Adjoining Neighbors:
611 Estrellita Way,
633 Estrellita Way,
11681 Bellagio Road
Los Angeles, CA 90049

August 31, 2018

Honorable Members of the City Council
City of Los Angeles
Office of the Clerk
200 North Spring Street
Los Angeles, CA 90012

Re: Appeal of Haul Route and Mitigated Negative Declaration for 11667 West Bellagio Road
Board File # 180030
CD 5 (Councilman Paul Koretz; Bel Air-Beverly Crest Planning Area)

Dear Council Members,

The adjoining neighbors to the project located at 11667 West Bellagio Road and the Bel Air
Association (BAA) respectfully appeal the decision of the Board of Building and Safety
Commissioners (BBSC), dated August 28, 2018, to grant the application to export 3,074 cubic
yards of earth from the project site and adopt under CEQA the associated Mitigated Negative
Declaration (MND) (ENV-2015-1274-MND) as modified by addendum, prepared by the
Department of City Planning for the above referenced project.

The reasons the adjoining neighbors and the BAA oppose this controversial decision are as
follows:

(1) the appealing parties were denied due process of law when the applicant failed to give the
original 30-day "Notification of Intent to Excavate" as required by Section 3307.1 of the Los
Angeles Building and Safety Code.

The applicants were required to send notification to the owners of adjoining properties, and
provide the plan check engineer with an affidavit proving the notices were sent to the correct
addresses. However abutting neighbors were excluded from this mailing list.

As a result of the failure by the applicant to provide proper notice, some of the adjacent property
owners were deprived the opportunity to provide input at the hearing and also, appeal the project
permit determination.

(2) the MND prepared for this project is inadequate and does not constitute a sufficient document
to support the approval of the project. The permit was issued without proper consideration of the
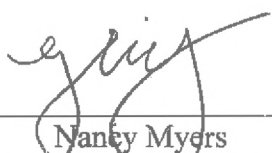
significant and unavoidable impacts as required by the California Environmental Quality Act ("CEQA"): geological impacts and hillside slippage being the main concerns.

(3) the applicant has twenty-three LADBS Code Enforcement Violations against him since the project began. Dating from 2016 to present, eighteen of the twenty-three violations were written for "Construction done Without Permits or Inspections". Some of these violations relate directly to the grading and hauling operations that have taken place at this site. Allowing another round of approvals to haul away even more earth without a firm understanding of the. A) current amount of grading and earth hauling that has already taken place. B) the impact the removal of more earth will have on the project and surrounding properties. C) and why are the current soils and grading reports being trusted when they were already incorrect on the most basic level, is an abuse and missed opportunity to correct the many deficiencies this developer has shown.

(4) the developer has shown insufficient evidence as to why his original reports were incorrect, and what steps have been taken to correct these possibly dangerous errors. There has been little to no documentation to explain the multitude of violations, and why they occurred. And there has been no explanation or documentation to address the possibility that both the export numbers have been underreported, and that the hillside stability may have now been compromised.
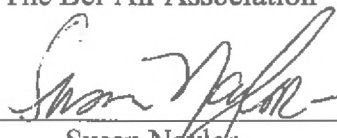
For theses reasons, we respectfully request that the City Council reverse the decision of the Los Angeles Board of Building and Safety Commissioners to grant the application to export 3,074 cubic yards of earth from the project site and reverse the decision to adopt under CEQA the associated MND as modified by addendum, prepared by the Department of City Planning.
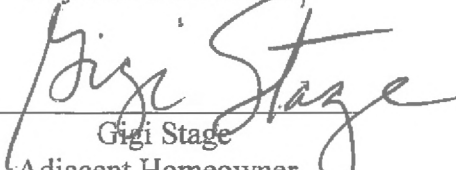
Thank you for your time and consideration,

X _____
Nancy Myers
Adjacent Homeowner

X _____
Shawn Bayliss
Executive Director
The Bel-Air Association

X _____
David Deringer
Adjacent Homeowner

X _____
Susan Naylor
Adjacent Homeowner

X _____
Bruno Naylor
Adjacent Homeowner

X _____
Gigi Stage
Adjacent Homeowner