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February 24, 2014

The Honorable Los Angeles City Council and  
Its Planning and Land Use Management Committee  
c/o Holly L. Wolcott, Interim City Clerk  
200 N. Spring Street, Room 360  
Los Angeles, CA 90012

Subject: Council File 14-0171;  
10550 West Bellagio Road, Los Angeles, CA 90077

Dear Honorable Councilmembers:

Although this letterhead reflects New York, my wife Diane and I live at StoneBridge, 1527 Stone Canyon Road in Bel Air (as shown on my professional business card), approximately one mile north of the subject property. We drive by the subject property nearly daily, and consider it to be an entry marquee to the heart of Bel Air. We are opposed to the height variance and request that you support the appeal and deny the variance.

I appeal to you with hopefully some credibility as a former Zoning Commission Chairman and City Councilman in a major suburb of Kansas City and as a retired Chief Legal Officer for 20 years of a Fortune 150 company, Computer Sciences Corporation (CSC), headquartered here in the Los Angeles Area until a few years ago, and more recently as a senior partner in the Century City office of DLA Piper, the largest law firm in the world.

We urge you to consider the adverse precedent that would be set in overriding the Baseline Hillside Ordinance to allow a special variance for a 50 foot high building with the resulting deleterious effect on our especially beautiful Bel Air community and its uniquely charming residential architecture. If the design and circumstances of the proposed building were such that the five requisite Findings of Fact under the Zoning Code and the Los Angeles City Charter could be met, then consideration of a variance grant might be in order. However, the information provided by the applicant is apparently inaccurate, and does not support the findings.

The Zoning Administrator's Letter of Determination dated November 1, 2013, is factually incorrect. It did not recognize that



## Atlantic Legal Foundation, Inc.

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Stone Canyon Road is one of the most traveled roads in Bel Air and that from Stone Canyon Road residents and guests would see a 50-foot vertical wall at the west side of the house, which cannot be blocked from view by vegetation given the location of the gate to the property.

The applicant does not have practical difficulties or unnecessary hardships. The applicant is choosing where to put the house on the almost 2 acre site. The applicant is creating its own supposed hardship with a poor site plan. The applicant should be required to comply with the 30-foot height limit for flat roofs in this zone.

Please support the appeal and deny the request for any additional height above 30 feet for the proposed house.

Sincerely,

  
Hayward D. Fisk



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