



Bel Air-Beverly Crest Neighborhood Council
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May 24, 2017

Via Mail and Hand Delivery

Honorable Eric Harmon
The Superior Court of California, County of Los Angeles
Van Nuys Superior Courthouse West
14400 Erwin Street Mall, 7th Floor, Department 113
Van Nuys, CA 91401

RE: Case Number 5PY03637B
Criminal misdemeanor prosecution of Mohamed A. Hadid, James T. Zelloe, and 901 Strada LLC
Property: 901 Strada Vecchia Road, Los Angeles, CA 90077

Dear Judge Harmon:

This case is a matter of great interest to our hillside community not only because of the local, national, and international attention this case has received, but due to the significant impact this case's outcome will have on how seriously current and future developers will adhere to building and safety codes in our hillside community.

We, Robin Greenberg and Nickie Miner, declare that we are the President and Vice President respectively of the Bel Air-Beverly Crest Neighborhood Council (BABCNC), and on May 24, 2017, a Brown-Act noticed public meeting was held by the BABCNC. With a quorum of __ board members present, and a vote of __ yes, __ no, __ abstentions, and __ absent, the Bel Air-Beverly Crest Neighborhood Council passed a board resolution supporting the position stated in the following motion:

WHEREAS, safe hillside construction requires strict adherence to Los Angeles Building & Safety codes and regulations.

WHEREAS, residential properties in the Bel Air-Beverly Crest area attract buyers from all over the world.

OFFICERS

President
Robin Greenberg
Vice President
Nickie Miner
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Bylaws, Rules and Elections
Planning and Land Use
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Bel-Air Crest Master Association
Bel Air Hills Association
Bel Air Ridge Association
Benedict Canyon Association
Casiano Estates Association
Laurel Canyon Association
Holmby Hills Homeowners Association
Residents of Beverly Glen

RESIDENTIAL DISTRICTS

Bel Air District

Bel Air Glen District
Beverly Park Estates District
Franklin-Coldwater District
North of Sunset District

OTHER

At-Large Members
Commercial or Office Enterprise Districts
Custodians of Open Space
Faith-Based Institutions
Public & Private Schools

WHEREAS, Mr. Hadid's actions have directly impacted residents adjacent to 901 Strada Vecchia by grading without proper permits or safety inspections, which has resulted in the destabilization of an entire hillside, causing neighboring property values to be significantly reduced, and, based on disclosure laws, virtually unmarketable.

WHEREAS, Mr. Hadid's cavalier disrespect for the City's building and safety codes by working outside the bounds of his permits and approved building plans have shocked an entire community.

WHEREAS, Mr. Hadid knowingly and willfully disregarded Los Angeles Department of Building and Safety's (LADBS) Orders to Comply and Stop Work Orders, by continuing with unauthorized work on the property.

WHEREAS, Mr. Hadid knowingly and willfully used construction methods and materials that were not approved by the building codes, as stated in the LADBS report of April 8, 2015 to the Board of Building and Safety Commissioners.

WHEREAS, through Mr. Hadid's practice of elaborate obfuscation of illegal construction activities from LADBS Inspectors, and by not adhering to approved permits, he willfully and knowingly was constructing a home that would put any future buyer of 901 Strada Vecchia and the surrounding community at significant risk for their safety and wellbeing.

We, Therefore RESOLVE to respectfully ask the Court for the maximum penalty for Mr. Hadid's crimes in order to show potential buyers that strict adherence to building codes in our hillside areas will be enforced, to make it clear on local, national and international levels that buyer confidence should not be diminished by rogue developers, and that the City takes strict adherence to building codes and regulations as a necessity to protect homes and lives.

Thank you for your attention.

Respectfully yours,

Robin Greenberg, President
Bel Air-Beverly Crest Neighborhood Council
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Nickie Miner, Vice President
Bel Air-Beverly Crest Neighborhood Council
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cc: Tina Hess. Esq. tina.hess@lacity.org
Deputy Chief
Office of the Los Angeles City Attorney
Complex & Special Litigation Section – Criminal Branch