

Bel Air Beverly Crest
NEIGHBORHOOD COUNCIL



Building A Better Community

PO Box 252007, Los Angeles, CA 90025

Tel: (310) 479-6247 Fax: (310) 479-0458 www.babcnc.org

May 3, 2011

Marc Woersching
Planning Department
200 North Spring Street, 7th Floor
Los Angeles, CA 90012

Re: 10550 Bellagio Road - Parcel Map - AA-2005-3998-PMLA-1A-M1

Dear Mr. Woersching,

The Planning and Land Use Committee of the Bel Air Beverly Crest Neighborhood Council voted unanimously to support the Bel Air Association in their letter to you dated March 28, 2011 (see attached) regarding the above mentioned property with respect to the applicant's request to be exempted from the conditions set forth in the October 4, 2006 and August 9, 2006 decisions by the Planning Commission and the Deputy Advisory Agency.

We concur with the Bel Air Association that none of the conditions should be modified in any way.

Thank you for your consideration of this matter.

Respectfully submitted,

Carolyn Carradine and Carol Sidlow
Co-Chairs - Planning and Land Use Committee - BABCNC

cc: Michael LoGrande - Director of City Planning
Councilman Paul Koretz - CD5
Shawn Bayliss, Planning Deputy - CD5
Garland Cheng, Advisory Agency
Jim Tokunaga, Advisory Agency
Colleen M. Hanlon and Paulette DuBey, Bel Air Association

OFFICERS

President
Robert A. Ringler
Vice President
Ron S. Galperin
Treasurer
Alan Fine
Recording Secretary
Irene Sandler
President Emeritus
Steve Twining
Executive Director
David Esposito

COMMITTEES

Business and Finance
Bylaws and Rules
Executive Committee
Outreach and Education
Planning and Land Use
Public Safety/Disaster Preparedness
Public Works/Telecommunications
Traffic Committee

STAKEHOLDER GROUPS

Bel-Air Association
Bel-Air Crest Master Association
Bel-Air Glen HOA
Bel Air Ridge Association
Benedict Canyon Association
Benedict Hills Estates HOA
Casiano Bel-Air HOA
Casiano Estates Association
Crests Neighborhood Association
Employees Organizations
Faith-Based Institution
Holmby Hills HOA

Hotel Bel-Air
Laurel Canyon Association
Lookout Mountain Alliance
Members-At-Large
North Beverly Dr./Franklin Canyon HOA
Private Schools
Public Schools
Residents of Beverly Glen
Roscomare Valley Assoc.
Santa Monica Mt. Conservancy
Save Our Strip



100 Bel-Air Road

Los Angeles, CA 90077

March 28, 2011

Via email marc.woersching@lacity.org
and U.S. Mail

Mr. Marc Woersching, City Planner
Los Angeles Department of City Planning
Los Angeles City Hall, Room 720
200 N. Spring Street
Los Angeles, CA 90012

Re: Parcel Map AA-2005-3998-PMLA-1A-M1; 10550 Bellagio Road, Los Angeles 90077

Dear Mr. Woersching:

I am writing to you on behalf of the Bel-Air Association (the "BAA"), the neighborhood association representing an area of Los Angeles with over 1,900 homes and businesses, which includes the property at 10550 Bellagio Road (the "Property"). The BAA strongly opposes the recent application by M & A Gabae (the "Applicant") to eliminate the conditions of approval for Parcel Map AA-2005-3998-PMLA-1A set by the West Los Angeles Area Planning Commission almost five years ago. Generally, these conditions require the Applicant to preserve the Stone Canyon Creek in its natural state, plant a buffer zone of indigenous plants on either side of the creek, and to cluster development on the Property.

In 2009, the BAA opposed the Applicant's request to subdivide the Property into four lots and to perform extensive grading. Nevertheless, permission to subdivide was granted. Now, in a renewal of similar efforts in 2006 and 2010, the Applicant seeks to nullify the conditions imposed on that subdivision, apparently in order to pipe and bury the Stone Canyon Creek so as to develop the lots "to their full potential."

The portion of Stone Canyon Creek on the Applicant's property is one of the rare waterways in Los Angeles that remains uncovered and in a relatively natural state. In addition to the aesthetic harm and the loss of natural habitat that would result, environmental experts have advised the BAA that piping or straightening the Creek would significantly speed-up its water flow, causing erosion and sedimentation downstream and altering the Creek on the properties of Bel-Air residents. Moreover, the Stone Canyon Creek is a blue-line stream, a tributary of Ballona Creek, and the subject of an ongoing restoration project that has cost hundreds of thousands of dollars, required thousands of volunteer work hours, and

involved the UCLA Institute of Environment and Sustainability, UCLA Facilities, Heal the Bay, Santa Monica Baykeeper, the Santa Monica Bay Restoration Commission, the UCLA Lab School, and numerous other school and community volunteer groups. Deviation by the Applicant from the conditions imposed by the Planning Department runs directly counter to the goals of this restoration project.

Applicant rests its contention that the Planning Commission abused its discretion in setting the conditions on subdividing the Property on a case concerning a neighboring property at 620 Stone Canyon (Case No. ZA-2006-0982 (ZV)(ZAA)(ZAD), claiming that the Applicant should be treated the same as the property owner in that case. The case cited by Applicant, however, is inapposite. *In that case, the requested variances did not involve the Stone Canyon Creek.* The fact that the Stone Canyon Creek was off-handedly and wrongly referred to in that case as a "storm drain" and "sanitary sewer easement," was simply a mistake that should not be repeated.

For the reasons stated above, the BAA respectfully requests that the Applicant's application be denied in its entirety and that none of the conditions set forth in the October 4, 2006 and August 9, 2006 decisions by the Planning Commission and the Deputy Advisory Agency be modified in any way.

Thank you very much.

Very truly yours,



Colleen M. Hanlon
Chair, Land-Use Committee

cc: Michael LoGrande, Planning Director
Garland Cheng, Advisory Agency (Hearing Officer)
S. Gail Goldberg, AICP, Advisory Agency
Michael S. Y. Young, Deputy, Advisory Agency
Jim Tokunaga, Deputy, Advisory Agency
Hon. Paul Koretz, Councilperson, 5th District
Shawn Bayliss, Planning Deputy, 5th Council District
Carol Sidlow, Bel-Air Beverly Crest Neighborhood Council,
Planning and Land Use Committee Chairperson
Dr. Cully Nordby, Phd., UCLA Institute of the Environment and Sustainability