



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

**PLANNING AND LAND USE COMMITTEE  
AGENDA**  
Thursday, August 22, 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			Dave Tausik		
Jean Brincko			Leslie Weisberg		
Candace Chapman			Dennis Wilder		
Laurent Degryse					
Alice Germanetti					
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. 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 26<sup>th</sup> 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, 2<sup>nd</sup> 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 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, 2<sup>nd</sup> 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, 2<sup>nd</sup> 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 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.

**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**