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BHGLAAR-BHOOPPOSE072010

James W. Litz <jwlitz@jameswlitz.com>

Mon, Jul 26, 2010 at 4:44 PM

To: patrice.lattimore@lacity.org

For the record.



To: PLUM Committee
 Chair, Councilmember Reyes
 Councilmember Huizar
 Councilmember Krekorian

From: James W. Litz
 Government Affairs Director
 Beverly Hills/Greater Los Angeles Assoc. of Realtors

Date: July 20, 2010

Re: Baseline Hillside Ordinance – OPPOSE

The Beverly Hills/Greater Los Angeles Association of Realtors (“BHGLAAR”) opposes the Baseline Hillside Ordinance (“BHO”) proposal presented to PLUM.

The hillsides of Los Angeles are dotted with everything from small cabins to mega mansions. A one-size-fits-all approach to land use does not serve the needs of the homeowners in Los Angeles.

The proposal is far too restrictive to property owners and takes away many of the "bundle of rights" that is expected when a property is purchased. We urge the PLUM Committee and the City Council to send this proposal to the newly formed Office of Economic Analysis ("OEA") for a true assessment of the impacts the proposal on property owners.

We appreciate the time and effort that Staff has put into the drafting of the ordinance. However, we oppose the present BHO proposal as being too restrictive.



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