



Patrice Lattimore <patrice.lattimore@lacity.org>

BASELINE HILLSIDE ORDINANCE : SUPPORT SUPPORT SUPPORT

MukiMama@aol.com <MukiMama@aol.com>

Tue, Jul 20, 2010 at 7:30 AM

To: patrice.lattimore@lacity.org, councilmember.krekorian@lacity.org, councilmember.reyes@lacity.org, councilmember.huizar@lacity.org, paul.koretz@lacity.org, erick.lopez@lacity.org, jennifer.driver@lacity.org, shawn.bayliss@lacity.org

JULY 20, 2010

Re: Baseline Hillside Ordinance

Dear Members of the City Planning and Land Use Committee:

I have reviewed the final Baseline Hillside Ordinance proposal as recommended by the Department of City Planning Commissioners and my husband and I want to state for the record that it is not often that a citizen can see a law that is really meant to help and protect the "small guy", the property owner and the ambiance of a neighborhood .

This ordinance addresses the needs of the single family hillside homeowner who lives in fear of the next "monster" development being built next door or down the street, by a small group of influential real estate developers who are "mcmasonizing" our hills and destroying the topography of our mountains.

The Los Angeles City Council's Planning and Land Use Committee must recommend this proposed ordinance to our City Council before the sunset clause goes into effect. Please put the interest of the individual homeowner whose most important asset is quite often his or her home first.

Yours truly,

Ann and Hans Beisch
Los Angeles, CA



STATEMENT BY THE BEL-AIR ASSOCIATION
RE: BASELINE HILLSIDE ORDINANCE
JULY 20, 2010

THE BEL-AIR ASSOCIATION IS THE HOMEOWNERS' ASSOCIATION REPRESENTING AN AREA OF 1800 HOMES THAT IS 100% HILLSIDE. THE BEL AIR ASSOCIATION HAS SUPPORTED THE BHO FROM THE BEGINNING AS A THOUGHTFUL AND EFFECTIVE WAY TO DISCOURAGE OVER-SIZED BUILDINGS AND PRESERVE THE NATURAL BEAUTY OF THE HILLSIDES THROUGHOUT LA.

AT THE SAME TIME, OUR AREA HAS MANY LARGE LOTS WHOSE OWNERS QUITE REASONABLY WOULD LIKE TO BUILD HOMES PROPORTIONATE TO THEIR SIZE. THESE HOMES CAN ADD RATHER THAN DETRACT FROM THE BEAUTY OF THE HILLSIDES AND INCREASE THE VALUE OF SURROUNDING PROPERTIES. FOR THIS REASON, WE CONTINUE TO URGE THAT THE CAPS ON GRADING BE REVISED. THE OVERALL CAP ON "BY-RIGHT" GRADING OF PROPERTIES OVER 10,000 SQUARE FEET IS GEARED TO THE MINIMUM LOT SIZE IN THE LOT'S ZONE. THIS IS AN ARBITRARY CAP, AS IT DOES NOT REFLECT THE ACTUAL SIZE OF THE PROPERTY. FOR EXAMPLE, AN RE-20 ZONED LOT COULD BE 37,000 SQUARE FEET AND BE SUBJECT TO THE CAP APPLICABLE TO A 20,000 SQUARE FOOT LOT. AN RE-40 LOT COULD BE 65,000 SQUARE FEET, AND BE SUBJECT TO THE CAP APPLICABLE TO A 40,000 SQUARE FOOT PROPERTY. FAIRNESS AND COMMON SENSE DICTATE THAT THE CAP SHOULD BE PROPORTIONATE TO THE LOT SIZE FOR PROPERTIES OVER 10,000, JUST AS IT IS FOR THOSE THAT ARE LESS THAN 10,000 SQUARE FEET. THEREFORE, WE URGE THAT THE FORMULA FOR THE BY-RIGHT GRADING CAP BE REVISED TO EQUAL THE NUMERIC VALUE OF 5% OF THE ACTUAL TOTAL LOT SIZE + 500 CUBIC YARDS.

WE SUPPORT THE REMOVAL OF THE 1,000 CUBIC YARD CAP ON IMPORT AND EXPORT FOR EXEMPTED ON-SITE GRADING AS ESSENTIAL TO OWNERS' ABILITY TO BUILD TO THE ALLOWABLE F.A.R. LIMITS. ALONG THESE SAME LINES, WE URGE THAT THE GRADING EXEMPTIONS FOR POOLS CONTAINED IN EARLIER DRAFTS BE REINSTATED, AS IT IS BELOW-GROUND EXCAVATION THAT WILL HAVE NO DETRIMENTAL EFFECT ON THE NATURAL TOPOGRAPHY.

THANK YOU VERY MUCH FOR LISTENING TO THE PUBLIC AS THIS CRITICAL NEW LAW IS DEVELOPED.

RESPECTFULLY SUBMITTED,

Paulette M. DuBey
Executive Director
The Bel-Air Association

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Outpost Estates Homeowners
Residents of Beverly Glen
Roscomare Valley Assn.
Shadow Hills Property Owners
Sherman Oaks H O Assn.
Studio City Residents Assn.
Tarzana Property Owners Assn.
Torreyson Flynn Assn.
Under Mandeville Canyon
Whitley Heights Civic Assn.

Planning and Land Use Management Committee

July 19, 2010

Honorable Councilmembers:

The Federation of Hillside and Canyon Associations which represents 32 associations from the Ventura County line to Mt. Washington supports the Baseline Hillside Ordinance as presented in the Staff Report to the Planning Commission on April 22. The purpose of the Baseline Hillside Ordinance is to help neighborhoods like ours maintain their unique and charming character while still providing for appropriate development. The proposed ordinance is a good step in the right direction to support community plans.

However the Federation opposes the granting of additional bonuses for substandard lots. There are many lots under 5,000 square feet in our hillsides. Additional bonuses could result in FAR of 75% which would overwhelm these small lots, change the character of the neighborhood, and essentially eliminate any wildlife corridors.

The Federation is concerned about the disappearance of the grading restrictions from the proposed ordinance. Those restrictions would have prevented inappropriate, massive changes to the natural slopes of the land. They should be reinstated.

The overall plan of the April 22 Staff Report will do much to protect the character and environment of our hillside neighborhoods which contribute greatly to the ambiance of this great city.

Sincerely yours,

Marian Dodge

Marian Dodge, President



Patrice Lattimore <patrice.lattimore@lacity.org>

Baseline Hillside Ordinance Hearing Input

kathiart@earthlink.net <kathiart@earthlink.net>

Mon, Jul 19, 2010 at 2:43 PM

Reply-To: kathiart@earthlink.net

To: Councilmember.Krekorian@lacity.org, Councilmember.Reyes@lacity.org, Councilmember.Huizar@lacity.org, Patrice.Lattimore@lacity.org

Hello: Thanks for your work on the Baseline Hillside Ordinance. Regulating new construction to protect nature and the community is very important and we appreciate all that you do. Please include considerations for preserving ridgelines, strict grading regulations, and stronger safeguards for protected and iconic trees. Some developers in our Sherman Oaks community are being very aggressive and dishonest in their attempt to maximize profits, so we sincerely appreciate your attempt to keep the integrity of our neighborhood intact. THANKS!

Kathi Flood

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Patrice Lattimore <patrice.lattimore@lacity.org>

CPC-2010-581-CA, Council File No.10-1001

Arnold Newman <rain.forest@earthlink.net>

Mon, Jul 19, 2010 at 7:06 PM

To: councilmember.Krekorian@lacity.org, councilmember.reyes@lacity.org, councilmember.huizar@lacity.org, patrice.lattimore@lacity.org

The Baseline Hillside Ordinance is our great city's opportunity to preserve the sanctity of the mountain ranges, which run majestically through Los Angeles, and is unique for any major city in our nation.

For over four decades, the Santa Monica Mountains Conservancy has been luminously successful in preserving over 70,000 acres making the Santa Monica Mountains National Recreation area the largest urban national park in the world.

In order to retain this extraordinary legacy requires the adoption of a ridgeline ordinance, the implementation of stringent grading protection and stronger safeguards for protected and iconic trees.

This is our very last chance to avoid having to say years from now, "Remember what could have been."²

Sincerely,

Arnold Newman, Ph.D.
President, Oak Forest Canyon Homeowners Association
Executive Director
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