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PLUM Committee
City Hall
200 N. Spring Street
Los Angeles, CA 90012

September 9, 2013

Re: CF# 13-0804-S1
360 N. Stone Canyon Road

Beachwood Canyon Neighborhood
Bel Air Knolls Property Owners
Bel Air Skycrest Property Owners
Bel Air Ridge Association
Benedict Canyon Association
Brentwood Hills Homeowners
Brentwood Residents Coalition
Cahuenga Pass Property Owners
Canyon Back Alliance
Crests Neighborhood Assn.
Franklin Ave./Hollywood Bl. West
Franklin Hills Residents Assn.
Highlands Owners Assn.
Hollywood Dell Civic Assn.
Hollywood Heights Assn.
Hollywoodland Homeowners
Holmby Hills Homeowners Assn.
Kagel Canyon Civic Assn.
Lake Hollywood HOA
Laurel Canyon Assn.
Lookout Mountain Alliance
Los Feliz Improvement Assn.
Mt. Olympus Property Owners
Mt. Washington Homeowners All.
Nichols Canyon Assn.
N. Beverly Dr./Franklin Canyon
Oak Forest Canyon Assn.
Oaks Homeowners Assn.
Outpost Estates Homeowners
Pacific Palisades Residents Assn.
Residents of Beverly Glen
Roscomare Valley Assn.
Shadow Hills Property Owners
Sherman Oaks HO Assn.
Studio City Residents Assn.
Sunset Hills Homeowners Assn.
Tarzana Property Owners Assn.
Torreyson Flynn Assn.
Upper Mandeville Canyon
Upper Nichols Canyon NA
Whitley Heights Civic Assn.

Honorable Councilmembers Huizar, Englander, and Cedillo,

The Federation of Hillside and Canyon Associations, Inc., founded in 1952, represents 41 homeowner and residents associations spanning the Santa Monica Mountains, from Pacific Palisades to Mt. Washington. The Federation's mission is to protect the property and quality of life of its over 200,000 constituents and to conserve the natural habitat and appearance of the hillside and mountain areas in which they live.

At its September 4th meeting, the Federation unanimously voted to support the decision of the West Los Angeles Area Planning Commission (APC), which was made on two separate occasions, to deny a variance for a 50-foot, over-in-height structure at 360 N. Stone Canyon Road in lieu of the 36 feet permitted by Code because the Charter mandated findings cannot be made. Prior to the APC's determinations, the Zoning Administrator had also denied the request for a variance on the ground that none of the five mandated findings required for a variance could be made. The matter was referred back to the APC for reconsideration by the City Council after Councilmember Koretz assumed jurisdiction under Charter Section 245. The APC carefully considered the matter and again found that the mandated variance findings could not be made.

The matter is now before PLUM because Councilmember Koretz has invoked Charter Section 245 for a second time. The Federation does not support Councilmember Koretz's attempt to overturn the variance denial because it is clear that the Zoning Administrator and the APC properly concluded that the mandated findings could not be made.

Unfortunately, this is not the first time that Councilmember Koretz has invoked Section 245 for the improper purpose of overturning a factually sound APC determination. In *Chazanov v. City of Los Angeles*, LASC No. 135382, the Superior Court issued a writ of mandate on March 4, 2013, overturning the City Council's granting of variances that were properly rejected by the APC. As Councilmember Huizar warned at the April 23, 2013, PLUM Committee Meeting, the City exposes itself to liability when it grants factually unsupported variances.

We ask that PLUM uphold the decision of the ZA and the West Los Angeles Area Planning Commission.

Sincerely,

Marian Dodge

Marian Dodge

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March 19, 2013

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9034 W. Sunset Boulevard
West Hollywood, CA 90069

Fred Gaines (R)
Gaines & Stacey, LLP
16633 Ventura Boulevard, #1220
Encino, CA 91436-1872

CASE NO. ZA-2012-1395-ZV-ZAA
ZONE VARIANCE – ZONING
ADMINISTRATOR'S DETERMINATION
– FENCE HEIGHT
360 N. Stone Canyon Road
Bel Air-Beverly Crest Planning Area
Zone : RE20-1
D. M. : 141B149
C. D. : 5
CEQA: ENV-2005-8611-MND
Legal Description: Lot 165, Bel Air Tract

Pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27-B, I hereby DENY:

A Variance from Section 12.21-A.17(c)(1) to permit a height of 50 feet in lieu of the 36 feet height limit for the construction of a single-family dwelling in the RE20-1 Zone;

Pursuant to Los Angeles Municipal Code Section 12.24-X,7, I hereby APPROVE:

a Zoning Administrator's Determination granting the construction, use and maintenance of a maximum 8-foot in height wall within the front yard, in lieu of the maximum 3-1/2 feet otherwise permitted, in conjunction with a single-family dwelling in the RE20-1 Zone

upon the following additional terms and conditions:

1. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.
2. The use and development of the property shall be in substantial conformance with the plot plan submitted with the application and marked Exhibit "A", except as may be revised as a result of this action.

3. The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the Zoning Administrator to impose additional corrective Conditions, if, in the Administrator's opinion, such Conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
4. All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.
5. A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Development Services Center and the Department of Building and Safety for purposes of having a building permit issued.
6. The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action or proceedings against the City or its agents, officers, or employees relating to or to attack, set aside, void or annul this approval which action is brought within the applicable limitation period. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim action or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.
7. The materials for the fence shall consist of decorative wrought iron fence on top of the existing wall with the wrought iron to a maximum height of 8 feet.
8. Prior to the issuance of any permits relative to this matter, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Development Services Center for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Zoning Administrator for attachment to the subject case file.

OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES - TIME EXTENSION

All terms and conditions of the approval shall be fulfilled before the use may be established. The instant authorization is further conditional upon the privileges being utilized within three years after the effective date of approval and, if such privileges are not utilized or substantial physical construction work is not begun within said time and carried on diligently to completion, the authorization shall terminate and become void.

TRANSFERABILITY

This authorization runs with the land. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent upon you to advise them regarding the conditions of this grant.

VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR

Section 12.29 of the Los Angeles Municipal Code provides:

"A variance, conditional use, adjustment, public benefit or other quasi-judicial approval, or any conditional approval granted by the Director, pursuant to the authority of this chapter shall become effective upon utilization of any portion of the privilege, and the owner and applicant shall immediately comply with its conditions. The violation of any valid condition imposed by the Director, Zoning Administrator, Area Planning Commission, City Planning Commission or City Council in connection with the granting of any action taken pursuant to the authority of this chapter, shall constitute a violation of this chapter and shall be subject to the same penalties as any other violation of this Code."

Every violation of this determination is punishable as a misdemeanor and shall be punishable by a fine of not more than \$2,500 or by imprisonment in the county jail for a period of not more than six months, or by both such fine and imprisonment.

APPEAL PERIOD – EFFECTIVE DATE

The applicant's attention is called to the fact that this variance is not a permit or license and that any permits and licenses required by law must be obtained from the proper public agency. Furthermore, if any condition of this grant is violated or not complied with, then this variance shall be subject to revocation as provided in Section 12.27 of the Municipal Code. The Zoning Administrator's determination in this matter will become effective after **April 3, 2013**, unless an appeal therefrom is filed with the City Planning Department. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms, accompanied by the required fee, a copy of the Zoning Administrator's action, and received and receipted at a public office of the Department of City Planning on or before the above date or the appeal will not be accepted. **Forms are available on-line at <http://planning.lacity.org>**. Public offices are located at:

Figueroa Plaza
201 North Figueroa Street,
4th Floor
Los Angeles, CA 90012
(213) 482-7077

Marvin Braude San Fernando
Valley Constituent Service Center
6262 Van Nuys Boulevard, Room 251
Van Nuys, CA 91401
(818) 374-5050

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

NOTICE

The applicant is further advised that all subsequent contact with this office regarding this determination must be with the Zoning Administrator who acted on the case. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished **BY APPOINTMENT ONLY**, in order to assure that you receive service with a minimum amount of waiting. You should advise any consultant representing you of this requirement as well.

FINDINGS OF FACT

After thorough consideration of the statements contained in the application, the plans submitted therewith, the report of the Zoning Analyst thereon, the statements made at the public hearing on January 9, 2013, all of which are by reference made a part hereof, as well as knowledge of the property and surrounding district, I find that the five requirements and prerequisites for granting a variance as enumerated in Section 562 of the City Charter and Section 12.27-B, 1 of the Municipal Code have been established by the following facts:

BACKGROUND

The property consists of two irregular-shaped, interior lots (Lots "C" and "D" of Parcel Map No. 2005-3998) totaling 94,949 square feet with a frontage on the south side of Bellagio Avenue and on the east side of Stone Canyon Road. It is located in the Bel Air-Beverly Crest Community Plan area and designated for Very Low Residential uses in Height District No. 1.

The applicant proposes to construct a 26,957 square foot single-family home on the property. The majority of Lot "D" will remain as open space with landscaping except for a pool and similar accessory structures. In addition, the applicant seeks to construct a wrought iron fence on top of an existing stone and masonry wall that exists in the public right of way adjacent to the subject property.

The residences adjoining properties to the south and are largely obstructed from view due to the size of the lots, the dense vegetation and the change in grade. To the west of the property is the Bel Air Country Club, and to the north of the property are two vacant lots under the same ownership of the subject property that will be developed with a single family home. The houses in the area range from approximately 4,504 square feet to approximately 38,662 square feet.

The adjoining properties to the north, east and south are zoned RE20-1 and are developed with single family residences/estates. The property to the west is zoned A1-1XL, and is developed with a golf course.

North Stone Canyon Road, adjoining the property on the west, a northerly-southerly Hillside Local Street, dedicated a width of approximately 60 feet, is improved with a roadway of 30 feet in width, curbs and gutters. Street parking is permitted on the west side of the street only.

Previous zoning related actions on the site/in the area include:

Subject Site:

Case No. AA 2005-3998-PMLA – On December 6, 2006, the West Los Angeles Area Planning Commission sustained the Advisory Agency's approval of a four lot subdivision of a 4.13 acre site.

Surrounding Properties:

Case No. ZA 2006-0982(ZV)(ZAA)(ZAD) – On March 22, 2007, the Zoning Administrator approved variances to permit the construction, use and maintenance of a 59-foot high, two-story single-family dwelling with two kitchens. Denied determinations to permit an 8 foot block wall in the front yard setback and retaining walls of 11 feet in height in the side and rear yard setbacks. Approved adjustments to allow an 8 foot block wall in the front yard setback, an 8 foot block walls in the northerly and southerly side yards, an 8 foot high retaining wall in the side and rear yards and to permit the construction, use and maintenance of accessory structures within 55 feet from the front property line. Approved a determination to allow multiple retaining walls ranging from 7 feet 6 inches to 16 feet in height.

Case No. ZA 2004-3117(ZAA) – On August 26, 2004, the Zoning Administrator approved an adjustment to permit the construction, use and maintenance of a retaining wall that varies in height from 5 feet 6 inches to 9 feet 4 inches in the required front and side yards; and a 5-foot pool enclosure and a swimming pool with a spa in the required side yard at 385 Copa De Oro Road.

Case Nos. ZA 2002-5061(YV)(ZAA)(ZAD) and ZA 2002-5061(YV)(ZAA)(ZAD)-A-1 – On February 27, 2003, the Zoning Administrator denied a variance at 457 Bel Air Road, to permit a series of retaining walls up to 9.5 feet in height in the front yard setback area in lieu of the permitted 3 ½ feet, a variance to permit the construction and continued maintenance of a single family dwelling of height varying from 36 feet at the front to 46 feet 6 inches at the rear, a variance to permit the height of an accessory living quarters to be 39 feet 1.5 inches in lieu of the maximum height of 36 feet. Dismissed a variance to permit retaining walls up to 22 feet in height in lieu of the permitted 6 feet within side and rear yards. Dismissed an adjustment to permit the construction, use and maintenance of a tennis court to observe a 21-foot

setback in lieu of the 50-foot required setback. Approved an adjustment to permit an accessory structure (studio) to be located 39 feet 11 inches from the property line in lieu of the required 55 feet. Conditions include: a landscape and automatic irrigation plan to be submitted to the Zoning Administrator for approval and no structures on the subject site shall be rented out as an additional dwelling unit.

On July 11, 2003, the West Los Angeles Area Planning Commission granted the appeal resulting in a variance to permit a series of retaining walls up to 9.5 feet in height in the front yard setback area, permit the construction and continued maintenance of a single-family dwelling a height varying from 36 feet at the front to 44 feet at the rear, and to permit the height of an accessory living quarters to be 39 feet in lieu of the maximum height of 36 feet. An adjustment to permit an accessory structure (studio) to be located 39 feet 11 inches from the property line in lieu of the required 55 feet.

Case No. ZA 2002-7094(ZAA) – On March 26, 2003, the Zoning Administrator approved an adjustment to permit the construction, use and maintenance of a concrete block/red brick wall and pilasters with a maximum height of 8 feet, topped with maximum 2-foot 6-inch lights, and wooden gates of a maximum height of 8 feet within the front yard setback area at 385 Copa De Oro Road.

Case No. ZA 2000-0559(ZV)(YV)(ZAI) – On August 9, 2000, the Zoning Administrator dismissed a variance at 10550 Bellagio Road for an over-in-height wall equivalent to a linear distance of 192 feet along the front yard extending westerly from the northeasterly property line along the street frontage on Bellagio Road, inasmuch as the proposed wall along this segment will not encroach into the required 5-foot front yard setback and therefore is permitted by right. Approved a variance to permit the construction, use and maintenance of a second kitchen in a caretaker's gatehouse in conjunction with the construction of a new main residence. Approved a determination to permit a height of 45 feet in lieu of the maximum 36 feet otherwise permitted. Conditions include: specifications of the wall height at specific places of the wall, landscaping plan including treatment that upon maturity will provide for full coverage of the wall along the two street frontages, no portion of the main house shall exceed 36 feet as measured from adjacent grade, no other kitchens are permitted in any other structure other than the main house and the gatehouse, and not affect the water flow of the creek.

Case No. ZA 99-0246(YV) – On April 14, 1999, the Zoning Administrator approved a variance to permit the construction, use and maintenance of a solid block wall varying in height from 15 feet to 4 feet within the required rear yard setback at 729 Bel Air Road.

Case No. ZA 94-0463(ZV) – On September 15, 1994, the Zoning Administrator approved a variance at 642 Siena Way, to permit the construction, use and maintenance of a recreation/entertainment accessory building, in terrace under an existing legal nonconforming tennis court structure, to observe a maximum height of

approximately 53 feet in lieu of the 36 feet permitted; a freestanding elevator tower which will observe a maximum height of approximately 44.5 feet in lieu of the permitted 36 feet; and a kitchen apart from the main dwelling, located in the accessory building. Conditions include: overnight occupancy within the accessory building is prohibited. There shall be no rooms or furniture for sleeping of any type permitted within the accessory building.

Case No. ZA 92-0608(YV) – One June 24, 1992, the Zoning Administrator granted the remodel, use and maintenance of an existing swimming pool and deck structure observing a westerly side yard setback from 5 feet to 10 feet for a lineal distance of 35 feet in lieu of the 10 feet required at 10539 Bellagio Road.

Case No. ZA 92-0032(YV) – On March 20, 1992, the Zoning Administrator approved a variance to permit a 19-foot height fence and wall enclosures, in conjunction with a tennis court, instead of the 12 feet permitted by Code. Approved a reduced front yard setback from 5 feet to 25 feet, located at 10539 Bellagio Road.

PUBLIC HEARING

A public hearing for the subject case was held on January 9, 2013 and was attended by the applicant's representatives and representatives of the neighbors, other interested persons, and a representative from Council District 5. The following is a summary of the points made by the speakers.

Fred Gaines, Gaines & Stacey LLP (representative for the applicant):

The property consists of two interior lots located in a hillside area. The property has a relatively flat building pad and a single family residence is currently under construction. The site slopes downward only at the westerly end of the property towards Stone Canyon Creek near the property line at Stone Canyon Road. According to the representative, it is because of the small sloped portion of the property that the Applicant will require a Zone Variance for the proposed residence. While the calculated height as measured by the applicable provisions of the Los Angeles Municipal Code is up to 50 feet maximum, the height of the structure as measured from the finished floor to the highest point does not exceed 42 feet. Due to the large setbacks and existing landscaping, the additional height will have no impacts to the surrounding properties.

In addition, the property is currently enclosed by a decorative stone and masonry wall that was constructed in the public right-of-way decades ago and before the Applicant's ownership of the property. The wall ranges in height from about 50-inches to about 54-inches as measured from the street. The Applicant's proposal to construct a wrought iron fence on top of the existing wall, to a maximum total height of 8 feet as measured from the street, is consistent with other over-in-height walls and fences in the neighborhood.

Dale Goldsmith, Armbruster Goldsmith & Delvac LLP, (representing a neighbor to the south at 295 Strada Corta Road):

Mitigation measures protecting Stone Canyon Creek should not be removed. As owners of property that Stone Canyon Creek crosses downstream from the subject property, they are concerned about negative impacts to the stream.

Santa Monica Bay Restoration,

A representative testified about the organization's efforts to restore Stone Canyon Creek.

Mark Barron, owner of a property across the street from the project, testified in support of the project.

Victor Marmon, representing the adjacent neighbor to the east (333 Copa de Oro Road):

The MND is incomplete. The height variances should be denied because the Applicant created the need. Stone Canyon Creek is a public resource, so development of the property should not impact the stream.

Mike Fisher, an engineer representing the adjacent neighbor to the east (333 Copa de Oro Road):

The height of the proposed structure will loom over the neighbor to the south, and will block views from the east. It will also cast shadows on Stone Canyon Creek.

Leonard Liston, (PE, LC Engineering Group, Inc. representing the applicant):

Provided a rebuttal of points raised by the project's opponents.

Shawn Bayliss, Planning Deputy for Council District 5, stated the following:

The Council Office is not opposed to the Applicant's request for additional height to accommodate the proposed varied roof. Likewise, the Council Office is not opposed to the proposal to construct a wrought iron fence on top of the existing stone and masonry wall in the front yard, up to a total height of 8 feet as measured from the street. The Council Office requests that the wrought iron fence have a flat top. Finally, the Council Office requests that no development occur within the 15 foot sanitary and storm drain sewer easement. However, the Council Office is not opposed to deletion of the requirement that the Applicant maintain a 10 foot buffer from the easement.

After the hearing, the Zoning Administrator took the case under advisement for four weeks to allow the neighbors additional time to review the proposed plans and submit additional comments. The following additional comment was received:

A representative of the Bel Air Country Club opposed the project due to concern that the height of the proposed residence will not be consistent with the neighborhood.

MANDATED FINDINGS

In order for a variance to be granted, all five of the legally mandated findings delineated in City Charter Section 562 and Municipal Code Section 12.27 must be made in the affirmative. Following (highlighted) is a delineation of the findings and the application of the relevant facts of the case to same:

- 1. The strict application of the provisions of the Zoning Ordinance would not result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the zoning regulations.**

The applicant is requesting a variance to permit a maximum 50-foot in height single family dwelling that would otherwise be limited to 36 feet in height. The additional height is requested to allow a varied roof and attic. The basis for the request is that the definition for height measurement has now changed so that height is measured from "natural" grade instead of "finished" grade. In addition the applicant contends that if the measurement were taken from the previously used finished grade, the height of the project would only be 42.79 feet, a difference of 7.21 feet and require only a Zoning Administrator's adjustment and not a variance. The applicant has also cited a neighboring property which was granted a variance for a single family dwelling with a height of 59 feet.

Based on the applicant's submittal, photographs of the site and Department of Building and Safety's records, the property at 360 Stone Canyon Road has been issued a permit for the construction of a new single family dwelling with basement. The home under construction is designed with a flat roof so the height can comply with the zoning regulation. While it is possible that the granting of this instant variance would allow a greater height for the home under construction with a varied roof and attic space, there has been nothing presented to substantiate that there is a practical difficulty or unnecessary hardship imposed by the existing zoning regulation that makes the additional 14 feet of height necessary. There is no evidence to indicate that the attic space and a varied roof could not be designed in a manner consistent with the height regulation. The site is fairly large and a more horizontal coverage of the home on the lot with same square footage may allow such features to be incorporated. The argument that if the height were measured from the finished grade as opposed to the natural grade would make the height deviation less significant because it would be considered a Zoning Administrator's adjustment instead of a variance is not relevant since even the adjustment requires a discretionary approval to exceed the height limit and no guarantee that such adjustment would be approved.

2. **There are no special circumstances applicable to the subject property such as size, shape, topography, location or surroundings that do not apply generally to other property in the same zone and vicinity.**

The property consists of two irregular-shaped, interior lots (Lots "C" and "D" of Parcel Map No. 2005-3998) totaling 94,949 square feet with a frontage on the south side of Bellagio Avenue and on the east side of Stone Canyon Road in the RE20-1-H Zone. The property is located in a designated Hillside Area, a Very High Fire Hazard Severity Zone, a Special Grading Area, a Fault Zone, and an area with an identified watercourse. The surrounding properties are all irregular-shaped hillside lots developed with single-family residences in the RE20-1-H Zone.

Charter Section 562 states that a variance shall neither be used to grant a special privilege nor to permit a use substantially inconsistent with the limitation on other properties. Granting a variance to allow a 38% increase in height would amount to a special privilege granted to the applicant. The proposed 14 feet increase in height above the LAMC regulation of 36 feet is significant in relation to what would otherwise be permitted by the zone. The applicant states that there are other homes in the immediate vicinity that exceed the height limit. This is not in contention, it is possible that other homes in the vicinity were constructed prior to changes in the zoning regulations. However the fact that other homes may have been constructed in compliance with regulations at that time with a greater height allowance does not transfer a special circumstance to the subject site because the owner now has to comply with newer zoning regulations. In essence, zoning regulations may change with time and as new development occurs, projects are expected to comply with zoning and building codes. There has been no evidence presented to indicate that there is a special circumstance applicable to the subject property that do not generally apply to other properties in the same zone and vicinity.

3. **Such variance is not necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property in the same zone and vicinity but which, because of such special circumstances and practical difficulties or unnecessary hardships, is denied the property in question.**

Variances may be approved if all five findings can be made in the affirmative based on special circumstances of the property. It is the applicant's burden to provide proof of the special circumstances. The denial of the variance does not prohibit the applicant from constructing a single-family residence on the property; it does prohibit the construction of a home that is 50 feet in height. The surrounding properties in the vicinity are developed with one-, two-, and three-story homes containing approximately 4,500 to 40,000 square feet of floor area. There are admittedly homes in the vicinity that exceed the 36-foot height limit but many predate the current Hillside regulations or received discretionary approvals.

The circumstances that granted relief to other homes in the area from height regulations are unique to each case and in itself not a justification to grant this variance otherwise every surrounding property owner would be entitled to a variance. The applicant requests the additional height to allow for a varied roof and attic area, however the 36-foot height limitation does not preclude the homeowner from these features if the home can be designed in a manner that complies with the regulations. The requested variance is not necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property in the same zone and vicinity but which, because of such special circumstances and practical difficulties or unnecessary hardships, is denied the property in question.

4. **The granting of such variance will be materially detrimental to the public welfare or injurious to the property or improvements in the same zone or vicinity in which the property is located.**

The proposed variance to permit the construction of a 26,957 square-foot home with a height of 50 feet in lieu of the 36 feet height otherwise permitted may be materially detrimental to the public welfare or injurious to the property or improvements in the same zone or vicinity in which the property is located.

Allowing the additional height, where no distinct special circumstance or hardships can be made establishes a precedent-setting approval which can be materially detrimental to the area even if there are homes in the vicinity with a greater height. The existing homes in the area which maintain heights greater than 36 feet may have been constructed prior to the imposition of the Hillside Ordinance or changes in definition. All new homes must comply with current regulations unless a variance can be approved. The applicant is proposing new construction of a single family dwelling and is not entitled to a greater height simply because preexisting neighborhood homes were built in compliance at a prior date. In most instances, if these homes were to be voluntarily demolished and reconstructed, they too would have to comply with current regulations.

5. **The granting of the variance will adversely affect any element of the General Plan.**

There are eleven elements of the General Plan. Each of these elements establishes policies that provide for the regulatory environment in managing the City and for addressing environmental concerns and problems. The majority of the policies derived from these Elements are in the form of Code requirements of Los Angeles Municipal Code.

Except for the entitlements described herein, the project does not propose to deviate from any of the requirements of the Los Angeles Municipal Code. The Land Use Element of the City's General Plan divides the city into 35 Community Plans. The Bel Air-Beverly Crest Community Plan Map designates the property for Very Low I Density Residential land uses with a corresponding zone of RE20 and Height

District No. 1. The Community Plan contains the following language in Chapter 3 pertaining to residential land use policies:

The intensity of land use in the mountain and hillside areas and the density of the population which can be accommodated thereon, should be limited in accordance with the following:

- The requirements of the City's Hillside Ordinance

The proposed use of the property as a single-family residence is consistent with the site's zoning and land use designation, however, the proposed height is not consistent with the plans intent to require compliance with regulations pertaining to development in the hillside areas including compliance with the Hillside Ordinance.

The proposed height is not permitted by the zone regulations and can only be approved through a variance approval subject to certain findings. As stated in the findings above, the findings have not been made in the affirmative. The zoning code is an implementing tool of the General Plan. The granting of the variance without the required findings to justify an approval of the request will adversely affect elements of the General Plan.

In order for an over-in-height fence/wall request to be approved, all of the legally mandated findings in Section 12.24-X,7 of the Municipal Code must be made in the affirmative. The following section states such findings in bold type with the applicable justification set forth immediately thereafter.

6. **The project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city or region.**

A decorative stone and masonry wall currently exists in the public right-of-way adjacent to the applicant's property. It ranges in height from about 50-inches to about 54-inches. The sections of the wall in front of the applicant's property are approximately 108 and 233 feet in length. The applicant seeks approval to construct and maintain a new decorative wrought iron fence on top of the existing wall, with a total height of 8 feet maximum.

The property is located in an area of the City characterized by sloping terrain and large estate homes. Over-in-height privacy walls and fences are prevalent in the neighborhood. Traveling from Sunset Boulevard toward the project site, most if not all of the residences along Stone Canyon Road have a fence or wall of over 42-inches in the front yard setback area. These include the following:

- 110 Stone Canyon Road: wall of 9 feet in height
- 111 Stone Canyon Road: wall of 9 feet in height
- 120 Stone Canyon Road: wall of 8 feet in height
- 129 Stone Canyon Road: fence of 6 feet in height

- 300 Stone Canyon Road: wall of 9 feet in height

Additionally, the rear yards of 245 and 295 Strada Corta face Stone Canyon Road. 245 Strada Corta has an 8-foot wall in its rear yard, and 295 Strada Corta has a five-foot wall over a three-foot slope. As such, the applicant's request for a fence and wall with a total height of up to 8 feet is consistent with the fences and walls maintained on the properties along Stone Canyon Road from Sunset Boulevard to the project site.

7. **The project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.**

The proposed over-in height privacy fence wall is compatible with the heights of those on the adjacent properties at the Stone Canyon Road frontage. The surrounding properties in the project area are developed with one-, two- or three-story homes containing approximately 4,500 square feet to 40,000 square feet of floor area. There are other homes in the project vicinity with fences and walls that exceed the fence height limit of 42-inches. Due to the dense landscaping, topography, and size of the subject site and the neighboring properties, the over-in-height wall will minimal impact on the neighboring properties.

The zoning regulations require a maximum height of fences and walls within the required setbacks in order to provide compatibility between respective properties as well as to ensure orderly development. Such regulations, however, are written on a Citywide basis and cannot take into account individual unique characteristics that a specific parcel and its intended use may have. In this instance, the granting of the request will allow a more viable, functional, livable dwelling in a manner consistent with the spirit and intent of the zoning regulations. The proposed privacy fence wall will not result in any change to the character of the residential neighborhood, which is improved with estate sized homes with similar height walls.

8. **The project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any specific plan.**

The Bel Air-Beverly Crest Community Plan seeks to protect investment, promote good design, and ensure public safety. The Plan does not specifically address adjustments for over-in-height fences and walls within a required setback area. Granting the requested adjustment allows the applicant to create a more useable landscape area that will provide more functional private open space. Furthermore, the proposed privacy fence wall will not change the primary use of the proposed single family home. Therefore, the project will be in substantial conformance with the various elements and objectives of the General Plan.

9. **Consideration has been given to the environmental effects and appropriateness of the materials, design and location, including any**

detrimental effects on the view enjoyed by occupants of adjoining properties and security to the subject property.

In general, fences/walls, when in character with their surroundings, are not detrimental to the public welfare or injurious to adjacent properties. In this instance, the design, location, and height of the fence will not cause shade or shadow impacts, create an area that conceals potential criminals, and is not in the public right-of-way. As requested and conditioned, the fence does not create visibility problems, or impacts to light and air. The proposed fence allows for added privacy and security while still retaining an open design that relates to the street. Thus, as proposed, the fence is not anticipated to have any impacts on solar access, ventilation or on privacy to the adjoining property owners.

ADDITIONAL MANDATORY FINDINGS

10. The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is located in Zone AO, areas of 100-year shallow flooding where depths are between 1 and 3 feet; average depths of inundation are shown, but no flood hazard factors are determined.
11. On March 16, 2006, a Mitigated Negative Declaration (ENV 2005-8611- MND) was prepared for the proposed project. On the basis of the whole of the record before the lead agency including any comments received, the lead agency finds that with imposition of the mitigation measures described in the MND (and identified in this determination), there is no substantial evidence that the proposed project will have a significant effect on the environment. I hereby adopt that action. This Mitigated Negative Declaration reflects the lead agency's independent judgment and analysis. The records upon which this decision is based are with the Environmental Review Section of the Planning Department in Room 750, 200 North Spring Street.



JIM TOKUNAGA
Associate Zoning Administrator
Direct Telephone No. (213) 978-1307

JT:

cc: Councilmember Paul Koretz
Fifth District
Adjoining Property Owners



Etta Armstrong <etta.armstrong@lacity.org>

Fwd: Council File 13-0804-S1 -

2 messages

Sharon Gin <sharon.gin@lacity.org>
To: Etta Armstrong <etta.armstrong@lacity.org>

Tue, Sep 10, 2013 at 9:22 AM

----- Forwarded message -----

From: **Colleen Hanlon** <chanlon@rpdacatalyst.com>

Date: Mon, Sep 9, 2013 at 2:55 PM

Subject: Council File 13-0804-S1 – Case No. ZA-2012-1395-ZV-ZAA-1A – 360 N. Stone Canyon Road, Bel-Air

To: "sharon.gin@lacity.org" <sharon.gin@lacity.org>

Cc: "councilmember.english@lacity.org" <councilmember.english@lacity.org>,

"councilmember.Labonge@lacity.org" <councilmember.Labonge@lacity.org>, "councilmember.cedillo@lacity.org" <councilmember.cedillo@lacity.org>,"councilmember.krekorian@lacity.org" <councilmember.krekorian@lacity.org>,"councilmember.blumenfeld@lacity.org" <councilmember.blumenfeld@lacity.org>,"paul.koretz@lacity.org" <paul.koretz@lacity.org>,"councilmember.martinez@lacity.org" <councilmember.martinez@lacity.org>,"councilmember.fuentes@lacity.org" <councilmember.fuentes@lacity.org>,"councilmember.parks@lacity.org" <councilmember.parks@lacity.org>,"councilmember.wesson@lacity.org" <councilmember.wesson@lacity.org>,"councilmember.price@lacity.org" <councilmember.price@lacity.org>,"councilmember.bonin@lacity.org" <councilmember.bonin@lacity.org>,"councilmember.ofarrell@lacity.org" <councilmember.ofarrell@lacity.org>,"councilmember.huizar@lacity.org" <councilmember.huizar@lacity.org>,"councilmember.buscaino@lacity.org" <councilmember.buscaino@lacity.org>,"patrice.lattimore@lacity.org" <patrice.lattimore@lacity.org>

Dear Ms. Gin:

I am a Bel-Air resident, and I am writing to urge the PLUM Committee to uphold the decision of the Planning Commission denying the applicant's appeal in the above-referenced matter. The applicant had appealed the denial of a variance of the 36' height limitation in order to build to 50'.

The Baseline Hillside Ordinance was passed as a result of the proliferation of oversized residences in the hillside areas of LA. Granting a 14' height variance would green-light just the kind of structure that ordinance aimed to prevent, and set a horrible precedent that would encourage others to disregard the letter and spirit of that law. There is nothing different about this particular lot that would justify a different rule applying here. Allowing the height increase would merely contribute to the erosion of the character of the residences in the area and detract from its views and natural beauty, all in derogation of the Community Plan.

As someone who worked hard to support the Baseline Hillside Ordinance in my former role as a member of the Bel-Air Association's Board of Directors, it would be most disheartening to see it casually disregarded in the absence of any compelling hardship faced by the owner.

Thank you so much for your consideration.

Colleen M. Hanlon

200 North Bentley Avenue
Los Angeles, California 90049

✉ colleenmhanlon@yahoo.com

☎ H 310.476.2434; M 310.694.4046

📞 310.476.2434

Sharon Gin <sharon.gin@lacity.org>
To: Etta Armstrong <etta.armstrong@lacity.org>

Tue, Sep 10, 2013 at 9:23 AM

----- Forwarded message -----

From: **lalhasa** <lalhasa@aol.com>

Date: Mon, Sep 9, 2013 at 3:34 PM

Subject: Council File 13-0804-S1 – 360 N. Stone Canyon Road (Case No. ZA-2012-1395-ZV-ZAA-1A)

To: sharon.gin@lacity.org

Cc: councilmember.wesson@lacity.org, councilmember.englander@lacity.org, councilmember.Labonge@lacity.org, councilmember.cedillo@lacity.org, councilmember.krekorian@lacity.org, councilmember.blumenfield@lacity.org, paul.koretz@lacity.org, councilmember.martinez@lacity.org, councilmember.tuentes@lacity.org, councilmember.parks@lacity.org, councilmember.price@lacity.org, councilmember.bonin@lacity.org, councilmember.ofarrell@lacity.org, councilmember.huizar@lacity.org, councilmember.buscaino@lacity.org, patrice.lattimore@lacity.org

To the Honorable Members of the Planning and Land Use Management Committee of the City Council, Councilmembers Cedillo, Englander and Huizar:

Save Our Mountains, Inc. (SOMI) is a coalition of four homeowners associations in West Los Angeles and over 11,000 citizens who have signed our petitions advocating reduced density and increased public open space in the City of Los Angeles.

We urge you to **UPHOLD** the determinations of the West Los Angeles Planning Commission and the Zoning Administrator denying the appeal of Gabae, L.P. for a dramatic variance from the uniform height limit of 36 feet, allowing it to build up to a 50 foot tall structure on Stone Canyon Road. This request is a prelude to the same developer's request for a *53 foot tall* structure on the adjoining parcel. Such a variance would set a precedent granting the demands of every other developer and builder in the area for

equal treatment from the City -- under threat of litigation.

There is no pressing need or valid justification for this variance. The developer already holds a building permit for a conforming structure, and is constructing it. There is no unnecessary hardship or practical need for a 14-foot-high attic. The developer knew what the rules were when it bought this property. Overruling the Planning Commission will signal a floodgate of variance requests and litigation against the City.

SOMI notes and joins in the *unanimous* vote of the Federation of Hillside and Canyon Associations last week and urges you to UPHOLD and affirm the correct decisions of the Planning Commission.

Sincerely,

Eric F. Edmunds, Jr.
Chair
Save Our Mountains, Inc.
lalhasa@aol.com



Etta Armstrong <etta.armstrong@lacity.org>

Fwd: COUNCIL FILE 13-0804-S1 -

1 message

Sharon Gin <sharon.gin@lacity.org>
To: Etta Armstrong <etta.armstrong@lacity.org>

Tue, Sep 10, 2013 at 9:24 AM

----- Forwarded message -----

From: <TaniaFerris68@aol.com>

Date: Mon, Sep 9, 2013 at 11:51 PM

Subject: RE: COUNCIL FILE 13-0804-S1 -- 360 Stone Canyon Road Los Angeles, CA 90077

To: sharon.gin@lacity.org

Cc: councilmember.wesson@lacity.org, councilmember.englander@lacity.org, councilmember.Labonge@lacity.org, councilmember.cedillo@lacity.org, councilmember.krekorian@lacity.org, councilmember.blumenfield@lacity.org, paul.koretz@lacity.org, councilmember.martinez@lacity.org, councilmember.fuentes@lacity.org, councilmember.parks@lacity.org, councilmember.price@lacity.org, councilmember.bonin@lacity.org, councilmember.ofarrell@lacity.org, councilmember.huizar@lacity.org, councilmember.buscaino@lacity.org, patrice.lattimore@lacity.org

September 8, 2013

TO: MEMBERS OF THE PLANNING AND LAND USE MANAGEMENT COMMITTEE

RE: ~~COUNCIL FILE 13-0804-S1~~ -- 360 Stone Canyon Road Los Angeles, CA 90077

~~(CASE NO: ZA-2012-1395-ZV-ZAA-1A)~~

FROM: Guy and Tania Hackbarth

300 Stone Canyon Road Los Angeles, CA 90077

(Neighbor directly South of subject property)

We are the neighbor directly adjacent to the applicant's property on the south. We strongly OPPOSE the request to increase the height from 36ft to 50ft for the construction of a single family dwelling.

1) A 50 foot height variance would establish a horrific precedent.

a. Granting the requested variance will set a horrible precedent. The same applicant is also requesting a 53 foot 3 inch height variance on the lot adjacent to this property on the north. (see attachment). Other developers would also ask for a similar height variance. Granting this variance will change the character of the neighborhood and will make a mockery of the height limits under Baseline Hillside Ordinance both here and elsewhere in the City's Hillside Areas.

b. A 50 foot high structure would be out of scale and design with other neighborhood homes.

2) The applicant is requesting a SPECIAL PRIVILEGE to build an over-height house.

a. The applicant chose where to put its house on its 2+ acre site, and it obtained a building permit and built its house to the height allowed by the zoning code. Now it wants a higher house -- effectively to add a third floor on its existing structure of two floors plus basement. There was nothing preventing the applicant from designing a house that met zoning requirements and had the additional square footage it now wants.

b. All the properties in the neighborhood have sloping terrain. Many lots are not as wide or as deep as the applicant's property, even when the hill on the east and Stone Canyon Creek and its buffer zone on the west are subtracted out. The slope and shape of the applicant's property is not the cause of any difficulty or hardship that is unique to the applicant's property.

3) A 50 foot high structure would affect privacy and view.

a) The proposed 50ft structure would "loom" over our property as well as that of the adjoining neighbor on Copa de Oro and severely impact our privacy & view and our property would be directly & adversely affected with this increased height.

b) A huge 50ft high structure would be ~~out of scale & design~~ of other neighborhood homes. A 50ft high structure is completely contrary to the Baseline Hillside Ordinance and to the Hillside Ordinance, which was in effect when the applicant obtained its building permit many years ago.

4) There will be unmitigated environmental impacts if this variance is approved.

a. A 50 foot high building will cause negative environmental impacts. It will alter wind patterns and increased noise will be created by traffic noise bouncing off a higher building and from building equipment either on a higher roof or next to a higher building.

We support the original Zoning Administrator's decision and the Area Planning Commission's two previous decisions to Deny the 50ft height request and urge you to continue with the 36ft height limitation. We agree with the previous decisions that none of the five required findings for a zone variance can be made. We think that the City Council was wrong to assert jurisdiction over this case under Charter Section 245. We ask that you again deny this appeal.

IN CONCLUSION, WHAT IS THE POINT OF HAVING ZONING, GUIDELINES AND A GENERAL PLAN IF ANY HOMEOWNER CAN JUST PERSISTENTLY FILE APPEALS FOR

~~YEARS, WASTING TAX PAYERS TIME AND MONEY TO OVERRIDE A DECISION THAT IS A PART OF THE PLANNING CODES AND WHAT EVERY HOMEOWNER MUST ADHERE TO. WHY SHOULD THIS APPLICANT BE GIVEN SPECIAL PRIVILEGE TO DISREGARD CITY CODES AND PLANNING CODES SO THAT THEY CAN BUILD A STRUCTURE AS TALL AS A 5-STORY OFFICE BUILDING. THIS IS ABSURD TO CONSIDER IN A RESIDENTIAL AREA. IF YOU OVER-RULE THIS DECISION THEY WILL BE SENDING A SIGNAL TO THE ENTIRE COMMUNITY THAT THE CODES ARE A FARCE, THEY CAN BE OVERRULED ON A WHIM AND YOU WILL SET A PRECEDENT FOR MANY SPECULATIVE DEVELOPERS TO BUILD MONSTER BUILDINGS IN RESIDENTIAL AREAS. THIS IS COMPLETELY CONTRARY TO THE CODES OF THIS AREA AND THE GENERAL PLAN. AND, IF YOU APPROVE THIS REQUEST YOU WILL ALL BUT 'RUBBER STAMPED' THIS SAME APPLICANT'S REQUEST FOR AN EVEN TALLER STRUCTURE (FOR A 53' 3" HEIGHT) ON THE ADJACENT LOT.~~

Respectfully submitted,

Guy Hackbarth and Tania Hackbarth

2 ATTACHMENTS: LETTER OF OPPOSITION AND BELLAGIO HEARING NOTICE

Tania Ferris Hackbarth

300 Stone Canyon Road

Los Angeles, CA 90077

310-713-8234 | taniaferris68@aol.com

2 attachments

 **10551 Bellagio Notice of Public Hearing Sept 2013.pdf**
3882K

 **360 Stone Canyon Road Opposition Letter Sept 8, 2013.docx**
20K

September 8, 2013

TO: MEMBERS OF THE PLANNING AND LAND USE MANAGEMENT COMMITTEE

RE: **COUNCIL FILE 13-0804-S1** -- 360 Stone Canyon Road Los Angeles, CA 90077

(CASE NO: ZA-2012-1395-ZV-ZAA-1A)

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Respectfully submitted,

Guy Hackbarth and Tania Hackbarth

CITY OF LOS ANGELES
CALIFORNIA



DEPARTMENT OF CITY PLANNING

NOTICE OF PUBLIC HEARING

To Owners: Within a 100-Foot Radius
 Within a 500-Foot Radius
 Abutting a Proposed Development Site

And Occupants: Within a 100-Foot Radius
 Within a 500-Foot Radius
And: Others

This notice is sent to you because you own property or are currently an occupant residing near a site for which an application, as described below, has been filed with the Department of City Planning. All interested persons are invited to attend the public hearing at which you may listen, ask questions, or present testimony regarding the project.

Hearing By: Associate Zoning Administrator
Date: Wednesday, September 25, 2013
Time: 11:00 A.M.
Place: Los Angeles City Hall
200 North Spring Street, Room 1020
Los Angeles, CA 90012

Case No.: ZA-2012-1402-ZV-ZAA-ZAD
CEQA No.: ENV-2005-8611-MND

Council No.: 5
Plan Area: Bel Air-Beverly Crest
Specific Plan: N/A
Certified NC: Bel Air-Beverly Crest
GPLU: Very Low I Residential
Zone: RE20-1
Applicant: Mark Gabae
Representatives: Ben Kim/Stacey Brenner

Staff Contact: Marc Woerschling
Phone No.: (213) 978-1470

PROJECT LOCATION: 10550 Bellagio Road *AT CORNER OF STONE CANYON*

PROPOSED PROJECT: The construction of a 42,409 square single family dwelling on an 84,567 square foot parcel.

- REQUESTED ACTIONS:
1. Pursuant to Section 12.27-B, a Zone Variance to permit the construction of a new single family dwelling with a height of up to 53 feet in height in lieu of the 36 foot height limit; and,
 2. Pursuant to Section 12.24-X.7, a Zoning Administrator's Adjustment to permit a fence/wall of up to 8 feet in height in the front yard in lieu of 3½ feet height permitted; and,
 3. Pursuant to Section 12.28-A, a Zoning Administrator's Determination to permit the construction of a retaining wall of up to 10 feet in height.

The purpose of the hearing is to obtain testimony from affected and/or interested persons regarding this project. A previous hearing was held by the Zoning Administrator on January 9, 2013, however new information and exhibits have been submitted for consideration. The decision maker will consider all the testimony presented at the hearing, written communication received prior to or at the hearing, and the merits of the project as it relates to existing environmental and land use regulations.

EXHAUSTION OF ADMINISTRATIVE REMEDIES: If you challenge a City action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence on these matters delivered to the Department before the action on this matter will become a part of the administrative record. Note: This may not be the last hearing on this matter.

ADVICE TO PUBLIC: The exact time this case is heard during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the Los Angeles City Planning Department, 200 N. Spring Street, Room 720, Los Angeles, CA 90012 (attention: Marc Woersching).

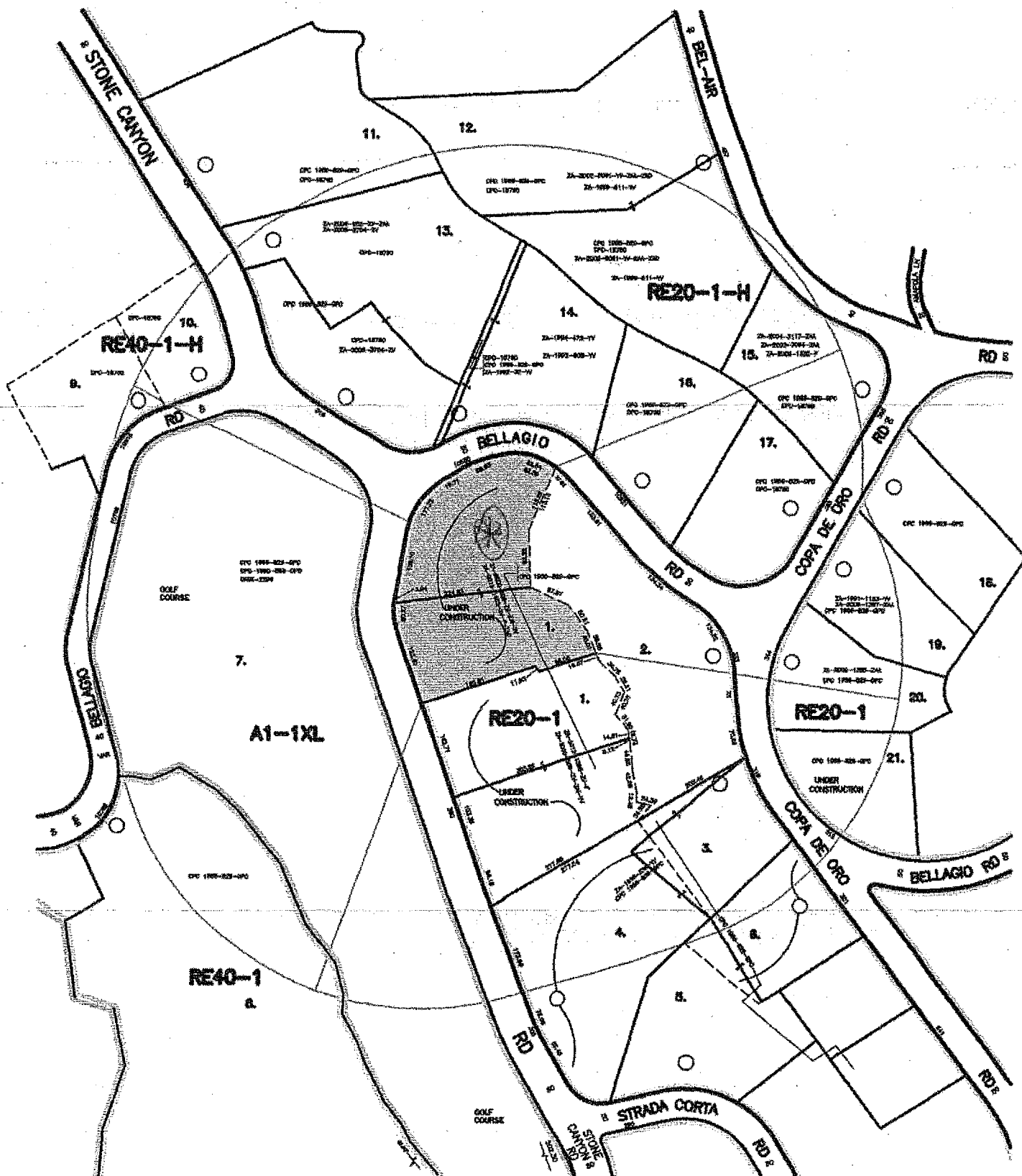
REVIEW OF FILE: ZA 2012-1402-ZV-ZAA-ZAD, is available for public review at this location between the hours of 8:00 a.m. to 4:30 p.m., Monday through Friday. Please call Marc Woersching at (213) 978-1470 several days in advance to assure that the files will be available. The files are not available for review the day of the hearing.

ACCOMMODATIONS: As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability. The hearing facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. *Como entidad cubierta bajo el Título II del Acto de los Americanos con Desabilidades, la Ciudad de Los Angeles no discrimina. La facilidad donde la junta se llevará a cabo y su estacionamiento son accesibles para sillas de ruedas. Traductores de Lengua de Muestra, dispositivos de oído, u otras ayudas auxiliares se pueden hacer disponibles si usted las pide en avance.*

Other services, such as translation between English and other languages, may also be provided upon request. *Otros servicios, como traducción de Inglés a otros idiomas, también pueden hacerse disponibles si usted los pide en avance.*

To ensure availability of services, please make your request no later than three working days (72 hours) prior to the hearing by calling the staff person referenced in this notice. *Para asegurar la disponibilidad de éstos servicios, por favor haga su petición al mínimo de tres días (72 horas) antes de la reunión, llamando a la persona del personal mencionada en este aviso.*

Puede obtener información en Español acerca de esta junta llamando al (213) 473-9984



LEGAL: LOTS 2 & 3, PARCEL 1007 21-200-3088-PALL AC 24.41/28

NEW T.A.
 PAGE 592
 GRID 9-7
 D.D. S. - MURPHY
 C.T. 262100
 P.A. RL 22 - JERRY CHOI

VARIANCE

CAD GRAPHICS BY
JPL Zoning Services
 6257 Van Nuys Blvd, #101
 Van Nuys, CA 91401
 (818)781-0016



CASE NO: 08-28-13
 DATE: 08-28-13
 DRAWN BY: JPL ZONING SERVICES
 D.M. OR CAD: 1418153
 SCALE: 1"=100'
 USER: FIELD
 CONTRACT PERSON: BEN KIM
 PHONE NO: 310-247-0800

NET ACRES
 = 1.854 Acres

 JPL - 08225648