



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

**PLANNING AND LAND USE COMMITTEE
AGENDA**

Monday, July 24, 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. Meetings may be recorded.

1. CALL TO ORDER

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. Update on Mohamed Hadid Criminal Charges
- B. 755 Sarbonne Rd rooftop permit – intent to revoked by LADBS
- C. Savona Road cul-de-sac homeless situation
- D. Carcassonne Road garbage

NOTE: ALL CASES ARE SUBJECT TO MOTIONS

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

- A. **1090 N Acanto PI**
Applicant Contact: Nick Kazem, Inc. (818) 999-9890 email: nkazemi@aol.com
AA-2017-2307-PMEX
Mahsa Taj of B Raean Construction, inc. (310) 447-1433
3280 Motor Ave 226, Los Angeles, CA 90034 (310) 826-2646
website Braeenconstruction.com
Lot line adjustment between two adjacent parcels

B. 10830 Chalon Rd – Pending Demolition – urged to protect trees

Case No. ENV-2014-962-MND

Board File No: 150036 – 10,562 c.y. export

Already has a hauling route approved BF# 140089 for 9,802 cy

House and all the trees, including two of the most prominent Torrey Pine trees in Bel-Air are about to be removed and the entire hillside excavated for a new home. Support is required to stop the denuding of this entire hillside and to explore ways that the owner can build a new house without removing some of the magnificent trees. This had been accomplished on another property at 11007 Bellagio Place.

4. PENDING HEARINGS – August 16 & 17, 2017 & Bank Auction September 17, 2017:

A. 780 N Tortuoso Way– West LA Planning Commission Appeal Hearing --

Wednesday, August 16, 2017 after 4:30 PM, Henry Medina West LA Parking Enforcement Facility, 2nd Floor, 11214 West Exposition Blvd, Los Angeles, CA 90064

Case No: ZA-2015-4336-ZV-1A

CEQA No: ENV 2014-3918-MND-REC1

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.

B. 788 N Tortuoso Way – West LA Planning Commission Appeal Hearing --

Wednesday, August 16, 2017 after 4:30 PM, Henry Medina West LA Parking Enforcement Facility, 2nd Floor, 11214 West Exposition Blvd, Los Angeles, CA 90064

Case No: ZA-2015-4334-ZV-1A

CEQA No: ENV 2014-3918-MND-REC1

BAA Appealed the (2) kitchens that were granted by ZA on 5/25/17

C. 800 N Tortuoso Way – West LA Planning Commission Appeal Hearing --

Wednesday, August 16, 2017 after 4:30 PM, Henry Medina West LA Parking Enforcement Facility, 2nd Floor, 11214 West Exposition Blvd, Los Angeles, CA 90064

Case No: ZA-2015-4330-ZV-1A

CEQA No: ENV-2014-3918-MND-REC1

BAA Appealed the (2) kitchens that were granted by ZA on 5/25/17

D. 1001 N Bel-Air Rd – Zoning Administrator Hearing -- Thursday, August 17, 2017 – 9:30 AM - at West LA Municipal Bldg, 1645 Corinth Ave, 2nd FL, LA 90025

Applicant: Caitlan Cullen (775) 690-2230

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.

E. 420 Amapola Ln – 332 Bel-Air Rd

Auction by banks -- one Canadian bank and one American Bank (possibly BofA) – **Court date September 11, 2017**, first overbid \$17,950,000. Presumed the property is not attracting buyers – possibly because of a drainage issue and an attached covenant.

5. EARLY NOTIFICATION REQUESTS (CNCs)

A. 911 Tione Rd – Zone Variance

Case No: ZA-2017-2587-ZV

Construction, use and maintenance of an additional kitchen located within the permitted SFD.

- B. 801 N. Nimes Rd**
Applicant Contact: Kimerlina Whettam (213) 228-5303
ZA-2017-2508-ZAI
Zoning Administrator Interpretation
- C. 2078 N Stradella Rd**
Applicant: Justin Monempour (310) 765-7447
ENV-2017-2390-EAF
New SFD which is 16,575 sq ft will be 2 stories plus basement. Haul route request to export 5,704 cy (not on BBSC report yet).
- D. 457 Cuesta Wy**
ENV-2017-1993-EAF – Environmental Assessment
ZA-2017-1992-ZAD – ZAD-ZA Determination per LAMC 12.27
Applicant: Rosemary Medel (213) 228-5303
Construction of a new SFD fronting an existing substandard street
- E. 1811 N Bel-Air Rd**
Applicant: Melissa Jones (213) 976-1192
CHC-2017-1702-HCM – Historical Cultural Monument
ENV-2017-1703-CE – Categorical Exemption
Historical-cultural monument application for case study house #16

6. UPDATES:

- A. 944 Airole Wy – 3rd kitchen denied by West Los Angeles Planning Commission on July 5, 2017.**
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)
- B. 755 Sarbonne Rd – Notices posted on site for the intent to revoke permits for basically a party deck due to the misinterpretation of the building code on the part of LADBS – height issue.**
- C. 10697 Somma Wy – Continues to violate Saturday restrictions – LADBS meet with Shawn Bayliss and Fred Rosen. An LADBS inspector is now available on Saturdays.**
- D. 901 Strada Vecchia Update -- Mohamed Hadid will have to do 200 hours of community service to be completed within a year; pay \$3,000 in fines, payment of \$14,000 to cover city costs and a DWP amount yet to be determined. He must also put forward a plan to stabilize the hillside and to bring the structure into compliance. It is undecided if a security bond to cover cost of tearing down the structure if it cannot be brought into compliance. LADBS claims 3-1/2 years to bring building into compliance and finish. Defense stated it would take only 2 years to complete the building.**
- E. 1632 Stradella Rd – Property encroachment onto adjacent property of 1640 Stradella Rd**
- F. 779 Stradella Rd – Operating Fourth Dimension Recovery LA Center that is holding parties – last party had offensive and explicit music blasting after midnight**

- G. 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

7. HAUL ROUTE APPLICATIONS:

- A. 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.

- B. 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)

- C. 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

- D. 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.

- E. 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

- F. 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.

G. 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.

H. 1018 N Stradella Rd

Lot Line Adjustment

PMEX-Parcel Map exemption

Rep: Rosemary Medel (213) 228-5303

I. 10513 Rocca Pl.

Ezequiel Serebrisky

New SFD with patio cover, trelles, basement and 7 car garage at basement, flying driveway

J. 417 Amapola Way

ZA-2015-4341-ZAD-F

ENV-2015-4342-MND

Haul Route Request 2,063 c.y.

K. 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

8. GENERAL BUSINESS AND ITEMS FOR DISCUSSION:

A. DISCUSSION ON CC&R STATUS

9. 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: