



100 Bel Air Road, Los Angeles, CA 90077
www.belairassociation.org

**PLANNING AND LAND USE COMMITTEE
 AGENDA**

Monday, June 19, 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

NAME	P	A	NAME	P	A
Dan Love (Co-chair)			Joe Horacek		
Maureen Levinson (Co-chair)			Brooke Knapp		
Jim Hyman (BOD)			Karen Mettel		
Steven Myers (BOD)			Paul Mir		
Joan Abrahamson			Simone Rendell-Shelby		
Aida Babajanian			Margie Perenchio		
Jean Brincko			Carl Robertson		
Candace Chapman			Steve Robbins		
Laurent Degryse			Dave Tausik		
Alice Germanetti			Leslie Weisberg		
Karen Goldsmith			Dennis Wilder		
Bibi Horacek					

2. CHAIR REPORT (Dan Love and/or Maureen Levinson)

- A. Shawn Bayliss, BAA Executive Director
- B. Short-term rentals update
- C. Bel-Air Overlay
- D. Update on Mohamed Hadid Criminal Charges
- E. SoCal Gas Co Hydrotesting on Sepulveda Aug-Feb
- F. Rooftops & Story Poles
- G. 10905 Chalon Road – Dorianne & Dara Mir
- H. Trash around construction sites
- I. Notice when hauling permits are pulled-to post on website

NOTE: ALL CASES ARE SUBJECT TO MOTIONS

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

A. 1001 N Bel-Air Rd

Applicant: Caitlan Cullen (775) 690-2230 - **Presentation**

Expediter: Crest Real Estate (Jason Somers)

ENV-2017-2251-EAF

ZA-2017-2250-ZADF-F

Demolition of existing SFD and construction of new 12,876 sq ft SFD with basement, below grade parking and pool, haul route and waiver of street dedication being requested

B. 1090 N Acanto PI

Applicant Contact: Nick Kazem, Inc. (818) 999-9890

Mahsa Taj of B Raeen Construction, inc. (310) 447-1433

3280 Motor Ave 226, Los Angeles, CA 90034 (310) 826-2646, website Braeenconstruction.com

AA-2017-2307-PMEX

Lot line adjustment between two adjacent parcels

C. Mars Lane/Polo Lane – development ideas

D. 454 Cuesta Way & 420 Amapola Lane Construction Activity

Developer: Tyron McKillen

Violations on Bel-Air Overlay Rules, MND, and hazardous practices to residents.

UPDATES:

A. 761 Bel-Air Rd

Applicant Contact: Nathan Freeman (213) 220-0170

ENV-2016-4533-EAF

ZA-2016-4532-ZV-ZAD

Development of a new 9,360 SF Accessory one-story parking garage with roof deck open air cabanas structure to an existing SFD

UPDATE: Adjacent property owners have indicated they have no issues with their neighbor's renovations – owner delayed construction so that other developments in the vicinity were completed. This came up before the BABCNC PLU meeting – they deferred the case pending additional information. BAA stated they take no position.

B. 982 Stone Canyon Road

Owner/developer: Melanie Marcolin

Contractor: Gary Stefen Silverston

Project: Demolition of existing property, new 3-story SFD with attached garage, detached rec room and storage room, 2 retaining walls, swimming pool

Property up for sale – not activity on site

<https://www.redfin.com/CA/Los-Angeles/982-Stone-Canyon-Rd-90077/home/6830068>

- C. **11490 N Orum Road aka 1000 N Linda Flora Dr & 1040 N Linda Flora Dr**
 ENV-2017-1248-EAF
 ENV-2017-1248-CE
 BFN: 170047
 Rep: Kara Tavanlar (213) 228-5303
 Construction Mgr: Brett Slagle (310) 310-5465
Construction of a new SFD: 4 stories over basement with attached garage.
Haul Route Request: 3,700 c.y.

- D. **822 Sarbonne Road** - Adeshir Tavangarian, developer (310) 446-7000:
 - a. Kitchen count - there are two kitchens — a chef's kitchen just to the left of the front door, and the main kitchen on the west side of the house.
 - b. Height violation - there is a level being called the "guesthouse" being built under the pool — which makes 2 stories of basement - a four story structure.
 - c. Street Dumpster - without permits
 - d. Explanation required for why there is a Pacific Palisades address that comes up with 822 Sarbonne Rd ZIMAS entry....never saw this before

- E. **780 N Tortuoso Way** Case No: ZA-2015-4336 (ZV)
 CEQA No: ENV 2014-3918-MND-REC
 ZONE: RE20-1-H
UPDATE: (3) kitchens granted by ZA on 5/25/17
APPEAL FILED BY THE BAA ON JUNE 9, 2017 – zone variance for (3) kitchens within a SFD on a single lot in the RE20-i-H zone; in lieu of (1) kitchen per dwelling otherwise permitted.

- F. **788 N Tortuoso Way** Case No: ZA2015-4336 (ZV)
 CEQA No: ENV 2014-3918-MND-REC
 ZONE: RE20-1-H
UPDATE: (2) kitchens granted by ZA on 5/25/17

- G. **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: (2) kitchens granted by ZA on 5/25/17

- H. **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, 2nd FL Hearing Rm, 1645 Corinth Ave, Los Angeles, CA 90024. **UPDATE: Appeal to ZA Determination has been filed on 4/20/17. ZA denied to permit a second kitchen in SFD; approved to permit one outdoor kitchen.**

- I. **901 Stone Canyon Rd/10631 W Capello Wy** (Ida Lupita Tovar House)
 Fell out of escrow

- J. 1410 N Stradella Rd**
 BFN 170028
 ENV-2017-462-EAF
 Rep: Tony Russo (408) 655-0998
 New 2-2tory SFD w/basement & attached garage, pool, & spa
Hauling Route: Export of 5,700 or 5,400 c.y. (DCP and LADBS status has different amounts)
- K. 1035 N Stradella Rd**
 BFN 170035
 ENV-2016-4935-CE
 Rep: Sean Nguyen (EZ Permits, LLC), (213) 880-6289
 For new construction of 2-story plus basement, SFD
Haul Route Request to export 5,200 c.y
- L. 2010 N Stradella Rd**
 ENV-2017-1513-EAF
 EAF Assessment
 Rep: Tony Russo (408) 655-0998
Haul Route Request to export 3,600 c.y.
 Proposed demolition of existing SFD and construction of new story SFD w/basement, attached garage and new pool/spa. New ___x___ SFD with attached garage on piles.
- M. 1047 N Somera Rd**
 ENV-2017-1040-EAF
 Applicant: Yvonne Paterson (no company listed)
 Rep: Sean Nguyen (EZ Permits, LLC), (213) 880-6289
 Demolition of existing SFD and grading in conjunction with the construction of a 3-story plus basement, swimming pool and retaining wall
- N. 415 St Cloud Rd**
 ENV-2017-809-EAF
 Rep: Tony Russo (408) 655-0998
 Remodel & addition to existing SFD on lot that fronts substandard limited street that is less than 20 feet in width.
Haul Route Request: 3,000 c.y.
- O. 979 Bel-Air Rd: Hauling Route**
 ENV-2017-660-EAF
 EXPEDITER: Chris Parker, Pacific Crest Consultants
 APPLICANT: Aron Abecassis
Hauling route for 5,982 c.y.
- P. 1018 N Stradella Rd**
 Lot Line Adjustment
 PMEX-Parcel Map exemption
 Rep: Rosemary Medel (213) 228-5303

Q. 10513 Rocca Pl.
Ezequiel Serebrisky
New SFD with patio cover, trelles, basement and 7 car garage at basement, flying driveway

R. 417 Amapola Way
ZA-2015-4341-ZAD-F
ENV-2015-4342-MND
Haul Route Request 2,063 c.y.

S. 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

T. 772 N. Sarbonne Rd
ENV-2016-685-CE
BF#160078
Rep: (Tony Russo 408) 655-0998
Hauling Route for 6,000 c.y. approved.

5. GENERAL BUSINESS AND ITEMS FOR DISCUSSION:

A. DISCUSSION ON CC&R STATUS

6. ON THE RADAR:

10701 Levico – just sold to Jaoui Bors.

SEE Mars Lane – developers to present ideas - 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:

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

