



Etta Armstrong <etta.armstrong@lacity.org>

**BMO/BHO Amendments, Council File #14-0656: ATTACHED GARAGES
****SHOULD**** COUNT!**

1 message

Isadora Chesler <isadora.chesler@gmail.com>

Mon, Jan 11, 2016 at 10:17 AM

To: councilmember.wesson@lacity.org, paul.koretz@lacity.org, etta.armstrong@lacity.org

Cc: hagu.solomon-cary@lacity.org, tom.rothmann@lacity.org, elizabeth.carlin@lacity.org,
jordan.beroukhim@lacity.org, shawn.bayliss@lacity.org, joan.pelico@lacity.org

Dear Councilmembers Koretz & Wesson,

We are grateful to Councilmember Koretz for sponsoring the motion to amend the BMO. The draft amendments look positive overall. I support the proposed floor-area-ratios (FAR), the tighter (60%) proportional stories bonus, and the elimination of some of the counterproductive bonuses and exemptions such as the so-called 'green' bonus. The most important proposed change is the elimination of the attached garage exemption. **Garages, if attached, must count.**

I understand that some are making false claims that the proposed amendment would prohibit attached garages. It wouldn't prohibit attached garages, it would just count their square footage if they are part of the house. As you prepare the next draft of amendments to the BMO, please keep in mind the importance of counting attached garage space in the FAR calculation.

- The exemption for attached garages adds 400 square feet of bloat.
- Attached garages eliminate the buffer provided by a driveway.
- Attached garages also reduce permeable land and employ double-wide curb cuts that reduce available street parking and destroy mature street trees.
- In many established neighborhoods, attached garages violate neighborhood character.
- Counting the square footage of attached garages does not prohibit their use. It simply reflects their real impact.

Councilmember Koretz's original Motion gives a list of exemptions that undermined the original BMO, and puts attached garages at the head of the list. Counting attached garages in the FAR calculation honors the intent of his Motion. And it is vital to stopping mansionization.

Your voices carry great weight in this matter. You have a wonderful opportunity to show that you have been listening to stakeholders across the city, and that you care about LA's precious residential neighborhoods. A strong BMO will allow renovations, expansions and new construction, while protecting our treasured neighborhood from being ravaged by unchecked, short-term real estate speculation and reckless development. We hope you will support *and champion* the proposed amendments, and COUNT attached garage space in the FAR calculation.

Sincerely,

Isadora Chesler

Beverly Grove North

District 5

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Isadora Chesler
310 467-3599 cell
isadora.chesler@gmail.com



14-0652

Etta Armstrong <etta.armstrong@lacity.org>

Fwd: Objection to proposed BMO & BHO amendments

2 messages

Sharon Dickinson <sharon.dickinson@lacity.org>
To: Etta Armstrong <etta.armstrong@lacity.org>

Tue, Jan 12, 2016 at 8:29 AM

Sharon Dickinson, Legislative Assistant
Planning and Land Use Management Committee
Office of the City Clerk, Council and Public Services
Ph. (213) 978-1074
Fax (213) 978-1040
sharon.dickinson@lacity.org



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

From: **Richard Blumenberg** <Richard@rlbarchitecture.com>

Date: Fri, Jan 8, 2016 at 6:15 PM

Subject: Objection to proposed BMO & BHO amendments

To: "mike.bonin@lacity.org" <mike.bonin@lacity.org>, "paul.koretz@lacity.org" <paul.koretz@lacity.org>, "tom.rothmann@lacity.org" <tom.rothmann@lacity.org>, "hagu.solomon-cary@lacity.org" <hagu.solomon-cary@lacity.org>

Cc: "mayor.garcetti@lacity.org" <mayor.garcetti@lacity.org>, "mike.feuer@lacity.org" <mike.feuer@lacity.org>, "neighborhoodconservation@lacity.org" <neighborhoodconservation@lacity.org>, "sharon.dickinson@lacity.org" <sharon.dickinson@lacity.org>

Pacific Palisades Civic League

PO Box 733, Pacific Palisades, CA 90272

Office: 310.459.9211 Fax: 310.454.2918

Email: ppalisedescivicleague@gmail.com

Website: PPCL9300.org

January 8, 2016

Hon. Councilmember Mike Bonin, Council District 11, mike.bonin@lacity.org

Hon. Councilmember Paul Koretz, Council District 5, paul.koretz@lacity.org

Tom Rothmann, Senior City Planner, City Planning Department, tom.rothmann@lacity.org

Hagu Solomon-Cary, Planning Assistant, City Planning Department, hagu.solomon-cary@lacity.org

Los Angeles City Hall
200 North Spring Street
Los Angeles, CA 90012

Via email

Re: Council File #14-0656; CPC-2015-3484-CA; CPC-2015-4197-EAF; Baseline Mansionization/Baseline Hillside (BMO/BHO) Code Amendment; Proposed Zoning Code Amendment to Modify Single Family Zone Regulation; Council Districts: ALL

Dear Council members Bonin and Koretz, Mr. Rothman and Ms. Solomon-Cary:

The proposed changes to the BMO and BHO are an overreaction to appease a select few regarding their complaints about over development within the city of Los Angeles. The vast majority of homeowners want the BMO and BHO to remain as currently written. The impact of the oversized residences to the neighboring properties is really due to their height and massing--not reducing that area so drastically as proposed. The proposed changes will eliminate most of the exemptions and further restrict the ones that remain. Please see the comments regarding the proposed changes below:

1. The overall allowable dwelling size is being reduced to much lower than the national average dwelling size of 2,800 sq. ft. Under the proposed changes, a 5,000 sq. ft. lot would have an dwelling area of 2700 sq. ft. (including the bonus) less 400 sq. ft. for the garage which would result in an area of 2,300 sq. ft. This is too small of a house for most families.
2. In order to get the 20% bonus, the second floor must be no more than 60% of the first floor and the attached garage. This method will penalize persons who wish to have a smaller home because no matter the size of the home, the second floor is always limited to 60%. The way this should be written is to limit the second floor to a percentage of the total area (including the garage), which would allow smaller homes to have sufficient area on the second floor.

3. The proposed changes would eliminate the exemption for the first 250 sq. ft. of covered porches which are open a minimum of 2 sides. Porches help to reduce the massing of the second story on a residence. This proposed change would result in more massive houses that will not have a porch. We would support eliminating the exemption for a porch on the second floor.

4. The proposed changes do not address the height and massing of a structure. I am the consulting architect of 5 home owner associations in Pacific Palisades. They all have height envelopes which start at a lower height at the setback lines (typically 22 ft.) and then slope up to their maximum height limits (28 to 34 ft based on lot size). The Pacific Palisades Civic League (PPCL) also limits the length of wall on the second floor at the side yard to 40 ft or additional setback must be provided. To allow for gable walls, the PPCL allows a portion of the roof to be above the height envelope if 4 times that area is below the envelope. These HOA envelope height restrictions are intended to limit the impact of proposed development on adjacent neighbors.

5. Within Pacific Palisades, there are several Home Owner Associations that have their own architectural guidelines and requirements that govern the development within their neighborhoods. Arbitrarily applying the proposed changes without considering the uniqueness of each neighborhood will destroy the character of neighborhoods and create situations where some will have larger houses and others will be forced to downsize. The city will be inundated with requests for variances from homeowners who want to have what their neighbors have and their HOA allows.

The proposed amendments need more study and rework. Property owners affected by these proposed changes should be given ample notice and be allowed to express their views prior to anything being implemented.

Thank you for giving us the opportunity to comment on these proposed changes.

Sincerely,

Richard Blumenberg, AIA, LEED AP

President

For the Pacific Palisades Civic League Executive Committee

cc (via email):

Hon. Eric Garcetti, Los Angeles City Mayor, mayor.garcetti@lacity.org

Hon. Mike Feuer, Los Angeles City Attorney, mike.feuer@lacity.org

Christine Saponara, City Planner, neighborhoodconservation@lacity.org

Sharon.Dickinson, Legislative Assistant, PLUM Committee, sharon.dickinson@lacity.org

(Request for filing in CF 14-0656)

Etta Armstrong <etta.armstrong@lacity.org>
To: sharon.dickinson@lacity.org

Tue, Jan 12, 2016 at 8:30 AM

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Etta Armstrong, Sr. Administrative Typist

213-978-1069

PLANNING AND LAND USE MANAGEMENT COMMITTEE

Office of the City Clerk, 3rd Floor, Room 395

Etta.Armstrong@lacity.org