

Planning and Land Use
Special Meeting
Tuesday, March 18, 2014
American Jewish University

1. Opening Remarks—Gary Plotkin, President BABCNC
2. Call to order: 7:13 pm
3. Introduction: Michael Kemp, Chair, PLU
4. Committee Roll Call:

Present

Michael Kemp
Michael Chasteen
Robin Greenberg
Caroline Labiner
Don Loze
Nickie Miner
Gary Plotkin

Absent

Jamie Hall

5. Approval of Agenda
6. Case(Project): 11767 E. Bellagio Road L.A. 90049
Tentative Tract Map
Demolition of 1 SFD and construction of 6 new SFD on a 9779 sq.ft. lot
 1. Presentation by applicant Farhad Ashofteh
This is a buy right project
6 single family homes are replacing 1 single family home
2 stories
3 bedrooms
roof deck
reduced height of building in various parts
changed window locations
changed exterior materials
not doing exterior lighting
8' fence on the South
 2. Comments by the Public
 - a) Lauren Joyce Sand
lives on Casiano, grew up on Casiano
moved there after the Bel Air fire—fire is feared
Bellagio is the only access to 1.2 miles of Casiano
fire engines cannot enter
 - b) Jason Sherr
megolith
the building down the street replaced 24 units
should go down to 4 units and raise the prices of the
units
 - c) Steve Twining
are there landscaping plans?
 - d) John Seitz
41 year resident of Casiano Road
congestion nightmare
he lives 2 or 3 houses below the subject property
 - e) Judy Sherr
lives next door to project
her concern is parking
have apron garage
it is very crowded now
 - f) Arnie Schmidt
lives at 11811 Bellagio Road
asked for a show of hands in opposition to the project
all raised their hands with the exception of the
architect and one other

- he has lived there 4 years
corner of Moraga and Bellagio
people cut through on Glenroy
- g) Joan Ramon
been in home 46 years
"will have to look at fire station"
- h) Constance Sommerfield
been there since 1996
her daughter has a genetic disease
fair housing act
disabilities
there are only stairs - no elevators
- i) Mojgan Manavi
11782 Bellagio
across from the project
- j) George Gorgi
across from the project
oppose
likes to ride bikes
parking
2 garages is not enough
- k) Bruce Kuyper
11805 Bellagio
4 houses up
Emerson Torres can't come-next to project 11761 Bellagio
2 cases
environmental
subdivision
subdivision maps
health
1000 ft of freeway
1st small sub division in Bel Air
R3
1.5 lot
small lot ordinances
duplexes
fourplaxes
walking distance of retail
- l) Ramin Kolahi
can be an apartment

3. Bel Air Association-Paulette-would like board of directors to meet with applic.

4. Response by Applicant

5. Discussion of Project by Committee:

1) Caroline Labiner:

32'driveway

2 driveways separated

combined driveway-1 cut out

a car and a half

% of open space - 2 alleys - small lot subdivision

does not have requirements for open space

any variances?

meeting all Q conditions

roof gardens are not compatible with neighborhood

calculation - if you took out roof deck would that

affect calculation?

guest parking - no communal?

easement(2 areas) trees walkway

changing lighting
density
height
no direct lighting
impermeable
driveway surface
fence on South side

2. Michael Chasteen:
buy right
units 1,5,6 accessed by internal walkway
86' feet from curb to front door of unit 5
fence - gated - locked
fire department
fire issues
20% reduction
max 5 units or 4

3. Don Loze:
not convinced that the intent of small lot
subdivision was to bust up the neighborhood
BABC community plan
will not qualify for variance(5 required)

4. Mike Kemp:
4 units
density

5. Gary Plotkin:
4 units vs 6 units

6. Don Loze:
withhold decision for 30 days
(3 for, 3 against) moves: do not approve project - Robin seconds
chairman:intent of small Caroline: the project is legal
lot ordinance was not Gary: Upper Casiano-American Jewish University
for this project: Caroline: we object to it in principal
votes against Nickie: letter of the law vs letter of considera-
tion for the neighborhood
invasion of a neighborhood

7. Caroline: motion-support project with conditions
Gary: recommend project upon certain conditions
which would be negotiated between the
developer and the community-withhold
approval until community & developer meet

6. Move to adjourn: Robin(1)Don(2) 4 yes, 2 oppose(approve)
Adjourn 9:15