs, etc.).

Upper Bel-Air Rd: Rob Levine (upper Bel-Air Rd resident) was unable to attend as there was not enough parking spaces in the BAA lot for him to park. He was going to present that on upper Bel-Air Rd, there is a developer with six (6) simultaneous sites (two on Rial Ln) whose workers block the road and are disrespectful to residents (using vulgar hand gestures). Upper Bel-Air Road

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

Fontenelle Way: Alice Germanetti has been successful in their area by using orange cones and speaking with site managers directly—especially when they were blocking a resident's driveway so she could not have her caregiver park. She also mentioned they are picking up the garbage around the sites as well.

Parking Committee?: Leslie Weisberg mentioned that BAA should compile a list of alternative parking areas for construction workers for developers/owners to distribute. This may help alleviate the illegal parking and subsequent dangerous street conditions. Hotel Bel-Air and UCLA were mentioned as alternatives.

Double Parking of Delivery Vehicles: Questions were also raised about construction sites allowing delivery trucks to double park on the street. Dan Love mentioned that all staging should be on-site and not on the street.

- 5. 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. Adjacent neighbor, Michael Geliebter presented he has been involved in legal challenges – fighting for 7 years – in particular with a driveway pad that encroaches on his driveway. Case was dismissed due to technical reasons so he gave up fighting. Now this new detached 3-story living quarters is of concern.

Dan Love asked Michael Chasteen to look at the plans to see if what the Donenfelds want to build is by-right.

Other issues are fire and drainage in the area. Marcia Hobbs mentioned there are two other permits on the substandard street of Rocca Place that must be considered. Hazards mentioned is that if a car and cement truck are coming from opposite directions, the car would have to back down the hill onto Stone Canyon to let the cement truck out.

Marcia suggested LAFD (David Valdez of 71) be contacted to give an opinion with regard to fire and other emergency issues. A fire truck turning radius of 150 feet is required.

Marcia Hobbs mentioned that this is an area that the City must visit and assess the site and the impact of all the construction on Rocca Place.

Grazky Taylor mentioned that the Donenfelds do rent two rooms out of their house and wondered about the intent of the additional detached living quarters they plan to build—do they intent to rent that out? Reasons for this addition from the Donenfelds were a "granny flat" so his 97-yr old mother can live with them (she resides in NY) and another reason was it was going to be a ballet studio for his young daughter.

Dan Love suggested to Michael Geliebter to have his attorney write a letter with all the safety and health concern and the BAA will add their letter of support.

- 6. 10550 Fontenelle Wy:** 111 illuminated columns installed on property

**OWNER:** Philipp Plein

**DESIGNER:** Harrison Design (tel: 310-888-8747)

Decision to continue to contact owner, Philipp Plein to explain what he is installing.

Maureen Levinson offered to contact LAPD regarding lumen restrictions in residential neighborhoods.

**7. Architectural Review Committee & CC&Rs:** Carl Robertson gave a history of the old BAA Architectural Review Committee that existed over 20 years ago. It was a well-run committee that enforced the CC&Rs. Discussion that we need to have such a committee again. All former files have been removed from the BAA office by the former BAA leadership—not sure of the files whereabouts and rumor is they were destroyed.

Dennis Wilder brought up investigating the CC&R that still exist in Bel-Air and how to get them reinstated. Dan Love said a survey had been done but, again, all the files are missing – taken by the former BAA leadership.

Bob Schlesinger stated that research could be done by going downtown—would take a lot of hours and manpower. He said he could help direct us.

Leslie Weisberg suggested that we should make it the responsibility of the developer or homeowner to see if the CC&R prevail for a particular property.

**8. 929 Stone Canyon Road:** Improvement of site with residents.

**9. LADBS & Discretionary Privileges:** Maureen Levinson brought up two recent instances where LADBS has used what the department claims as “discretionary privilege to override expressly written LAMC and expressly written MND conditions for two properties: 454 Cuesta Way (use of two roads to gain access to their site) and 420 Amapola Lane/332 Bel-Air Rd issued a demolition permit without proper notification. We would like to write a letter requesting a hearing on how the LADBS discretionary privilege process works and by what authority is this privilege granted—we do not understand this process.

Marcia Hobbs brought up that at a recent meeting regarding North of Sunset District’s Bird Streets, she had to correct Luke Zamperini – who claimed LADBS works for the developers/customers because they pay their fees – that the reality is LADBS works for the taxpayers who pay their salaries.

Leslie Weisberg shared story that in order to get a permit for a pool, the LADBS representative mentioned she would have to get a survey prepared by a company of “my choosing.”

**10. 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.

Michael Chasteen and Maureen Levinson visited the property. Michael gave an update that the permits have been returned to the architect by Plan Check for corrections. Michael must wait until they are resubmitted to PC so he may look at them. Initially, Michael thought a problem area is the basement—that it is not actually a basement.

11. **Tortuoso Way Projects:** Still waiting to hear Zone Administrator's decision on the kitchen variance request.

12. **944 Airole Way:** Still waiting to hear Zoning Administrator's decision with regard to the kitchens.

13. **862-868 Moraga Drive**

DIR-2014-4936-CLQ

ENV-2014-4937-CE

Zone: [Q] R3-1VL

Applicant: Huntrandand, LLC

Representative: Pamela Day

**UPDATE: ZONING ADMINISTRATOR DECISION TO GRANT Q CONDITIONS—  
APPEAL DEADLINE IS JULY 18<sup>TH</sup>. WAITING TO SEE IF THERE IS AN APPEAL—  
MORAGA RESIDENTS WERE PRESENT IN FORCE AT THE HEARING.**

14. **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).

Suggested we look for old photos of the area that reveal oak trees that were illegally removed by developer.

15. **Protected Trees Discussion:** Concern raised about the illegal removal of protected oaks. Marcia Hobbs mentioned that Sullivan Canyon resident, Sara Nichols, appealed a project and, due to the illegal removal of oak trees, had the project shut down for two years.

Dan mentioned that when there is a new project, Urban Forestry comes out and tags all protected trees.

16. **901 Strada Vecchia:** Grasky Taylor asked when the jackhammering noise will cease with this property. Dan Love and Marcia Hobbs informed her that Mohamed Hadid must make the house compliant and conform to the design approved by the City. Residents requested to tour the site with LADBS so ensure he is complying. Grasky Taylor is allergic to dust and all the dust from the site has made her ill.

17. **BMO/BHO Code Amendment Review**

**CASE NO:** CPC-2015-3484-CA

**COUNCIL FILE NO:** 14-0656

**CEQA:** ENV-2015-4197-ND

Dan Love gave update that any structure over 20,000 square feet will require an EIR (Environmental Impact Review) instead of a MND (Mitigated Negative Declaration) which is what is normally required. He also mentioned how the initial position paper that the BABCNC used was prepared by the BAHOA.

18. **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 – was passed.

**19. Second Dwelling Units – Discussion of BABCNC’s Letter to the Planning and Land Use Committee**

**COUNCIL FILE NO:** 14-0057-S8.

To be discussed at next meeting

**20. Discussion on McCoy Construction:** They work well with residents, they understand how to build in the community and hillsides. Maureen Levinson shared favorable experience with McCoy construction project manager, Travis Taylor, at 800 Stradella Road.

**21. Wine Tasting Date Set:** October 27, 2016. Gail Sroloff and Jamie Meyer will host. Morage Vineyards will provide the wine.

Meeting was adjourned by Dan Love at 6:38 PM.

Minutes preped by Maureen Levinson.  
May be some errors and omissions.