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

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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. UPDATES & PROJECTS AND ITEMS SCHEDULED FOR PRESENTATION, DISCUSSION AND POSSIBLE ACTION

A. Parking Issues:
   a. No Parking restriction has been approved by LADOT for Bel-Air Road, between Bel-Air Place and Bel-Air Court. Signs should be up within 4 weeks.
   b. Still a problem: 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. 10550 Fontenelle Wy: 111 illuminated columns installed on property
OWNER: Philipp Plein
ARCHITECT: Tony Spaan
DESIGNER: Harrison Design (tel: 310-888-8747)
UPDATE: Architect will come to September 26th BAA PLU meeting to explain project.

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.
Discussion on by-right issue and course of action.

D. 420 Amapola Ln – ALSO 332 Bel-Air Rd
PERMIT APPLICATION NO: B16WL03049
DEVELOPER: Robert Quigg
Site being used as a parking lot for construction crews.

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.
Earned “Site of Shame” for litter and debris on entrance areas on Amapola Ln and Madrono Ln.

F. (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
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

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

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 by Bel-Air residents on 7/18/16—document available on DCP website on 8/26/16.

I. 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).  
UPDATE: Waiting for photos showing protected trees in ravine prior to clearing by developer.

J. 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  

UPDATE: Hearing on 8/3/16. Variance was granted by West Los Angeles Planning Commission.

K. 11000 Chalon Rd (A WALLACE NEFF HOUSE)—only one owner before recently sold  
OWNER: Cashew Hill LLC  
RESIDENT COMPLAINT: Area is a fire hazard—needs to have brush clearance.  
Applications in for demolition and to build new 2-story with basement and attached garage.

L. Discussion of the Short-Term Rental Ordinance  
CASE NO: DIR-2016-1243-CA  
COUNCIL FILE NO: 14-1635-S2  
Update: BAA Letter of support for BABCNC CIS forthcoming.

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

5. GENERAL BUSINESS AND ITEMS FOR DISCUSSION:  
A. DISCUSSION ON CC&R STATUS IN BEL-AIR
6. 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 Pl (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.

7. HAULING ROUTE HEARINGS:

A. 534 Barnaby Rd – 3,499 c.y. – Position letter sent – Bel-Air Rule conditions
HEARING WAS ON 8/9/16

B. 911 Tione Road & 865 Stradella Rd (6,750 c.y. & 3,200 c.y., respectfully)—ONE DEVELOPMENT – BAA sent opposition letter – i.e., one hauling route not to exceed 6,000 c.y.
HEARING ON 8/23/16 at 9:30 – 201 N. Figueroa, LA 90012

C. 10830 Chalon Rd
   1. 10830 Chalon – HAS 2 HAULING ROUTE REQUESTS—one granted and one still awaiting hearing date -- 10,562 c.y. – NO HEARING DATE SET
   2. 10830 Chalon – 9,802 c.y. – granted on 10/28/14