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Fwd: CF# 10-1001, CPC 2010-581-CA/Baseline Hillside Ordinance

1 message

la brea <labreacoalition@gmail.com>

Mon, Jul 26, 2010 at 10:14 AM

To: candy.rosales@lacity.org

----- Forwarded message -----

From: **la brea** <labreacoalition@gmail.com>

Date: Mon, Jul 26, 2010 at 9:54 AM

Subject: CF# 10-1001, CPC 2010-581-CA/Baseline Hillside Ordinance

To: ED REYES <reyes@lacity.org>, paul.krekorian@lacity.org, JOSE HUIZAR <Jose.huizar@lacity.org>, patricia.lattimore@lacity.org, Council Member Koretz <paul.koretz@lacity.org>, Christopher Koontz <Chris.Koontz@lacity.org>, erick.lopez@lacity.org

**Attached are "pdf" and "word" documents regarding
CF# 10-1001, CPC 2010-581-CA/Baseline Hillside Ordinance**

The La Brea Willoughby Coalition supports the PLUM's continued consideration and urges the adoption a strong Baseline Hillside Ordinance to protect the hillsides and their residents from the dangerous consequences of overdevelopment. It is apparent many provisions needed to provide these protections were removed from the ordinance during the CPC's deliberation. It is hoped they may be returned to the ordinance by the PLUM Committee.

2 attachments

 hillsideordinanceplum.pdf
85K hillsideordinanceplum.doc
42K

La Brea Willoughby Coalition

Save the neighborhood!

843 North Detroit Street
Los Angeles, California 90046

LA City Council Planning and Land Use Management Committee
Ed Reyes, Councilmember, PLUM Chair
Jose Huizar, Paul Krekorian, Councilmembers
Patrice Lattimore, Legislative Assistant

copied
Paul Koretz, CD5 Councilmember
Erick Lopez, Planning Department

RE: CF# 10-1001, CPC 2010-581-CA/Baseline Hillside Ordinance

The La Brea Willoughby Coalition supports the PLUM's continued consideration and urges the adoption a strong Baseline Hillside Ordinance to protect the hillsides and their residents from the dangerous consequences of overdevelopment. It is apparent many provisions needed to provide these protections were removed from the ordinance during the CPC's deliberation. It is hoped they may be returned to the ordinance by the PLUM Committee.

Many citizens were involved for many years in the Baseline Hillside Ordinance draft. They and the City staff involved are to be commended for their excellent outreach, effort and work product. We join with our neighboring homeowner associations in seeking needed protections that will reduce the detrimental impacts of overly large homes in order to preserve the scale and character of neighborhoods. These are essential to ensure public safety and are also an important factor to protect home values in these areas. Overly large homes create blight conditions for the adjoining neighbors and diminish property values.

The comments below refer to Exhibit A of the CPC's June 8, 2010 report and are an effort to return deleted language to the final ordinance presented to Council for approval:

1. COUNT 75% OF EXEMPTED CUT/FILL AGAINST GRADING LIMITS – Modify the Hillside Development Standards paragraph 6.c (Grading Exceptions on pages 16-17) such that 75% of exempted cut and/or fill as defined in sub-paragraphs 6.c(1) and 6.c(2) is counted toward the maximum grading quantities in paragraph 6.a (on pages 15-16) and the import/export limits in paragraph 6.b (on page 16). The current BHO version essentially exempts all cut and fill from the maximum grading quantity limits. Prior BHO versions exempted little cut and fill from these limits. The current provisions will allow massive grading, much to the detriment of neighbors, neighborhoods, stability, and safety. We strongly recommend that 75% of the cut and fill be reinstated against the maximum grading quantities and limits. This is a reasonable portion that would continue to encourage some "notching" into hillsides while not allowing massive grading in our limited hillside areas.

2. BUILDING PERMIT ISSUANCE BEFORE GRADING PERMIT ISSUANCE – Change paragraph 6 (Grading on page 15) to replace the word “approved” with “issued” and read: “No grading permits shall be issued until a building permit is issued.” Using “issued” rather than “approved” protects against the situation where the permit is approved but never paid for and issued. We understand issuance of the building permit would require developers to pre-pay the required fees, but this is not a significant financial burden. Without the wording change, a property can be graded and the discarded or even sold. Having the building permit fees pre-paid at least forces builders and developers to demonstrate their commitment to an approved project.

3. ADD 10% LIMIT TO ZONING ADMINISTRATOR DETERMINATION – Modify the Zoning Administrator Determinations (12.24.x) paragraph 28.a(5) (Grading Zoning Administrator Authorities on page 23) and paragraph 28.b(5) (Grading Findings on page 25) such that the Zoning Administrator: (1) can only increase the maximum grading quantities [sub-paragraphs 28.a(5)(i) and 28.b(5)(i)] by a maximum of 10% above the limits provided in Hillside Development Standards paragraph 6.a; and (2) can only increase the import/export quantities [sub-paragraphs 28.a(5)(ii) and 28.b(5)(ii)] by a maximum of 10% above the limits provided in Hillside Development Standards paragraph 6.b. The current provisions allow the Zoning Administrator (ZA) to increase the maximum grading quantities much too significantly and will lead to over grading. The key question here is why bother to have any limits at all in the ordinance if they can be totally overturned by the ZA. This makes no sense and gives too much authority to the ZA for critical grading issues.

4. REINSTATE PROHIBITION AGAINST GRADING ON EXTREME SLOPES – The paragraph prohibiting grading on extreme slopes (shown in the box below) appeared in an earlier version of the BHO (April 22nd) but was eliminated from the current version (and no longer appears at all in Exhibit A to the CPC report). Eliminating this prohibition will have drastic impacts on the City of Los Angeles (possibility of lawsuits when failures on steep slopes eventually occur) and on local homeowners (possibility of damage and personal injury when failures on steep slopes eventually occur). We strongly recommend the “Grading on Extreme Slopes” requirement be fully reinstated. The rationale for eliminating the requirement was that such slopes represent only 0.14% of the hillside area. However, this 0.14% still equates to 62 acres of what used to be called “junk lots” and which continue to be essentially unbuildable. In addition, because of the instability and difficulty of building on such junk lots, we recommend Building and Safety (LADBS) increase the geotechnical analysis and reporting requirements to the most stringent level possible where slopes are greater than or equal to 100%.

Furthermore, if PLUM does not consider it possible to reinstate the grading prohibition on slopes equal to or greater than 100%, we alternately recommend implementation of all the following requirements:

- Require Building and Safety (LADBS) to increase the geotechnical analysis and reporting requirements to the most stringent level possible where slopes are greater than or equal to 100%; AND
- Require inspection by a Deputy Grading Inspector, paid by the applicant per LADBS P/BC 2002-34 which states that section 91.1701.1 of the Los Angeles Municipal Code requires the

use of a Registered (Licensed) Deputy Inspector ... for certain grading or foundation earth-work in hillside areas; AND

- Require that LADBS not give Categorical Exemptions (CEs) to properties with slopes equal to or greater than 100%, since the issuance of a CE without some other form of mitigation eliminates the notification process to stakeholders, including neighbors, and this is an unfair situation.

5. INTRODUCE SELF-POLICING NEIGHBORHOOD NOTIFICATION – At the current time, it is difficult for the average Los Angeles homeowner to learn what a builder or developer might be building on a neighboring lot, and impossible to ensure that what is being built meets the Building Code. Now, with the inclusion of the Baseline Mansionization Ordinance (BMO for the flatlands) and the Baseline Hillside Ordinance (BHO for the hillsides), neighbors must also be concerned that any new building or remodeling meet and continue to meet the applicable BMO and BHO limits. The citizens of Los Angeles deserve the simple consideration of being reasonably notified when a neighboring or nearby property is being built or modified, and understanding that the building or modification meets the important requirements that PLUM has helped put in place.

One simple way to do this is to give neighboring homeowners and relevant homeowner associations (HOAs) the information they need to self-police any adjacent or nearby construction. This can be accomplished by requiring builders to provide (by certified letter) to the 12 nearest neighbors and the relevant HOAs a document summarizing what the property will look like (a rendering) and how the property meets the Code and the BMO or BHO, whichever is applicable. Neighboring homeowners and the HOAs can then self-monitor the construction and report any concerns to LADBS, e.g., where the construction seems to deviate from the approved building requirements as presented in the summary. This is especially important now that city staffing levels have been reduced as a response to the budget crisis.

6. PREVENT CUMULATIVE SLIGHT MODIFICATIONS – We are concerned that builders and developers may attempt to circumvent the requirements in the Baseline Mansionization Ordinance (BMO) and Baseline Hillside Ordinance (BHO) by requesting multiple small modifications which cumulatively result in significant changes that exceed BMO and BHO requirements. We recommend the impact of slight modifications be eliminated by providing Building and Safety (LADBS) the authority to grant modifications only when the cumulative impact of any and all modifications does not increase the total residential floor area by more than 5% or 1,000 square feet, whichever is less. All further modifications would then require re-application for, re-approval of, and re-issuance of the building permit.

In addition, should the self-policing neighborhood enforcement method (noted in the prior recommendation) be used, the following would also apply. When the cumulative impact of any and all modifications increases the total residential floor area by more than 5% or 1,000 square feet, whichever is less, require builders to provide (by certified letter) to the 12 nearest neighbors and the HOA an updated document summarizing the modifications, what the modified property will look like (rendering), how the property will continue to meet the Code and the BMO or BHO, and if the builder will be seeking re-approval and re-issuance of the building permit.

7. REINSTATE LANDFORM GRADING REQUIREMENT – The following paragraph on landform grading appeared in an earlier version of the BHO (April 22nd) but was eliminated from the latest version (and no longer appears as deleted in Exhibit A of the CPC report). We recommend that the landform grading requirement be reinstated. However, if that cannot be accomplished, we recommend that Zoning Administrator Determinations paragraph 28.a(5) (grading on page 23) be modified to require grading in conformance with the Department of City Planning – Planning Guidelines Landform Grading Manual whenever the Zoning Authority approves increased maximum grading quantities [per sub-paragraph 28.a(5)(i) on page 23] or approves increased import and/or export quantities [per sub-paragraph 28.a(5)(ii) on page 23]. Note that Landform Grading is already provided in sub-paragraph 28.b(5)(i) on Zoning Administrator Findings.

8. ADD “FREESTANDING RETAINING WALL” DEFINITION – Add a definition for “freestanding retaining wall” (into BHO definitions section 12.03) as the term is used in the Hillside Development Standards paragraph 6.c(1) (grading exceptions on pages 16-17). The definition of this term is somewhat, but not fully clarified in LADBS P/ZC 2002-016. We are therefore concerned that the term could be misconstrued by various parties and this could lead to implementations problems for the BHO.

9. ADD “NOTCHING” DEFINITION – Add a definition for “notching” homes into hillsides (into BHO definitions section 12.03) to carefully clarify the exact meaning of this term. The Planning Department and Building and Safety Department (LADBS) have constructed many of the BHO provisions to encourage notching into hillsides, but have not clarified the meaning of this concept. Again, such lack of clarification could lead to later confusion to the detriment of the ordinance.

Your consideration of these vital long term planning needs and solutions is appreciated.

Sincerely,

Lucille Saunders

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