



Etta Armstrong <etta.armstrong@lacity.org>

Re: CF14-1578; Today's PLUM Agenda Item 2

1 message

Sharon Gin <sharon.gin@lacity.org>

Tue, Dec 9, 2014 at 12:52 PM

To: Bruce Kuyper <bruce@kuyper.name>

Cc: Etta Armstrong <etta.armstrong@lacity.org>

Hello Mr. Kuyper.

Please understand that while Ms. Armstrong and I will process the documents you emailed for inclusion in the Council File, it is the City Council who will make the decision on your appeal. You may want to provide copies for the Councilmembers of the Planning and Land Use Management Committee to review this afternoon. Note that this matter is scheduled for consideration by the entire City Council tomorrow, Wednesday, 12/10/14.

On Tue, Dec 9, 2014 at 12:43 PM, Bruce Kuyper <bruce@kuyper.name> wrote:

Dear Ms. Gin and Ms. Armstrong.

I'm the appellant on this case. I have recently come across documents (attached) that are relevant to this matter and that provide additional grounds in support of my appeal. Please accordingly add my below comments and the attached documents to the council file for the administrative record, and for consideration by PLUM today and Council tomorrow.

The new documents are 4 different declarations and deeds recorded against the project site that prohibit multifamily developments, the proposed narrow spacing between residences, and the proposed rooftop decks. The City should obviously not approve a project that clearly violates the property's CC&Rs. The deeds provide the following:

1. Declaration of Restrictions, Doc# 17113-193, dated December 12, 1939 (the project site is Parcel 11): "[P]ermission to so divide and use the said lots as so divided as building sites will not be granted by the Board of City Planning Commissioners of the said city without **definite assurance that each of said parcels as so divided will be used as a building site for only one single family residence**" (emphasis added);
2. Bel Air Grant Deed, Doc# 17703-127, dated May 28, 1940:
 - a. Restriction #1: "[S]aid premises **shall be used for single family residence purposes only**. ... The foregoing restrictions shall be construed as applying to and preventing the erection or maintaining on said premises of any ... apartment house ... [or] double house but these last enumerations shall not be construed as limiting in any degree **the general condition against the erection or maintenance of any structure other than a private residence** with customary outbuildings." (emphasis added);
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 - c. Restriction #4: "That **no residence or other structure shall be erected on said premises which has a flat or deck roof**, in excess of twenty-five per cent (25%) of the entire roof area" (emphasis added); and
 - d. Restriction #5: "(1) **No portion of any one residence or outbuilding on said premises**

shall be nearer to any other residence or outbuilding thereon than thirty (30) feet along a line generally parallel with the front line of said premises. or (2) **No portion of any one residence or outbuilding on said premises shall be nearer to any other residence or outbuilding thereon than seventy-five (75) feet** along a line generally perpendicular to the front line of said premises;" (emphasis added).

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4. Joint Tenancy Grant Deed. Doc# 38927-155. dated April 16. 1952: "As a part of the consideration hereof. the grantee covenants and agrees. and this conveyance is made subject to the restriction that **the premises described herein shall not at any time hereafter be used for any purpose other than the erection thereon of a single family residence** structure and the private garage appurtenant thereto. Grantee. his successors or assigns. hereby agrees that **any proposed structures shall have a roof with a pitch of not less than three inches and twelve inches.**" (emphasis added).

Because the proposed projects violates at least the CC&Rs prohibiting uses other than single-family. flat roofs. and minimum residence separations that the proposed project clearly violates. I respectfully request that you grant my appeal and deny the approval of the tract map and the MND.

Thank you very much.

Respectfully submitted.

Bruce

Bruce Kuyper

11805 Bellagio Rd

Los Angeles. CA 90049-2116

cell/iMessage/SMS 213-304-3150

home 310-889-9826

fax 424-652-2214

email/iMessage bruce@kuyper.name

—
Sharon Gin
City of Los Angeles
Office of the City Clerk
213.978.1074
Sharon.Gin@lacity.org





Etta Armstrong <etta.armstrong@lacity.org>

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1 message

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

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Los Angeles. CA 90049-2116

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home 310-889-9826


fax 424-652-2214

email/iMessage bruce@kuyper.name

4 attachments

 **17113-193.pdf**
2253K

 **17703-127.pdf**
1713K

 **23822-252.pdf**
3983K

 **38927-155.pdf**
1311K



100 Bel-Air Road

Los Angeles, CA 90077

April 23, 2014

The Bel-Air Association has carefully reviewed the request and revised plans from the applicant at **11767 Bellagio Road** to approve a subdivision in a residential community area.

The Bel-Air Association has a consistent history of opposing lot splits which affect single residential dwellings; therefore, the Bel-Air Board of Directors and Land Use Committee **strongly opposes** this project.

This development would severely affect the surrounding homes and is not in keeping with the character of Bel-Air in general and this street in particular.

We urge you **not to** approve a project of this scale and scope intermingled with well maintained single family residences.

Thank you.

Cynthia Arnold
President
The Bel-Air Association



100 Bel-Air Road

Los Angeles, CA 90077

Ms. Heather Bleemers
LA City Planning Department
Expedited Processing Section
200 N. Spring Street, Room 721
Los Angeles, CA 90012
Heather.bleemers@lacity.org

Dear Ms. Bleemers:

The Bel-Air Association has carefully reviewed the request from the applicant at **11767 Bellagio Road** to the Department of City Planning to approve a six lot subdivision in a residential area.

The Bel-Air Association has a consistent history of opposing lot splits which affect single residential dwellings; therefore, the Bel-Air Board of Directors and Land Use Committee **strongly oppose** this project.

This development would severely affect the surrounding homes and is not in keeping with the character of Bel-Air in general and this street in particular.

In addition, our neighborhood has been impacted by the 405 Expansion Project for the past four years creating high traffic congestion and continues to be a major challenge for this region of Bel-Air. This project would also create parking issues for the adjacent single family homes.

The Bel-Air Association requests that the Zoning Administrator take careful and thoughtful consideration of these concerns upon making a final determination on this project. We urge you **not to** approve a project of this scale and scope intermingled with well maintained single family residences.

Sincerely,

Cynthia Arnold
President
The Bel-Air Association

P.O. Box 27404
Los Angeles, CA 90027

PRESIDENT
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Wendy-Sue Rosen
SECRETARIES
Carol Sidlow
John Given
TREASURER
Don Andres

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
CASM-SFV
Crests Neighborhood Assn.
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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.
Save Sunset Blvd.
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
Upper Riviera Homeowners Assn.
Whitley Heights Civic Assn.

CHAIRPERSONS EMERITUS
Shirley Cohen
Jerome C. Daniel
Patricia Bell Hearst
Alan Kishbaugh
Gordon Murley
Steve Twining
Polly Ward

CHAIRMAN IN MEMORIUM
Brian Moore



Ms Heather Bleemers
LA City Planning Department
City Hall, Room 721
200 N. Spring Street
Los Angeles, CA 90012

April 15, 2014

Re: **Re: VTT-72465-SL - 11767 East Bellagio Road
ENV - 2013-3734 - MND**

Dear Ms. Bleemers:

The Federation of Hillside and Canyon Associations, Inc., founded in 1952 and representing 44 homeowner and resident associations spanning the Santa Monica Mountains, is concerned about the proposed Small Lot Subdivision development project proposed for 11767 East Bellagio Road. The demolition of a single-family home currently on the site and the proposed subdivision of the one lot - approximately 7853 square feet per ENV-2013-3734 - into six (6) small lots calls into question the project's conformance with the Bel Air-Beverly Crest Community Plan.

The Bel Air Beverly Crest Community Plan, a part of the Land Use Element of the City's General Plan, states the following goals and policies which would be relevant to the current project:

- *The open and natural character of single-family development of the Bel Air-Beverly Crest Community is desirable and deserving of public protection. Changes in this area should be fully justified as being in the public interest before the City grants a different or more intensive land use which would alter this character.*
- *All areas within Bel Air-Beverly Crest should be subject to improved design standards to ensure compatibility of new development with the scenic character of the Community.*
- *Preservation of low density, single-family residential areas and the conservation of open lands for environmental protection and park and recreational use.*
- *Preservation and enhancement of the varied and distinctive residential character of the community.*

How does this Small Lot Subdivision conform to the Bel Air-Beverly Crest Community Plan? How does this proposed development conform to the Small Lot Subdivision guidelines with respect to massing, privacy, open space, setbacks ,especially at this sensitive location?

The Hillside Federation remains concerned that the proposed construction of six (6) townhomes with minute space between each building located in an area designated by the City of Los Angeles as a High Fire Severity Zone with close proximity to a neighborhood of 2-story single-family homes zoned R1 will negatively impact the the neighborhood and ultimately alter the character of the community.

The Hillside Federation urges you to respect the policies of the Bel Air-Beverly Crest Community Plan, reconsider this Small Lot Subdivision, and design a project that is more compatible with the surrounding community.

Sincerely,

Marian Dodge
Marian Dodge

cc: Councilmember Koretz

P.O. Box 27404
Los Angeles, CA 90027

PRESIDENT
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CHAIRMAN
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VICE PRESIDENTS
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Wendy-Sue Rosen
SECRETARIES
Carol Sidlow
John Given
TREASURER
Don Andres



West Los Angeles Area Planning Commission
200 N. Spring St., Room 272
Los Angeles, CA 90012-3728

October 13, 2014

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
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Sunset Hills Homeowners Assn.
Tarzana Property Owners Assn.
Torreyson Flynn Assn.
Upper Mandeville Canyon
Upper Nichols Canyon NA
Upper Riviera Homeowners Assn.
Whitley Heights Civic Assn.

Re: **Case No.: VTT-72465-SL-1A**
11767 Bellagio Road
Hearing Date: October 15, 2014

Dear Honorable Commissioners and Ms. Ketay:

The Federation of Hillside and Canyon Associations, Inc., founded in 1952 and representing 44 homeowner and resident associations spanning the Santa Monica Mountains, supports this appeal of the conditional approval of the Small Lot Subdivision development project proposed for 11767 Bellagio Road. For the reasons stated in the appeal, the demolition of a 1-story, single-family home currently on the site and the proposed subdivision of the one lot—approximately 7853 square feet per ENV-2013-3734—into five small lots is inconsistent with the Bel Air-Beverly Crest Community Plan.

The conditionally approved Small Lot Subdivision does not comply with the Bel Air-Beverly Crest Community Plan, a part of the Land Use Element of the City's General Plan, which states the following goals and policies:

- *The open and natural character of single-family development of the Bel Air-Beverly Crest Community is desirable and deserving of public protection. Changes in this area should be fully justified as being in the public interest before the City grants a different or more intensive land use which would alter this character.*
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- *Preservation of low density, single-family residential areas and the conservation of open lands for environmental protection and park and recreational use.*
- *Preservation and enhancement of the varied and distinctive residential character of the community.*

The conditionally approved Small Lot Subdivision does not conform to the Bel Air-Beverly Crest Community Plan. It also does not conform to the Small Lot Subdivision design guidelines with respect to massing, privacy, open space and setbacks, especially at this sensitive hillside location.

The Hillside Federation believes that the proposed construction of five townhomes with minute space between each building, located in an area designated by the City as a High Fire Severity Zone, within a neighborhood of 1-story and 2-story single-family homes, will negatively impact the neighborhood and ultimately alter the character of the community to its detriment.

The Hillside Federation urges you to uphold the policies of the Bel Air-Beverly Crest Community Plan by granting the appeal and directing the applicants to design a project that is compatible with the surrounding community.

Sincerely,

Marian Dodge

Marian Dodge

cc: Councilmember Koretz

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Planning and Land Use Management Committee
City Hall
200 N. Spring Street
Los Angeles, CA 90012

December 7, 2014

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
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Re: **CF 14-1578, MND No. ENV-2013-3734-MND**
11767 East Bellagio Road

Honorable Councilmembers:

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Cc: Etta Armstrong <etta.armstrong@lacity.org>

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To: Bruce Kuyper
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City of Los Angeles

Office of the City Clerk

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Sharon.Gin@lacity.org

