

Attachment "E" PLU Agenda Item #9.a.iv

Draft Letter to Advisory Agency
re: AA-2020-4429-PMEX 1765 Clear View Dr. 90210

Mr. Rodriguez

On July 28th, 2020, a Lot Line Adjustment case was filed to adjust the boundary lines of four parcels, turning them into three parcels. The case number and addresses are 1765 & 1785 Clear View (AA-2020-4429-PMEX).

To date, the owner/applicant has refused to speak or present to the Neighborhood Council or allow any representative to attend or answer questions regarding the lot line adjustment case. Despite this obstinance, on December 8, 2020, The Bel-Air Beverly Crest Neighborhood Council's Planning and Land Use committee reviewed the project and its requests. This review has raised several questions and concerns, which in the absence of any assistance from the applicant or their consultants, we must address to you.

The LAMC authorizes Lot line adjustments per LAMC 17.50 B3 (c). That code section lists several items the request must adhere to in order to qualify for a Parcel Map Exemption, as described in both the LAMC and California Map Act.

Of initial concern are the number of lots that will be created or altered with this proposal. The application calls out existing Lots 1,2,3,4, which will be altered to Lots A,B,C,D,E,F, & G. This proposal appears to affect more than four parcels. Additionally, the existing map that was submitted with the application appears to show different lot lines and parcel layouts than what are currently found on Zimas or the Los Angeles County Assessor's Maps.

Also in question are the differences in total acreage described in the application. The proposed AA case parcels #1,2,3,4 declares 26.16 Acres. However, parcels A-G appear to total 11.76 acres.

Not included in the proposed Lot Line Adjustment application is the property located at 1860 Benedict Canyon which is abutting the subject property. This property appears to be under similar ownership based on county assessors' records for mailing addresses. This Benedict Canyon property could likely provide access to the proposed property site. If so, should this be included in the current AA application? Lastly, it is important the proposed parcels meet the standards for access. It is unclear how the subject properties will accomplish this is either the code or practical sense. SO we request better information on that aspect as well.

The Bel-Air Beverly Crest Neighborhood Council has extended several invitations to the applicant to explain the proposal, but have yet to be given that courtesy.

Thank you for your time and look forward to getting additional information.