



Michel Claiborne-Thompson &lt;michel.thompson@lacity.org&gt;

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**Fwd: Comments regarding August 7 Public Hearing File # 180030**

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Deringer <savagery@sbcglobal.net>  
To: michel.thompson@lacity.org

Thu, Aug 2, 2018 at 10:13 AM

David Deringer  
(310) 357-9174  
[611 Estrellita Way](#)  
[Los Angeles, CA 90049](#)

August 2, 2018

Dear Commissioners,

This letter is in response to the request by Mr. Nazarian to remove more dirt from [11667 Bellagio Road](#). This is in addition to the 2,874 cubic yards he has already removed. Mr. Nazarian has blatantly and boldly disrespected the building codes, the laws in place, the neighbors and neighborhood. I don't believe he had any intention of submitting his actual plans to the city knowing it was in direct violation of the hillside ordinances and building codes. He has MANY violations against him up to this date. As far as I am concerned, he should not be allowed to take any more dirt whatsoever. If this request is approved, I believe it should be met with these conditions to protect the neighbors:

**Conditions**

1. Mr. Nazarian, resign his position of owner builder. The city shall no longer recognize Mr. Nazarian in the capacity of contractor/foreman.

Nazarian shall hire or retain a fully licensed and accredited building contractor with proof of current license, bond, insurance and all city licenses.

Sub-contractors must be state licensed, bonded and insured. Any employees working under contractors shall be provided workman's comp, unemployment insurance, and disability and fitted with proper safety gear. Licensed contractors shall be present when work is performed. Contractors must be familiar with hillside construction and must follow all codes and ordinances imposed by city.

2. A new geology report shall be performed by a state licensed and recognized geologist to be determined by and agreed upon by both parties. The geologist shall perform and submit a comprehensive report stating the current findings, the true stability of the hillside and any possible impacts of removing more soil. The report shall be submitted to city, Nazarian and the homeowners. This report is to be paid entirely by Nazarian. Any questionable conditions shall be resolved before any more soil is removed from the hillside.

3. Nazarian issue a notarized letter to each affected homeowner within a 300-foot radius of the grading site, claiming financial responsibility in the event of hillside failure.

Thank you for your time and the consideration of this important matter,

David Deringer



Michel Claiborne-Thompson <michel.thompson@lacity.org>

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## Fwd: 11667 West Bellagio Road

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Susan Naylor <susan@darrellsurvey.com>  
To: cora.johnson@lacity.org  
Cc: michel.thompson@lacity.org

Wed, Aug 1, 2018 at 7:00 PM

Susan Naylor  
Cell: (310)628-3612  
Darrell Survey  
11681 Bellagio Road  
Los Angeles, CA, 90049

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Begin forwarded message:

**From:** Mark Schwartz <mschwartz@darrellsurvey.com>  
**Date:** August 1, 2018 at 6:58:45 PM PDT  
**To:** Susan Naylor <susan@darrellsurvey.com>  
**Subject:** 11667 West Bellagio Road

Dear Ms. Johnson,

I would like to share my opposition to the removal of additional earth (3,074 cubic yards) from [11667 West Bellagio Road](#).

I am the owner of the property [11681 West Bellagio Road](#), immediately downhill.

The property is highly unstable and dangerous due to the amount of earth already removed.

The additional soil removal will pose a grave danger.

There have already been numerous violations and the Mr. Nazarian has shown utter disregard for his own property, others surrounding him and the entire Bel Air community.

The city needs to work with the entire community to make a new plan of how to address the dangerous situation at [11667 Bellagio Road](#).

The city must not allow this dangerous situation to become critical.

Photos attached show the current state of the property.

Best regards,  
Susan Naylor  
[11681 W. Bellagio Rd.](#)

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Michel Claiborne-Thompson <michel.thompson@lacity.org>

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## 11667 Bellagio

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Susan Naylor <susan@darrellsurvey.com>

Wed, Aug 1, 2018 at 7:42 PM

To: cora.johnson@lacity.org

Cc: michel.thompson@lacity.org

Dear Ms Johnson

You can see by these additional pictures the desire to make a big structure with a lot of square footage was the goal but the plan for a driveway clearly was overlooked. It seems Mr.Nazarian is not qualified to build out this property. From the beginning it has been a messy, haphazard site.

He seems to keep it in disarray so the neighbors and the city will get tired of it and just let him do whatever he wants to do.

Most recently the fence in the street has been a disservice to the neighbors. He could have filled in some of the big holes on his property with his dirt and put the fence on his own property.

Mr Nazarian has little regard for the neighbors or the city regulations.

I wonder what would make the city believe that he will build out the rest of the house with any regard for the regulations the other home builders the area are expected to abide by.

Sincerely,

Susan Naylor

Susan Naylor  
Cell: (310)628-3612  
Darrell Survey  
11681 Bellagio Road  
Los Angeles, CA, 90049

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### 2 attachments

**IMG\_2374.JPG**  
38K



**IMG\_2373.JPG**  
38K





Michel Claiborne-Thompson <michel.thompson@lacity.org>

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## August 7 Notice of Public Hearing File # 180030

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Eco Sistah <ecosistah@hotmail.com>

Wed, Aug 1, 2018 at 7:46 PM

To: "cora.johnson@lacity.org" <cora.johnson@lacity.org>, "michel.thompson@lacity.org" <michel.thompson@lacity.org>

Nancy Myers

(503) 840-0410

611 Estrellita Way

Los Angeles, Ca

August 1, 2018

Dear Commissioners,

I am a neighbor within the 300-foot range of the grading site.

I believe the applicant's request should be denied until:

1. The applicant hires a legitimate licensed and bonded contractor that has experience with hillside development to complete the project.
2. That if more earth is to be removed, another geological assessment be made, by an unbiased geologist, so that we know our surrounding houses are safe from land movement. (A neighbor's geology report is attached, that has quite a different conclusion than the applicant's geology report).
3. That Nazarian resolves any hauling issues (pictures of violations attached).
4. That the site be secured to insure neighborhood safety. Since this project began, there has been a significant increase in home break-ins and car thefts. The construction site was covered

with gang graffiti for months and a make shift chain-link fence was placed in the street instead of on the applicants property blocking parking for residents.

PS - We are wondering why he needs to remove more dirt?

Sincerely,

Nancy Myers

Attachment: Neighbors Geology Report

Attachment: Photos of Nazarian's blatant hauling violations

Attachment: Photos of site in its present condition

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**9 attachments**



**IMG\_2357.JPG**  
119K



**IMG\_2359.JPG**  
149K

**IMG\_2360.JPG**  
152K



**IMG\_4080.jpg**  
3006K



**IMG\_4079.jpg**  
3948K




**IMG\_4078.jpg**  
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**IMG\_4077.jpg**  
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**IMG\_4076.jpg**  
1974K



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