PLANNING AND LAND USE COMMITTEE
AGENDA
Monday, March 20, 2017
5:00 – 6:30

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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<th>NAME</th>
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<tr>
<td>Dan Love (Co-chair)</td>
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<td>Joe Horacek</td>
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<td>Maureen Levinson (Co-chair)</td>
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<td>Brooke Knapp</td>
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<td>Jim Hyman (BOD)</td>
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<td>Karen Mettel</td>
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<td>Steven Myers (BOD)</td>
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<td>Carl Robertson</td>
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<td>Joan Abrahamson</td>
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<td>Steve Robbins</td>
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<td>Aida Babajanian</td>
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<td>Dave Tausik</td>
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<td>Jean Brincko</td>
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<td>Leslie Weisberg</td>
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<td>Candace Chapman</td>
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<td>Dennis Wilder</td>
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<td>Laurent Degryse</td>
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<td>Alice Germanetti</td>
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<td>Karen Goldsmith</td>
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2. CHAIR REPORT (Dan Love and/or Maureen Levinson)

A. Parking in Bel-Air – Perugia Way & 900 Stradella Rd/911 Tione Wy
B. Cascada Way – no left hand turn between 4:30 – 7:00 now being enforced.
C. Filming issues
D. Protected Tree Ordinance – hearing this FRIDAY 10 AM at PLUM
E. Bel-Air Overlay
F. Upper Stone Canyon Reservoir
G. SoCal Gas Co – hydro testing on Casiano/Bellagio/ Sepulveda
H. Homeless Encampment
NOTE: ALL CASES ARE SUBJECT TO MOTIONS

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

979 Bel-Air Rd
ENV-2017-660-EAF
EAF for haul route RE20-1, Demolition of existing SFD, replace with

1410 Stradella Rd
ENV-2017-462-EAF
New 2-story SFD w/basement & attached garage, pool, & spa

11300 W. Chalon Rd
ZA-2016-4114-ZAA
ENV-2016-4113-CE
Hauling route granted for 4,700 c.y.

888 Sarbonne Rd
ZAD approved on 2/23/17 - 3rd retaining wall with height of 11'6"

1090 Acanto PL
Notice and Permit disclosure Issues
Protected trees on property

475 Bel-Air Rd
BF#160128
ENV-2016-3307-CE
UPDATE: Hauling route deferred to 3-21

10513 Rocca Pl.
Owner’s Representative: Ezequiel Serebrisky
New SFD with patio cover, trellis, basement and 7 car garage is part of 10,000 sq ft basement

10515 Rocca Place
PC/Job#: B16LA03527
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.
Scott Yang, representative of the owner
UPDATE: Hauling route deferred to 3-21-17

10550 Fontenelle Wy: 111 illuminated columns installed on property
OWNER: Philipp Plein
ARCHITECT: Tony Spaan
DESIGNER: Harrison Design (tel: 310-888-8747)
UPDATE: Hauling route has been withdrawn (5,995 cubic yards BF 160108)

979 Bel-Air Rd: Hauling Route
ENV-2017-660-EAF
EXPEDITER: Chris Parker, Pacific Crest Consultants
APPLICANT: Aron Abecassis
Hauling route for 3,982 c.y.

10649 W Capello Way
ENV-2016-435-EAF (Environmental Assessment)
UPDATE: Hauling route granted for 3,330 c.y.
11667 Bellagio Rd
Plan Check/Job No. B14LA16601
OWNER: Sam Nazarian (310-405-1797)—UPDATE: geological soil report by Caro Mina, Applied Earth Sciences (AES) (license #CAGE601)
Grading for new 3-story SFD with attached garage at basement, cabana, pool/spa, driveway and retaining walls

11647 Bellagio Rd – turned in for illegal grading – no permits have been filed. Sold on 12/21/16.

903 Linda Flora—possible sublet to 3 units. Dan Harrison to discuss the issue of a 903A, 903B and 903C units on a R1.
OWNER: Morton Mazaheri, Nevada Investments, Inc.
ADDRESS: 3733 Motor Ave, Los Angeles, CA 90034

772 N. Sarbonne Rd (Tony Russo 408-655-0998)
ENV-2016-685-CE
BF#160078
Tony Russo is listed as Applicant (owner) and Representative
Hauling Route for 6,750 c.y.
Haul route for a new SFD, EAF (Environmental Assessment Form) for a new SFD
Concerned adjacent property owners (Laurent Degryse & Robert Blumenfield)
BBSC HEARING DATE: Pending

911 Tione Road & 865 Stradella Rd (6,750 c.y. & 3,200 c.y., respectfully) – Plus Development (Tyrone McKillen) & Gordon Gibson

KITCHEN VARIANCE CASES:

(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: Case on hold.

944 Arole 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: Case on hold.

L. 11100 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.
UPDATE: Due to lack of support for historical status, demolition is on track.
5. GENERAL BUSINESS AND ITEMS FOR DISCUSSION:

A. DISCUSSION ON CC&R STATUS

B. Miscellaneous Variances

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
Public Works Hearing on Friday, 3/24/17 at 10:00, 200 S. Spring Street, Rm 350, LA 90012

06/06/16
AA-2016-1968-PMEX
11300 W Chalon Rd (Amy Studarus (818-59-9309))
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
NOT ON HAULING ROUTE REQUEST STATUS TABLE
ON THE RADAR:

10701 Levico – just sold to Jaoui Bors.

ON THE RADAR PER MARK GOODMAN MD – witnessed surveyors in the Polo Lane (paper street) area. Developer plans to build using Bel-Air Road as the connecting Road (as opposed to Beverly Glen). Nothing has been submitted to the City but we should keep an eye on this: