



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

**MINUTES**

**Planning & Land Use Committee Regular Meeting  
Monday, August 22, 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 Maureen Levinson at 5:35 PM.

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	✓				

Other attendees were Michael Chasteen, Robert Donenfeld, Michael Geliebter, Marcia Hobbs, Robert Schlesinger, Dale Shin, Gratzka Taylor. There may have been others who failed to sign-in.

**2. APPROVAL OF AGENDA** was approved as written.

**3. CHAIR REPORT** Dan Love introduced various members and guests.

**870 Stone Canyon Road:**

Dan Love opened discussion to water leakage from 870 Stone Canyon Road. Dale Shin, property manager for owners was present to answer questions and gave contact information to the BAA office staff. Dan Discussed the issue of a sprinkler leak from the 870 Stone Canyon Road property and the difficulty of notifying the property owner of the problem. When asked for the property owners names, Dale Shin declined due to the fact the owner is an LLC and he did not want to divulge the owner's names. He added that 870 Stone Canyon Rd is a summer house for the owners. Dan Love stated he would like to meet his neighbor. Dale Shin said he would contact the owner to receive permission to submit the name.

**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.

Roger Donenfeld was introduced by Dan Love. Mr. Donenfeld presented the plans for the construction of a two-car garage and two-story recreation room above the garage, located on a shared driveway on a sub-standard road. Mr. Donenfeld stated he was building the rec room/dance studio for his two young daughters who are competitive dancers. No kitchen will be in the new build. The plans are to match the style of the present main house (white stucco, clay tile roof). The total build will be 1400 sq ft.

Issues of concern by adjacent property owners and residents on the street:

Emergency vehicle access (fires)

Parking and staging during construction

How residents can safely drive into and out of their properties.

Suspect that the new construction plan is actually is for a rental business

Question was asked about why three car garage and why are there so many cars parked outside of his house on the street. Mr. Donenfeld's answer was that there was a nanny and a tutor for their children. A resident claimed that by their observations, there are 5 renters at the house who park on the street. Mr. Donenfeld answered there are people who visit them and who spend the night. There are two businesses that are run out of the home and with employees. There are people who rent and people who work who come to the home. They are not renting but they are exchanging rent for services.

It was mentioned that there is not enough room in the vicinity of the new build to turn a car around—one must back down.

Mr. Donenfeld mentioned that an adjacent neighbor (Michael Geiliebter) in the area is responsible for the turnaround and discussion continued on when a wall was built prior to current owner (Michael Geiliebter) purchasing the property.

Question from Gratzka Taylor on increased fire hazard and concern about property line and loss of privacy for her. Mr. Donenfeld answered that the construction site is 20' from property line. Chain link fence between two properties was installed in 1950s.

Residents worried about fire issues and access to their homes during construction. Where are people going to park on their substandard street? Where are construction vehicles and crews going to park? Mr. Donenfeld answered they will park wherever it is legal to park, including on Stone Canyon Road. Stone Canyon residents present protested as there are already several active construction sites on Stone Canyon Road.

Discussion of changing parking restrictions on Rocca Place.

Michael Chasteen questioned the existing permit for a motor court (a cement pad)—what is the purpose of the motor court? It is to turn a vehicle around. Basically plans are to build a motor court on top of a motor court. Question on whether to remove a motor court will diminish property values due to the inaccessibility of emergency vehicles to access your property.

Mr. Donenfeld stated that since 1963, the fire department has reviewed the plans approved by the City on four occasions.

Taylor Gratzka concerned about the lack of brush clearance. Mr. Donenfeld agreed to do brush clearance.

Brief history of the area was presented by Roger Donenfeld:

1963 development – 2 properties served by the driveway. Easement was granted in 1963 from Mr. Donenfeld's property owner to Michael Geiliebter's property.

Roger Donenfeld moved into his property in 1993.

Michael Geiliebter moved into his property in 2004—when Roger Donenfeld was excavating a motor court. Michael thought that excavation would be a turnaround.

### **880 Stone Canyon Road**

Update by Dan Love: Owners renting it out for another year before construction commences.

**901 Strada Vecchia:** Update and a brief history by Joe Horacek

Mohamed Hadid must bring 901 Strada Vecchia in full compliance with City permit records.

Question on when permits were revoked, did Hadid lose all rights under 2011 pre-hillside ordinance and must they now comply with and subject to current applicable Hillside Ordinance codes? (Example 30; as opposed to 36')?

Hadid illegally graded the site and then turned in the survey based on the graded hillside—which allowed him to more square footage than he could have built had he not graded it.

On Navigage LA there is the 2008 survey that reflected the natural condition of the hillside. Joe Horacek hired an engineer to use the 2008 survey and to compare it with the altered survey Hadid turned into the City.

Sq ft size of 15,000 sq ft + 20% (18,000 sq ft). Hadid built over 30,000 sq ft that the City did not have to Notice.

- Permits are revoked.
- Demolition has been ordered, including the non-permitted retaining walls.
- In conversations with LADBS, because the buildings are connected, the bottom 3-4 stories need to be removed.
- The height must be brought down and all the decks have to be cut down.
- Based on Horacek's observations, Hadid is doing far less remediation and he is filling-in and compacting. •He is hiding what he is doing.
- Concern that there is no property geology studies with regard to the replacement caissons that he is installing to replace the unauthorized and unsound buttresses he built.
- There are not open holes where there were secretly-built bedrooms (5 suites). When Horacek supplied the photos of the illegal suites, Hadid cemented them so that LADBS could not see them.
- Hadid has only demolished the north/east end portion of the structure.
- September 8<sup>th</sup> is the next criminal hearing for Hadid in Van Nuys Courthouse.
- LADBS inspected Hadid property over 200 times.
- The Hadid structure is 71' high and has an extra 10,000 + sq ft AND an extra 10 retaining walls.
- Hadid defrauded LADBS and if LADBS does not do the right thing, the next step is to file for gross negligence on the City and appeal to West LA Planning and they should order demolition.

### **10513 Rocca Place:**

Discussion of property bought (the former Sumner piece) where discussion of an entrance via Rocca Place (as oppose to access via Tortuoso Way). A cantilevered driveway (near the Hadid property). LAFD requires a hammerhead turnaround due to the fact that what has been built in 1962 is invaled based on current requirements. There would be no easement going over Horacek's driveway. This new driveway would be on caissons—Joe Horacek open to discussion with new owner as long as he can view the plans and if these plans were modest enough (not overhanding over akjacent properties, ietc, and if he then entered into Covenants with regard to the land, possible a solution could be worked out how he can get up to the property via Rocca Place.

Without widening the driveway, nothing can be built. The former owner of the property had written notice that he must disclose nothing can be built until road is widened to any potential seller so it is believed the former owner is open to litigation.

The property is landfill and has notoriously slid—in the 1950s and 1960s.

### **Parking Update:**

500-700 block of Bel-Air Road is now no parking.

**BRIEF UPDATES** (read by Maureen Levinson):

**1055 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.

**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.

**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.

- (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.

**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.

**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.

**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.

**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.

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

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

**GENERAL BUSINESS AND ITEMS FOR DISCUSSION:**

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

**NEW VARIANCE REQUESTS** (read by Maureen Levinson):

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.

**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

Meeting was adjourned at 6:55 PM by Maureen Levinson.

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