

URBAN OPERATIONS

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1.17.2017

To:
The Honorable Members of the City of Los Angeles Planning and Land Use Committee
John Ferraro Council Chamber (Room 340)
Los Angeles City Hall,
200 N Spring St, Los Angeles, CA 90012

From:
John Southern, AIA
2820 North Main Street
Los Angeles, CA 90031

Re: Concerns regarding the Council File (CF 14-0656) -Proposed Revisions to the BMO/BHO dated
01.13.17

Dear Colleagues,

As a licensed architect and builder with over ten years of experience producing custom designs for, and building on, hillside sites here in the City of Los Angeles, I am concerned regarding the final draft of the BMO/BHO amendment document that was issued to the public last week. I have followed the revision process since it started and attended a majority of the hearings and AIA meetings held by DCP Staff, including the November 29th PLUM hearing at City Hall.

I am responding again to the revised amendments to the Baseline Hillside Ordinance that were prepared and issued by the City Attorney's Office and sent to stakeholders on January 13th, 2017.

The current revisions do not go far enough to account for the technical challenges, seismic requirements, and terrain-based realities of hillside lots. They appear to largely reflect changes to the BMO amendments, which are intended for lots in the "flats."

Attached is a revised response outlining my constructive observations over the proposed amendments to the BHO. These recommendations are reinforced by current experience in applying the proposed code changes to design projects currently in our office, as well as with built projects we developed using the 2011 BHO. They are summarized on the following pages.

Please feel free to reach out with questions or comments about my observations regarding the proposed changes to the BHO. I thank you in advance for your time and consideration toward my professional recommendations that follow this page.

Sincerely,

John Southern, AIA

1) 400 SF of the required covered parking should remain exempt for hillside lots, but only for lots with a $\geq 2:1$ slope at the front of the property.

-400 SF of the required covered parking should be exempt for hillside lots with slopes $\geq 2:1$. Due to the steeply sloping terrain, the only location for 100% of hillside lots, regardless of slope direction, is in the front elevation. It is not technically possible to place the City-mandated 2-car garage at the rear of the property on steeply sloping sites!

- *Property owners should not be punished for having to provide two covered parking spaces since the only exemptions available pertain to garages in the rear, which is not technically possible on sloping terrain.*

Ex. A substandard lot fronting a Hillside-Limited Substandard Street with a by-right RFA of 1000SF would only have a habitable SF of 600 SF- not nearly big enough for a home for today's modern family.

2) The Encroachment Plane of 20'-0" is too low to allow for hillside structural systems and HVAC ducting systems on the interior of the home.

-While suitable for flat lots, the proposed Encroachment Plane negatively impacts hillside projects because they have deeper floor plates due to code-mandated seismic hardware and deeper structural beams required to counter gravitational forces on sloping terrain. Heating and cooling ducting will be relegated to the roof, where it will be visible to surrounding homes. In addition, it creates longer buildings, more lot coverage, and there-by more grading.

- *Raise the encroachment plane on sloping lots $\leq 2:1$ to 24'-0" so as to allow for a properly designed 2-story hillside home.*

3) The understructure grading for Hillside-Limited Substandard Streets should be 100% exempt up to the by-right quantity, regardless of street type.

-When coupled with the proposed Encroachment Plane height of 20'-0", it penalizes projects that dig into the earth as a design solution that reduces visual mass. Most compassionately designed hillside homes traditionally dig into the earth for at least %25 of their building mass in order to reduce the height and visual impact of the building as well as to respond to the slope. These below-grade spaces are not axillary in function. They are primary domestic spaces that are only a few feet below grade, such as kitchens, living rooms, bed and bathrooms.

-The proposed exemption of 50% does not do enough to account for the code-mandated, deepened structural systems and retaining walls that are the product of hillside construction here in California.

-Grading required for access and the City-Mandated Covered Parking should be 100% exempt.

- *Property owners should not be penalized for having to comply with state and city-mandated structural seismic codes which require deepened foundations.*
- *Having stories partially below-grade is beneficial in reducing the building's visual presence to the neighboring houses.*
- *Property owners should not be penalized for grading quantities for required parking, or required driveways and access stairways, many of which are partially or completely below-grade on upslope lots by technical necessity.*

Continues next page...

4) The proposed Plane Break for exterior side-yard walls 14'-0" high and $\geq 45'-0"$ long, will result in larger building footprints on hillside sites of substandard width ($\geq 50.00'$).

-Because of the sloping terrain, 14'-0" is not high enough to accommodate a continuous and usable habitable story for a dwelling and should be increased to 20'-0" for hillsides with a slope $\geq 2:1$.

- *Increase the height of the proposed Plane Break height from 14'-0" to 20'-0" on substandard hillside sites with widths $\leq 50'-0"$ and with a slope of $\geq 2:1$.*
- *OR eliminate the Plane Break on hillside lots of substandard width and with slopes $\geq 2:1$.*



Sharon Dickinson <sharon.dickinson@lacity.org>

CF 14-0656, BMO/BHO Ordinance

1 message

ERBOYLE@aol.com <ERBOYLE@aol.com>

Tue, Jan 17, 2017 at 4:43 PM

To: councilmember.huizar@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.cedillo@lacity.org, councilmember.englander@lacity.org, councilmember.price@lacity.org

Cc: NeighborhoodConservation@lacity.org, Sharon.Dickinson@lacity.org, afine@laconservancy.org, LOJWBIDDLE@aol.com

Dear Councilmembers:

As a long time residents of the Los Feliz Hills, Hollywood Hills and Los Feliz Oaks, we have witnessed on numerous occasions the impact that massive building projects have had on the quality of life and financial stability in our neighborhoods.

Although most people go into these projects thinking that their "vision" for the property will benefit the neighborhood (either because it will promote higher dollar sales per square foot or because it is "beautiful"), experience shows us that "one person's paradise is another person's hell".

Monster houses block views and light (the reason most people love their homes) and there are no CC&R's or ordinances to protect this cherished housing asset. They are out of character with the surrounding neighborhoods and there are no architectural review boards to ensure that they enhance the character instead of becoming an eyesore. HPOZ areas are few and far between because people (I believe mistakenly in the long run) think that they will diminish the marketability of their homes.

As the only protection left for these historic and beautiful residential neighborhoods, we have limits on the lot coverage square footage under various hillside ordinances.

Please.... don't erode these protections. They need to be as strong as possible. Let's not allow short sighted, short term, profit maximizing to be what shapes our future neighborhoods. Quality of life matters. Architectural integrity and appropriateness matters. Charm and beauty matters.

Please close the loopholes! Our protections should be stronger than they are, not weaker.

Thank you.

Emily Boyle and Jon Biddle



January 17, 2017

re: File # 14-0656, CPC-2015-3484-CA

To Whom It May Concern:

I am a CA licensed Architect practicing residential Architectural design on the west side of Los Angeles. In that working familiarity with the code proposed to be revised, I recommend the following revisions to better assure the intent of the changes is met without the potential for negative effects on design excellence in our community.

Corrections for coordination with existing code:

Side yard extra foot for over 18' height:

The base code's Section 12.08.C.2.(a) second sentence, and all of (b) were previously added to the code to affect what the encroachment plane now achieve and now *unnecessarily magnify the encroachment plane effects*. It is especially detrimental to good design on second story additions to existing single story homes or lots 50' or narrower predominant in many R1 areas. Section 12.08.C.2.(a) second sentence, and all of (b) should be deleted.

Accommodations for encouraging design excellence:

Section 1: Section 12.03 (Floor Area, Residential):

Par.1(b) *unnecessarily penalizes existing homes with non-compliant garages*. These homes cannot reasonably accommodate the new requirement without significant cost (if even possible) and can be severely, if not completely, precluded from adding a single bedroom suite to the home for the loss of that 200sf. Either strike this penalization entirely, or at least include an exemption for renovations with an existing non-compliant garage.

Section 8: Subdivision 2a of Subsection C of Section 12.08 (Side yard):

The offset/plane break proposed becomes *excessively deep on lots 50' wide or less*. On a 40' wide lot, a 5' plane break leaves an excessively restrictive two-story build-able width of 25'. To achieve the same intent without excessively restricting narrower lots, reword the offset language to be *"at least 5% of the site width or 5' whichever is less"*.

Section 9: Subdivision 5 of Subsection C of Section 12.08 (R1 FAR):

With excessive massing and proportion now effectively controlled and restricted by the encroachment plane and side façades, *reduction of RFA maximum to 45% is no longer necessary*, especially on lots less than 7,500sf. RFA reduction now stands only to negatively impact existing homeowner property values and development potential with no discernable design gain. Retain the maximum RFA for sites less than 7,500sf at 50% and let the new code language take care of massing issues.

Section 10: Subdivision 6 of Subsection C of Section 12.08 (Encroachment plane height):

20' encroachment plane height is insufficient to allow a typical construction 2-story addition on an existing home with raised floor foundation (most all of LA's existing R1 fabric) and side walls on the setback line (see diagram 2 section). Existing homes would incur significant costs for a new foundation line. By discouraging their renovation, *the 20' limit encourages the demolition of existing homes* for new structures with slab on

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grade. 22' is a more reasonable encroachment plane height to allow full-height second-story additions to existing structures.

Encroachment Plane protrusion allowances

No allowance for even limited protrusion through the sloped planes of the encroachment plane is *extremely detrimental to stylistic variety and excellence in design*. Attached diagrams 1 – 4 illustrate but a few examples using a 50' wide lot.

A two-story Colonial style home design (with a ridge parallel to the street) would not be possible on a 50' wide lot without such accommodation unless the home width is reduced by 16' to a mere 24' wide with 13' side yards. The designs of Craftsman, Victorian or Cape Cod style homes where side gables and dormers are predominant would be severely hampered to the point of encouraging bad design. And when attempting to lower the roof top plate to avoid the maximum height, useable spaces are not possible without dormers the encroachment plane precludes. Even the design of flat-roofed contemporary homes (which the "preservation" bent of this change seem to be directed to discourage) would be negatively affected on the typical 50' and narrower lots forcing completely and consistently symmetrical "wedding cake" designs for a reasonable width second story.

Allowance for limited protrusions through the sloped planes would allow for greater variety in design, asymmetries and details on which design excellence of most home design depends. Such accommodation would also not significantly impact the light and space intent of the sloped planes, especially with more traditional designs. Pacific Palisades Tract 9300 has developed language to accommodate limited encroachment plane protrusions and I recommend similar allowances be incorporated into this revision.

Substandard Lots

To allow development of homes on substandard lots to a size in keeping with surrounding context and allow a base minimum sized home in any R zone, *FAR ought to increase proportional to the degree of a lot's substandard size relative to a standard lot*. Each affected section could have this easily accommodated by adding a clause "For lots less than [standard min. lot size] sf, the Residential Floor Area shall not exceed [proposed min. lot size FAR for the zone]% of the Lot Area times the proportion of [standard min. lot size]/actual lot size".

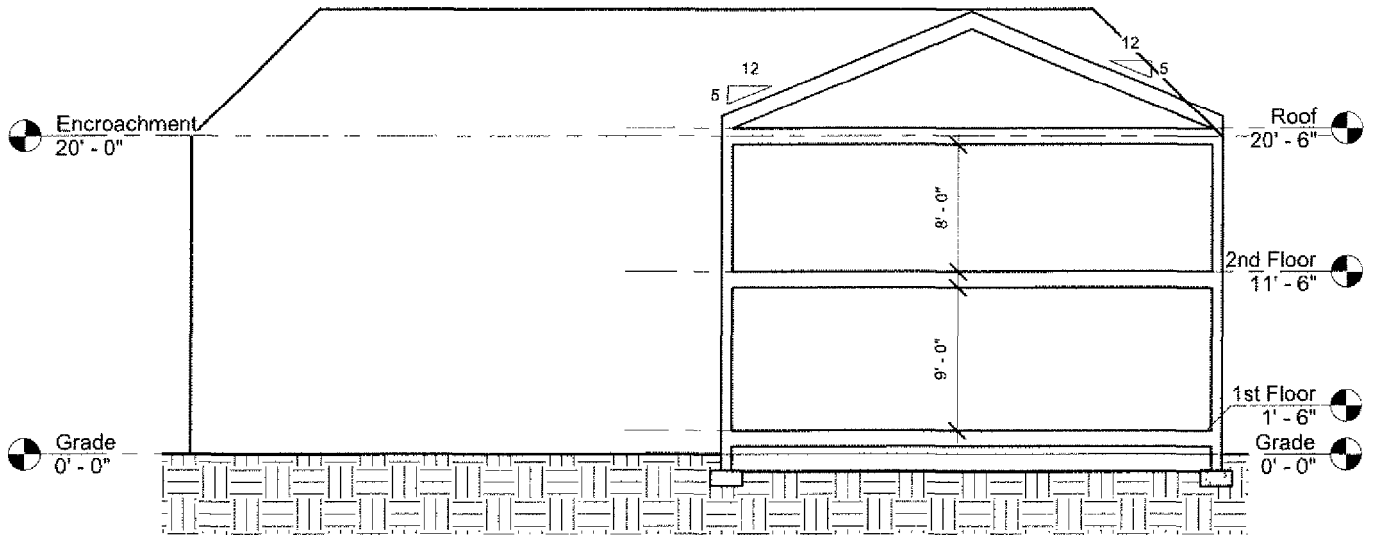
I believe the above recommendations would help avoid some unintended consequences of the proposed changes as drafted. I further feel that the recommended allowances would help encourage design excellence without detrimental impact to the intent of the revisions. I feel that all stakeholders involved will benefit from their implementation and urge you to consider their incorporation into the ordinance.

Sincerely,

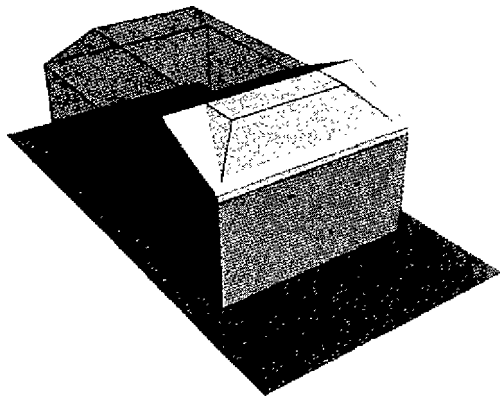


Michael Poloukhine, NCARB AIA LEED^{AP}
dba ReSquare Architecture

enc.



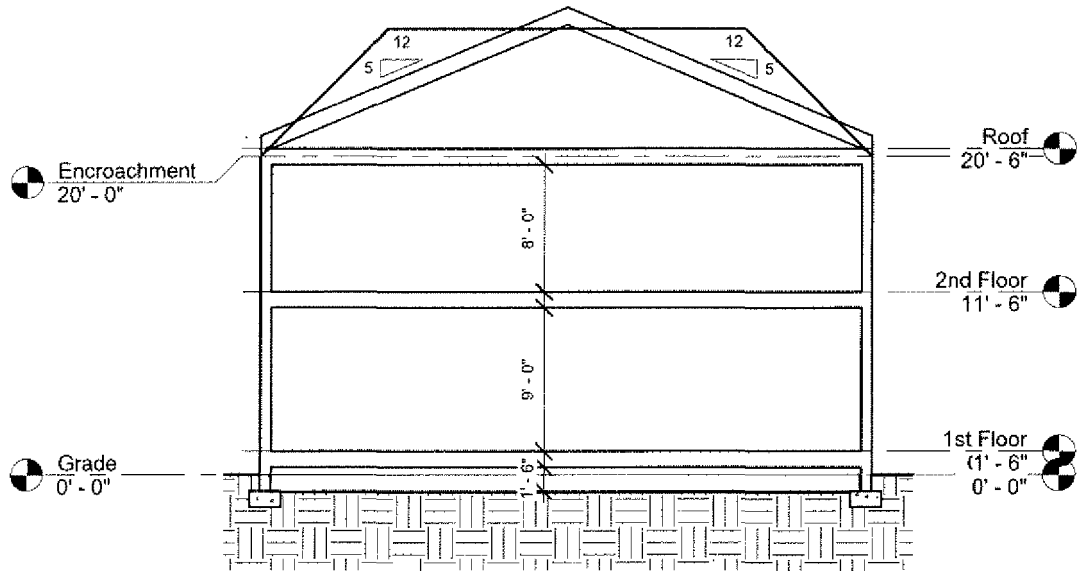
① Section 1
1/8" = 1'-0"



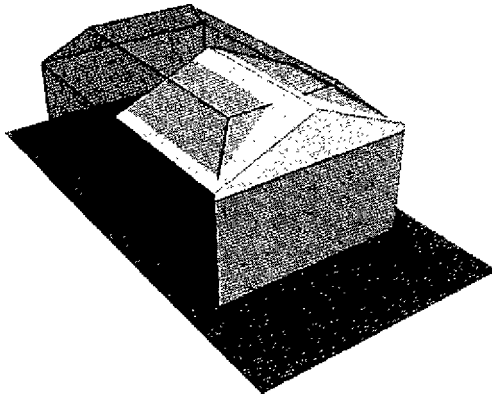
Simple home with
raised floor per code,
5:12 sloped roof

② 3D View 1

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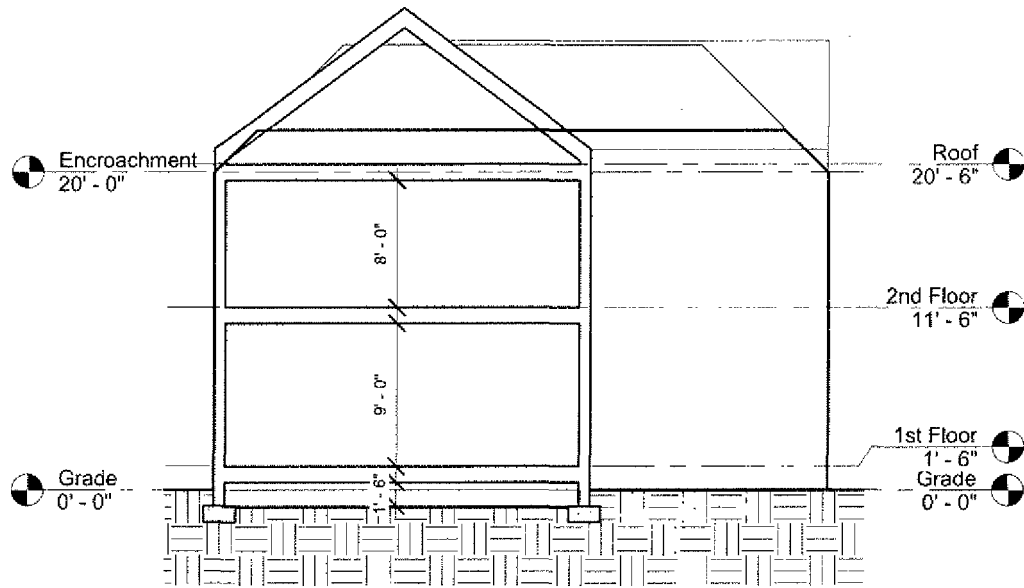


① Section 2
1/8" = 1'-0"

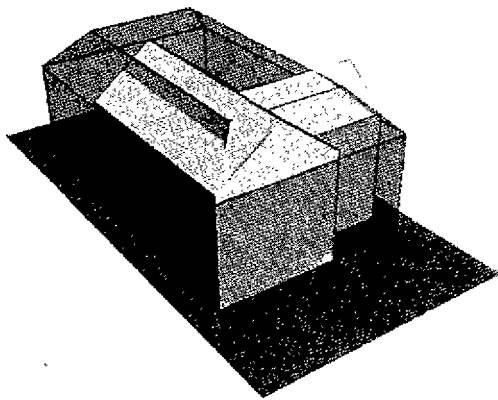


② 3D View 2

Simple home with
raised floor per code,
5:12 sloped roof



1 Section 3
1/8" = 1'-0"



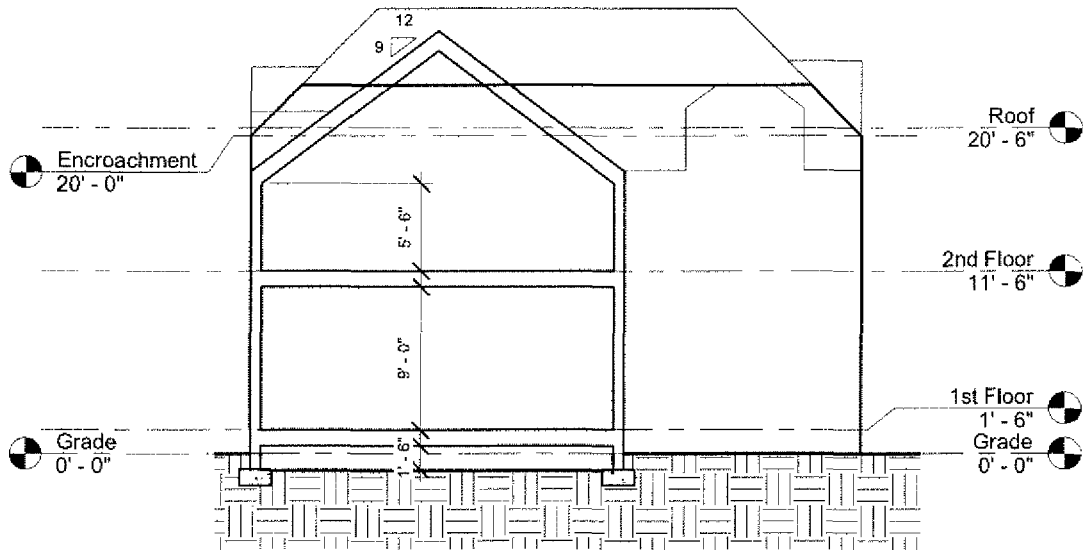
More articulated home
with raised floor per
code, 9:12 sloped roof

3 3D View 3

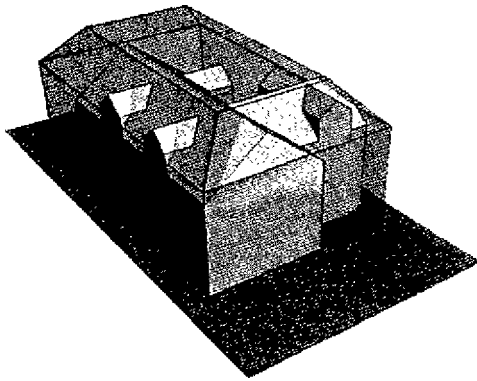
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① Section 4
1/8" = 1'-0"



More articulated home with raised floor per code, 9:12 sloped roof lowered to avoid height restriction, dormers added for second story usability.

② 3D View 4



Sharon Dickinson <sharon.dickinson@lacity.org>

CF 14-0656, BMO/BHO Ordinance Amendments

1 message

Catherine Jurca <cathjurca@gmail.com>

Tue, Jan 17, 2017 at 9:45 PM

To: councilmember.huizar@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.cedillo@lacity.org, councilmember.englander@lacity.org, councilmember.price@lacity.org

Cc: NeighborhoodConservation@lacity.org, sharon.dickinson@lacity.org, Adrian Fine <afine@laconservancy.org>

Dear Members of the Planning Commission,

I am writing to urge you to support the Planning Commission's recommendations and current draft of the ordinance. I also ask you please to strengthen it by counting all square feet of front-facing garages as part of the overall square footage of a new houses.

The garage contributes to the massing of the house as much as any other part of it. And the garage itself can overwhelm the facade; front-facing garages are really anathema to the character and quality of LA's beautiful neighborhoods.

Thank you for your consideration.

Best wishes,
Catherine Jurca



Sharon Dickinson <sharon.dickinson@lacity.org>

CF-14-0656 – PLEASE Count Garages!

1 message

Cheryl Perkey <cherylperkey@gmail.com>

Tue, Jan 17, 2017 at 10:36 PM

To: councilmember.huizar@lacity.org, councilmember.cedillo@lacity.org, councilmember.englander@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, Sharon.Dickinson@lacity.org, Zina.Cheng@lacity.org, Council Member Koretz <paul.koretz@lacity.org>

Dear Plum Committee Members,

Last month the City Council reinstated sensible floor-area ratios for single-family homes. Amendments to the citywide mansionization ordinances are finally in good shape.

**** ONE KEY ISSUE STILL NEEDS WORK:****** PLEASE COUNT front-facing attached garages in the floor area calculation!**

- They add 400 square feet of bloat to a house!
- They eliminate the buffer between homes and additional privacy that a driveway provides!
- They destroy the "look" of many neighborhoods which traditionally did not have such garages!
- They diminish available on street parking!
- Large homes with four or more bedrooms should have garages that accommodate three or four automobiles to eliminate unavailability of on-street parking for workmen and guests.
- In many cases, garages are used for recreation and/or storage and not for parking!
- In many cases, large driveways are used as basketball courts and not for parking!

PLEASE - No more regrettable compromises, NO EXEMPTION for front attached garages.

On January 18, PLEASE VOTE that all front-facing attached garages shall count as floor area.

Thank you for your commitment to improved city planning which benefit ALL of your constituents!

Best regards,

Cheryl Perkey - CD 5
1936 S Crest Drive
Los Angeles, CA 90034



Sharon Dickinson <sharon.dickinson@lacity.org>

CF 14-0656, BMO/BHO Ordinance Amendments

1 message

Mark Sedlander <mark.sedlander@gmail.com>

Tue, Jan 17, 2017 at 11:39 PM

To: councilmember.huizar@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.cedillo@lacity.org,
councilmember.english@lacity.org, councilmember.price@lacity.org

Cc: paul.koretz@lacity.org, NeighborhoodConservation@lacity.org, Sharon.Dickinson@lacity.org, afine@laconservancy.org

Dear Councilmembers,

I write in support of efforts to preserve the character of LA's older and historic neighborhoods.

Please (1) support the City Planning Commission's recommendations and current draft ordinance; and (2) make garages count and further strengthen the BMO by including all of the square footage of attached garages in the total allowable square footage count.

Thank you,

Mark Sedlander
3001 Patricia Avenue
Los Angeles, CA 90064



Sharon Dickinson <sharon.dickinson@lacity.org>

Council File #14-0656

1 message

Michael Ferguson <mike@space-intl.com>
 To: Sharon.Dickinson@lacity.org

Wed, Jan 18, 2017 at 3:54 AM

re: Council File #14-0656**Baseline Mansionization Ordinance / Stabilize the Conflict of Out-of-Scale Homes**

Dear members of the PLUM Committee and respected Councilpersons,

I am an architect and former educator and have been practicing in Los Angeles for over 20 years. Our small firm has been fortunate to work on many single family homes over this period, and we have directly experienced the many transformations of the residential code since the inception of the Hillside and Big House ordinances of the 1990's.

The residential code in Los Angeles has never been an easy document or standard to implement due to the fact that an entire community is difficult to reduce to a "one size fits all" mentality. This is especially true of Hillside communities which are additionally challenged by the constraints of topography, geology, access to infrastructure, not to mention additional construction costs. Nonetheless, these communities deserve the same rights as other stakeholders to have access to "reasonable" development solutions under the Zoning Code.

I am extremely concerned that several of the proposed amendments to the BHO / BMO do not take into consideration some of the specific difficulties encountered in the design of Hillside homes and are in fact detrimental to the future development of these neighborhoods. I have enumerated these concerns below:

- 1. Please omit the 45 degree encroachment plane for Hillside areas** - While this provision may be appropriate for relatively flat properties, *its impacts have not at all been considered* on a Hillside lot where a structure is already constrained by a sloping height envelope (parallel offset to the topography) as well as lot coverage. The intersection of the encroachment planes to a sloping height envelope will create *virtually unusable, wedge-shaped floor plates* and force such a complicated, unconventional design that will render future projects infeasible. Our office has modeled this provision on a conventional 50 foot x 100 foot parcel with a 2:1 downslope. Please review the attached diagrams provided to illustrate what I am confident are dramatic and unanticipated effects of this provision.
- 2. Please restore the exemptions for covered porches, patios & breezeways** - The elimination of the 250 sf RFA exemption for covered porches, patios & breezeways, will dramatically affect the ability to articulate the facades of buildings, resulting in more developer driven "boxes". This also severely affects a projects ability to have substantial overhangs to help reduce solar heat gain / energy costs. These provisions force smaller projects to eliminate these desirable elements in favor of our area. Additionally, please allow Architects
- 3. Please restore the full 400sf exemption for garages regardless of location** - It is disingenuous for the Zoning Code to mandate a requirement for covered parking (which is an accessory use) and then require *any* portion of it to be counted toward habitable floor area (RFA). If garages are to be counted as habitable space then please relinquish the requirement that off-street parking be covered.
- 4. Please keep the "recommended" maximum "by right" R-1 grading quantities (2000cy)** - The proposed amendments simultaneously seek to reduce visual bulk while also reducing grading amounts. In order to reduce building mass a Hillside project must bury deeper into the ground, thereby requiring more (not less) grading. The PLUM recommendations from the 11/29/16 meeting to reduce Hillside grading quantities from 2,000 cy to 1,000 cy are arbitrary and unfounded. Substandard Hillside Limited Streets are already limited to 75% of the "by right" grading allotment. There is no study to warrant a further reduction in these amounts.
- 5. Either eliminate the 45 degree encroachment plane** - or the additional side yard setbacks - It is redundant and confusing to require additional side yard requirements (beyond the minimum) based on height of structure *and also* require an encroachment plane. These serve the same purposes. Please eliminate the encroachment plane in Hillside areas.

The specific items highlighted above target the economic viability of a modest R-1 Hillside home (< 2,500sf) and I believe will have a crippling effect on future development of these neighborhoods. At a time when both the City and the State has acknowledged a severe housing shortage, our community should be embracing reasonable and responsible measures for continued growth throughout **all** levels of the housing market.

I greatly appreciate the desire to have a balanced and reasonable approach to residential zoning standards; however, many of the items illuminated here will have practically no effect on "Out-of-Scale" or "Mansionized" homes (as the initial motion warrants). In general, these "form-based" amendments have not been thought out with regard to the massive interpretation and legal problems they will present in the future due to lack of study and clarification. I strongly encourage the Committee / Council to deny the proposed amendments.

If this suggestion is not viable then please consider alterations to the proposed language based on the comments above or future revisions based on further study and public comment.

I thank you for your consideration of these comments.

Respectfully,

Michael Ferguson, architect

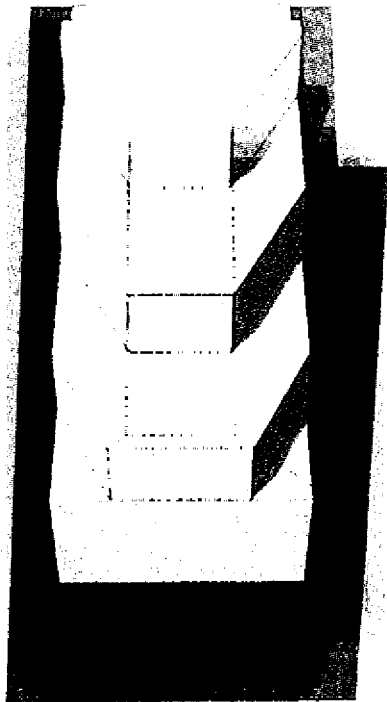
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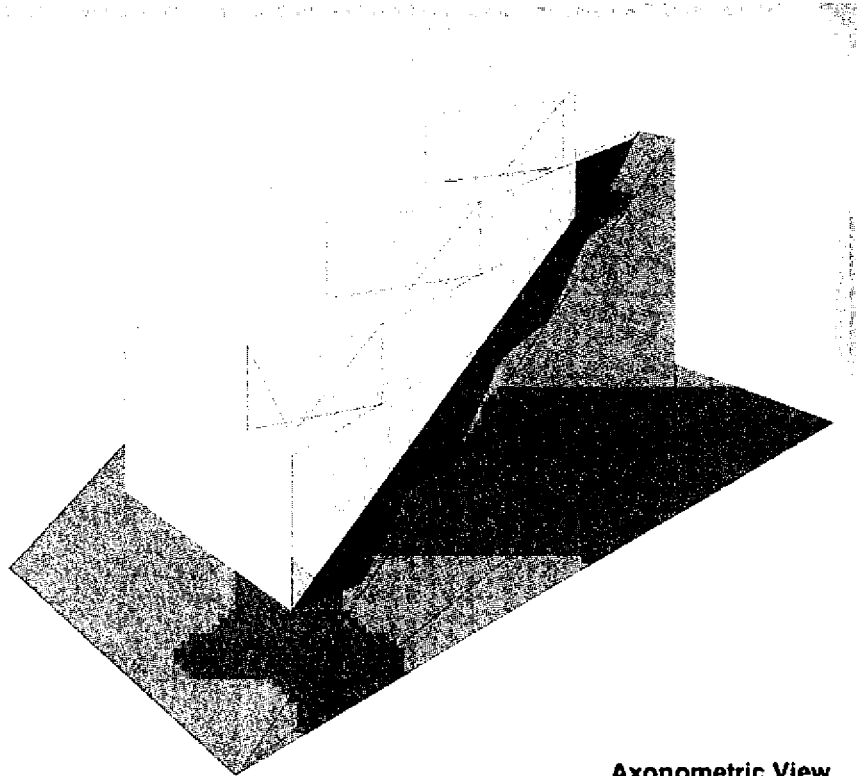
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Hillside Encroachment Plane diagrams (not to scale)

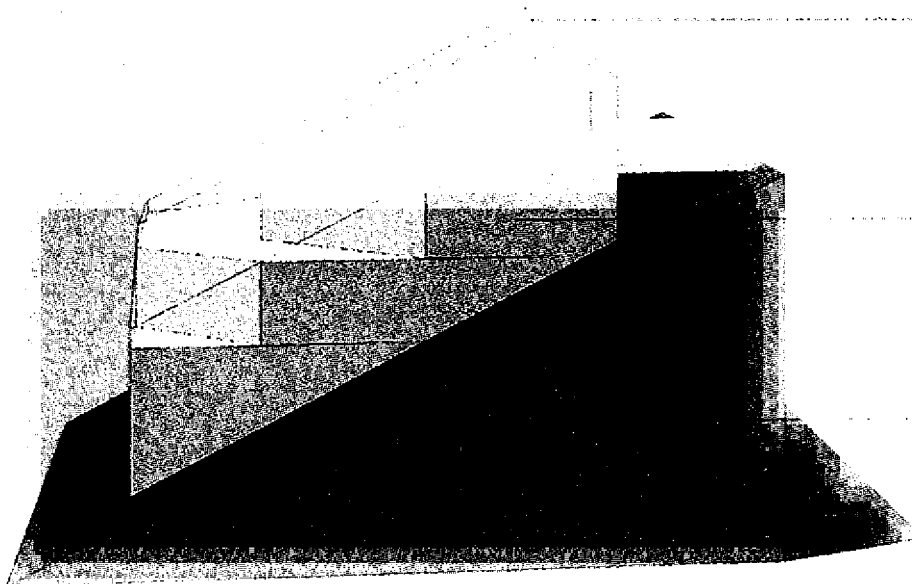


Aerial Plan



Axonometric View

45° Encroachment Plane as it intersects with Height Envelope



Side Elevation View

Intersection of Floor volumes with encroachment plane produces irregular, wedge shaped floor plates. (10 foot floor levels assumed)

Hillside slope (represented as a 2:1 downslope property)



Sharon Dickinson <sharon.dickinson@lacity.org>

CF-14-0656 (COUNT ATTACHED GARAGES) and CF 16-1460

1 message

Steve Siers <ssiers@mac.com>

Tue, Jan 17, 2017 at 12:45 AM

To: Sharon.Dickinson@lacity.org, Councilmember.Huizar@lacity.org, Councilmember.Cedillo@lacity.org,
Councilmember.Englander@lacity.org, Councilmember.Harris-Dawson@lacity.org, councilmember.price@lacity.org
Cc: elizabeth.carlin@lacity.org, councilmember.wesson@lacity.org

Dear Planning and Land Use Management Committee,

I am writing to urge you to support the two following in order to preserve the character and livability of neighborhoods in Los Angeles. It is important that new construction or expansions not be allowed to overwhelm neighboring properties.

RE: CF 14-0656

Last month the City Council reinstated sensible floor-area ratios for single-family homes, and amendments to the citywide mansionization ordinances are finally in good shape. But one key issue still needs work: **We must count front-facing attached garages as floor space.**

RE: CF 16-1460

Our neighborhood has expressed its desire to choose a new R1 Zone to maintain neighborhood character, especially with the addition of an RG Rear Detached Garage Supplemental Use District. **Please support this.**

Thank you,

Steve Siers
Wilshire Vista
COUNCIL DISTRICT 10



Sharon Dickinson <sharon.dickinson@lacity.org>

CF-14-0656 (COUNT ATTACHED GARAGES) and CF 16-1460

1 message

Jennifer Grega <jlgrega@yahoo.com>

Tue, Jan 17, 2017 at 7:46 AM

Reply-To: Jennifer Grega <jlgrega@yahoo.com>

To: "Sharon.Dickinson@lacity.org" <Sharon.Dickinson@lacity.org>, "Councilmember.Huizar@lacity.org" <Councilmember.Huizar@lacity.org>, "Councilmember.Cedillo@lacity.org" <Councilmember.Cedillo@lacity.org>, "Councilmember.Englander@lacity.org" <Councilmember.Englander@lacity.org>, "Councilmember.Harris-Dawson@lacity.org" <Councilmember.Harris-Dawson@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>
Cc: "elizabeth.carlin@lacity.org" <elizabeth.carlin@lacity.org>, "councilmember.wesson@lacity.org" <councilmember.wesson@lacity.org>

Dear Planning and Land Use Management Committee,

I am unable to attend this coming Wednesday's meeting, but am taking this opportunity to give you my thoughts on the following:

RE: CF 14-0656

Last month the City Council reinstated sensible floor-area ratios for single-family homes, and amendments to the citywide mansionization ordinances are finally in good shape. But one key issue still needs work: **We must count front-facing attached garages as floor space.**

RE: CF 16-1460

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Thank you,
Jennifer Grega
Wilshire Vista
COUNCIL DISTRICT 10



Erika Pulst <erika.pulst@lacity.org>

Council Agenda for 1/17/17

James Olvera <james.olvera@lacity.org>

Tue, Jan 17, 2017 at 8:59 AM

To: Alan Alietti <alan.alietti@lacity.org>, Brian Walters <brian.walters@lacity.org>, Erika Pulst <erika.pulst@lacity.org>, Sharon Gin <sharon.gin@lacity.org>, Justin Wesson <justin.wesson@lacity.org>

Cc: Jeffrey Ebenstein <jeffrey.ebenstein@lacity.org>, John Whipple <john.whipple@lacity.org>, Bryce Rosauro <bryce.rosauro@lacity.org>, Cheryl Chisolm <cheryl.chisolm@lacity.org>, Eric Jakeman <eric.jakeman@lacity.org>, Cecilia Castillo <cecilia.castillo@lacity.org>, Jeff Jacobberger <jeff.jacobberger@lacity.org>, Doug Tripp <doug.tripp@lacity.org>, John Gregory <john.gregory@lacity.org>, Charles Kalibbala <charles.kalibbala@lacity.org>, Cynthia Kho <cynthia.kho@lacity.org>, Christina Tabirara <christina.tabirara@lacity.org>, Nancy Truong <nancy.truong@lacity.org>, Jonathan Wong <jonathan.a.wong@lacity.org>

Alan, Brian, Erika, Sharon,

Regarding the 1/13/2017 Council agenda with respect to the above LADBS lien items, please:

- **"Receive and File"** on items # 1(g), 1(p), and 1(t) - Lien was paid in full.
- **"Reduce lien to \$1,710.01"** on item # 1(f):- Due to receipt of partial payment.
- **"Receive and File"** on item # 1(m):- This property was determined to be an owner-occupied single family dwelling (SFD), exempt from lien processing procedures.

Thank You.

Best Regards,

James Olvera
Administrative Clerk
Financial Services
Phone: 213-482-6892
Email: james.olvera@lacity.org





Erika Pulst <erika.pulst@lacity.org>

Council Agenda for 1/17/17

James Olvera <james.olvera@lacity.org>

Tue, Jan 17, 2017 at 8:59 AM

To: Alan Alietti <alan.alietti@lacity.org>, Brian Walters <brian.walters@lacity.org>, Erika Pulst <erika.pulst@lacity.org>, Sharon Gin <sharon.gin@lacity.org>, Justin Wesson <justin.wesson@lacity.org>

Cc: Jeffrey Ebenstein <jeffrey.ebenstein@lacity.org>, John Whipple <john.whipple@lacity.org>, Bryce Rosauo <bryce.rosauo@lacity.org>, Cheryl Chisolm <cheryl.chisolm@lacity.org>, Eric Jakeman <eric.jakeman@lacity.org>, Cecilia Castillo <cecilia.castillo@lacity.org>, Jeff Jacobberger <jeff.jacobberger@lacity.org>, Doug Tripp <doug.tripp@lacity.org>, John Gregory <john.gregory@lacity.org>, Charles Kalibbala <charles.kalibbala@lacity.org>, Cynthia Kho <cynthia.kho@lacity.org>, Christina Tabirara <christina.tabirara@lacity.org>, Nancy Truong <nancy.truong@lacity.org>, Jonathan Wong <jonathan.a.wong@lacity.org>

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 Phone: 213-482-6892
 Email: james.olvera@lacity.org

A small, handwritten signature in black ink, appearing to be 'James Olvera'.



Sharon Dickinson <sharon.dickinson@lacity.org>

CF-14-0656 (COUNT ATTACHED GARAGES) and CF 16-1460

1 message

Philip Leers <pleers@gmail.com>

Tue, Jan 17, 2017 at 10:14 AM

To: Sharon.Dickinson@lacity.org, Councilmember.Huizar@lacity.org, Councilmember.Cedillo@lacity.org, Councilmember.Englander@lacity.org, Councilmember.Harris-Dawson@lacity.org, councilmember.price@lacity.org
Cc: elizabeth.carlin@lacity.org, councilmember.wesson@lacity.org

Dear Planning and Land Use Management Committee,

RE: CF 14-0656

Last month the City Council reinstated sensible floor-area ratios for single-family homes, and amendments to the citywide mansionization ordinances are finally in good shape. But one key issue still needs work: **We must count front-facing attached garages as floor space.**

RE: CF 16-1460

Our neighborhood has expressed its desire to choose a new R1 Zone to maintain neighborhood character, especially with the addition of an RG Rear Detached Garage Supplemental Use District. **Please support this.**

Thank you,

Philip Leers
Wilshire Vista
COUNCIL DISTRICT 10



Sharon Dickinson <sharon.dickinson@lacity.org>

CF-14-0656 (COUNT ATTACHED GARAGES) and CF 16-1460

1 message

pwood@newbreedgirl.com <pwood@newbreedgirl.com>

Tue, Jan 17, 2017 at 10:51 AM

To: Sharon.Dickinson@lacity.org, Councilmember.Huizar@lacity.org, Councilmember.Cedillo@lacity.org,
Councilmember.Englander@lacity.org, Councilmember.Harris-Dawson@lacity.org, councilmember.price@lacity.org
Cc: elizabeth.carlin@lacity.org, councilmember.wesson@lacity.org

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Thank you,

PATRICK WOOD; 1165 Masselin 90019
Wilshire Vista
COUNCIL DISTRICT 10



Sharon Dickinson <sharon.dickinson@lacity.org>

SUBJECT: CF-14-0656 (COUNT ATTACHED GARAGES) and CF 16-1460

1 message

Linda Robinson <lrobinson0790@att.net>

Tue, Jan 17, 2017 at 1:40 PM

To: sharon.dickinson@lacity.org, councilmember.huizar@lacity.org, councilmember.cedillo@lacity.org,
councilmember.englander@lacity.org, councilmember.harrisdawson@lacity.org, councilmember.price@lacity.org
Cc: elizabeth.carlin@lacity.org, councilmember.wesson@lacity.org

Dear Planning and Land Use Management Committee,

RE: CF 14-0656

Work on the Baseline Mansionization Ordinance Amendment has been long. The final piece of the puzzle that will help ensure neighborhoods keep their scale and character intact is to COUNT FRONT FACING ATTACHED GARAGES. We can't compromise on this!

RE: CF 16-1460

It is critical to the character of all neighborhoods that they are able to choose the new variation of the R1 Zone that applies to their area, especially with the addition of an RG Rear Detached Garage Supplemental Use District. Please support this.

While this only covers R1 Zones, we need to protect our R2 zones as well and I hope that the city begins its work on that soon.

Thank you,

Linda Y. Robinson
Picfair Village
COUNCIL DISTRICT 10

Sent from my iPad



Sharon Dickinson <sharon.dickinson@lacity.org>

CF-14-0656 (COUNT ATTACHED GARAGES) and CF 16-1460

1 message

Eric <hagieeric@aol.com>

Tue, Jan 17, 2017 at 3:52 PM

To: Sharon.Dickinson@lacity.org, Councilmember.Huizar@lacity.org, Councilmember.Cedillo@lacity.org,
Councilmember.Englander@lacity.org, Councilmember.Harris-Dawson@lacity.org, councilmember.price@lacity.org
Cc: elizabeth.carlin@lacity.org, councilmember.wesson@lacity.org

Dear Planning and Land Use Management Committee,
THANK YOU FOR YOUR DILIGENT EFFORTS ON OUR BEHALF!

RE: CF 14-0656

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The final piece of the puzzle that will help ensure neighborhoods keep their scale and character intact is to COUNT FRONT FACING ATTACHED GARAGES. **We can't compromise on this!**

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Thank you,

Eric Newton
COUNCIL DISTRICT 10



Sharon Dickinson <sharon.dickinson@lacity.org>

Current Version of R1 Variation Zones Code Amendments to be considered at PLUM Committee Wednesday 1/18/17

1 message

royschmidt@aol.com <royschmidt@aol.com>
To: Sharon.Dickinson@lacity.org

Tue, Jan 17, 2017 at 4:57 PM

Can you tell me where I can find online the latest version of the R-1 variation zones draft ordinance? The email below includes a link to the BMO/BHO amendment, but not the R-1 variation zones draft ordinance. It says that there is a corrected version that will be posted at a designated site, but as of now, it has not been posted. The PLUM meeting is tomorrow.

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The Director of Planning has transmitted a letter to the PLUM Committee with a corrected version of the R1 Variation Zones Code Amendment ordinance that renames some of the zones. We are currently waiting for the City Clerk to place the letter and corrected ordinance in the Council File. When these documents are posted, they will appear here: <https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=16-1460>

Comments and questions:

All comments should be addressed directly to the PLUM Committee and/or the City Council. Should you wish to submit written comments, please e-mail them to

—Original Message—

From: Planning Conservation <neighborhoodconservation@lacity.org>
To: Planning Conservation <neighborhoodconservation@lacity.org>

Sent: Fri, Jan 13, 2017 3:57 pm

Subject: BMO/BHO and R1 Variation Zones Code Amendments at PLUM Committee Wednesday 1/18/17

Dear Stakeholders,

On Wednesday, January 18, 2017, the Planning and Land Use Management (PLUM) Committee of the City Council will review the Baseline Mansionization/Baseline Hillside Ordinance Code Amendment (CF 14-0656) and the R1 Variation Zones Code Amendment (CF 16-1460).

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- Baseline Mansionization/Baseline Hillside Ordinance Code amendment (BMO/BHO): Council File 14-0656
- R1 Variation Zones Code Amendment: Council File 16-1460

For BMO/BHO related questions, please contact Niall Huffman, Niall.Huffman@lacity.org 213-978-3405.

For R1 Variation Zones related questions, please contact Shannon Ryan, Shannon.Ryan@lacity.org 213-978-3304.

For Zone Change related questions, please contact Giselle Corella, Giselle.Corella@lacity.org 213-978-1357 or Christine Saponara, Christine.Saponara@lacity.org 213-978-1363.

Thank you for your continued interest.



Neighborhood Conservation Team

Department of City Planning
HPOZ | Community Planning | Code Studies
preservation.lacity.org/neighborhoodconservation



Sharon Dickinson <sharon.dickinson@lacity.org>

Urgent: to PLUM Committee Members

1 message

Gina Moffitt <gina@kiyoharamoffitt.com>

Tue, Jan 17, 2017 at 6:18 PM

To: "Sharon.Dickinson@lacity.org" <Sharon.Dickinson@lacity.org>

Please pass this email along to the PLUM committee members.

Dear Council Members:

As an architect I worked with the AIA to assist the city in revising the BMO/BHO so that it would actually make a positive difference. The problem is that when your recommendations went before the full council last month they voted to ignore crucial changes. As written, the BMO/BHO that just came out of the City Attorney's office is going to cause tremendous loss of revenue to the city (property tax), lawsuits from property owners, and new construction that lacks exactly the kind of design quality and character that neighborhoods want.

It is NOT POSSIBLE to build two stories in 20ft on a dead flat lot (which hardly exists in LA) with a raised floor foundation (typical for most homes, and a requirement in many neighborhoods because of methane zoning), typical second floor framing (14"), ceiling/roof framing, even with 8ft ceiling heights (which isn't typical for first floors, especially with the need to soffit for ducting). You had rightly increased that number to 22ft, which is still very difficult, but at least it is possible. However, the Council nixed that. Even with this slope formula of 22ft, the city will end up with rows of houses designed like wedding cakes.

Having a solid cover over your front door, to keep the rain off of you when you are opening your door, will now mean that the outside area below this (essentially your "welcome mat") is counted as square footage. And a covered front porch or a covered rear patio or covered upstairs rear patio, will all count as square footage. However, property is not assessed that way. It is not square footage that will count when you go to sell your property, or get a loan. So property owners who want to incorporate these mostly lovely articulations to their homes will be losing value to their property, and most will be forced to eliminate all articulation of this sort in order to get the needed square footage. The allowable floor area is already being reduced. Then on top of that you are further reducing the amount of usable space by counting porches and requiring two parking spaces but counting half of that. The assessor does not count garage space as living space.

By forcing property owners to place a garage in the rear of the property because it won't be counted as living space, is ridiculous here in Los Angeles. Older homes have tiny garages from the 20's and 30's. When you build a two car garage today, it takes up a huge amount of space, much more than those old existing ones, and it cannot be right on the property lines, practically speaking. So most of the outdoor space is eliminated. In sunny California, you are taking away outdoor space when you make it impractical to build an attached garage. And we all know that parks are scarce here. Where will the children play? Yet we all know that a detached garage is not going to end up used as a garage. They seldom are. So that's ironic.

Longtime property owners who have attended these hearings and who pushed to have these restrictions made, might be upset about the big ugly house next door. But they clearly don't realize how much their own property will now be devalued---not because of the house next door, but because of this regulation and how little they or their heirs will be able to do on their property. And the restrictions only foster more poor design. It's usually the developers who cause the ruckus amongst homeowners. They will continue to maximize where they can and will certainly not take square footage and create lovely porches or patios.

As an architect with 40 years of experience, I could talk all day about the aesthetic loss for Los Angeles because of these regulations. When you make it economically impractical to gracefully articulate house forms by taking away features that historically have been prized (e.g.: craftsman bungalow front porches), the city is going to physically suffer.

Please try and temper these amendments so we can avoid the above citywide problems.
Thank you for your attention,

Gina G. Moffitt, AIA, LEED AP

KIYOHARA **MOFFITT**

620 Moulton Avenue, Studio 106
Los Angeles, CA 90031
T: 323-227-5647

KIYOHARA **MOFFITT** PastedGraphic-1.tiff
10K



Sharon Dickinson <sharon.dickinson@lacity.org>

RECOMMENDATIONS to improve the Baseline Mansionization/Baseline Hillside Ordinance Code Amendment (CF 14-0656)

2 messages

Will Wright <will@aialosangeles.org>

Tue, Jan 17, 2017 at 5:17 PM

To: "Sharon.Dickinson@lacity.org" <Sharon.Dickinson@lacity.org>

Cc: Kevin <kevin.ocubillo@lacity.org>, Niall.Huffman@lacity.org, Shannon Ryan - City of Los Angeles <Shannon.Ryan@lacity.org>, Giselle.Corella@lacity.org, Christine Saponara <Christine.Saponara@lacity.org>, Clare Eberle <clare.eberle@lacity.org>

January 18, 2017

RE: Council File 14-0656: Baseline Mansionization Ordinance / Stabilize the Conflict of Out-of-Scale Homes

Dear Honorable Members of the City of Los Angeles Planning and Land Use Committee:

As the Director of Government & Public Affairs for the Los Angeles Chapter of The American Institute of Architects (AIA|LA), I am writing to share our members' professional concerns about the current draft of the Baseline Mansionization/ Baseline Hillside (BMO/BHO) Code Amendment, which will establish new regulations for all single-family residential properties in RA, RE, RS, and R1 Zones.

The current draft revisions to the BMO/BHO code amendments do not go far enough to account for the technical challenges, seismic requirements, and terrain-based realities of hillside lots. They appear to largely reflect changes to the BMO amendments, which are intended for lots in the "flats."

Attached is a revised response outlining constructive observations over the proposed amendments to the BHO. These recommendations are reinforced by current experience in applying the proposed code changes to design projects currently in our office, as well as with built projects we developed using the 2011 BHO.

They are summarized below:

1) 400 SF of the required covered parking should remain exempt for hillside lots, but only for lots with a >2:1 slope at the front of the property.

-400 SF of the required covered parking should be exempt for hillside lots with slopes >2:1. Due to the steeply sloping terrain, the only location for 100% of hillside lots, regardless of slope direction, is in the front elevation. It is not technically possible to place the City-mandated 2-car garage at the rear of the property on steeply sloping sites!

• Property owners should not be punished for having to provide two covered parking spaces since the only exemptions available pertain to garages in the rear, which is not technically possible on sloping terrain.

Ex. A substandard lot fronting a Hillside-Limited Substandard Street with a by-right RFA of 1000SF would only have a habitable SF of 600 SF- not nearly big enough for a home for today's modern family.

2) The Encroachment Plane of 20'-0" is too low to allow for hillside structural systems and HVAC ducting systems on the interior of the home.

-While suitable for flat lots, the proposed Encroachment Plane negatively impacts hillside projects because they have deeper floor plates due to code-mandated seismic hardware and deeper structural beams required to counter gravitational forces on sloping terrain. Heating and cooling ducting will be relegated to the roof, where it will be visible to surrounding homes. In addition, it creates longer buildings, more lot coverage, and there-by more grading.

• Raise the encroachment plane on sloping lots <2:1 to 24'-0" so as to allow for a properly designed 2-story hillside home.

3) The understructure grading for Hillside-Limited Substandard Streets should be 100% exempt up to the by-right quantity, regardless of street type.

-When coupled with the proposed Encroachment Plane height of 20'-0", it penalizes projects that dig into the earth as a design solution that reduces visual mass. Most compassionately designed hillside homes traditionally dig into the earth for at least %25 of their building mass in order to reduce the height and visual impact of the building as well as to respond to the slope. These below-grade spaces are not axillary in function. They are primary domestic spaces that are only a few feet below grade, such as kitchens, living rooms, bed and bathrooms.

-The proposed exemption of 50% does not do enough to account for the code-mandated, deepened structural systems and retaining walls that are the product of hillside construction here in California.

-Grading required for access and the City-Mandated Covered Parking should be 100% exempt.

• Property owners should not be penalized for having to comply with state and city-mandated structural seismic codes which require deepened foundations.

• Having stories partially below-grade is beneficial in reducing the building's visual presence to the neighboring houses.

• Property owners should not be penalized for grading quantities for required parking, or required driveways and access stairways, many of which are partially or completely below-grade on upslope lots by technical necessity.

4) The proposed Plane Break for exterior side-yard walls 14'-0" high and >45'-0" long, will result in larger building footprints on hillside sites of substandard width (>50.00').

-Because of the sloping terrain, 14'-0" is not high enough to accommodate a continuous and usable habitable story for a dwelling and should be increased to 20'-0" for hillsides with a slope >2:1.

• Increase the height of the proposed Plane Break height from 14'-0" to 20'-0" on substandard hillside sites with widths <50'-0" and with a slope of >2:1.

• OR eliminate the Plane Break on hillside lots of substandard width and with slopes >2:1.

In Summary:

We feel the above recommendations will address the areas of greatest concern with the current BMO/BHO. Taken in whole, the above recommendations allow for a judicious limiting of residential floor area while also providing incentives for the use of design strategies that help reduce negative massing impacts on local neighborhood scale and character. We feel that all stakeholders involved will benefit from the implementation of these recommendations and encourage you to consider their integration into the final draft of the ordinance.

Design excellence and high environmental performance remain our chief priorities and we encourage the Department of City Planning to implement a BMO/BHO ordinance that can best achieve these goals for the shared benefit of all Angelenos.

Very truly yours,

Will Wright, Hon. AIA|LA

Director, Government & Public Affairs

American Institute of Architects/Los Angeles Chapter

3780 Wilshire Blvd, Suite 800

Los Angeles, CA 90010

(o) (213) 639-0764

(m) (310) 309-9580

will@aialosangeles.org

www.aialosangeles.org

Subscribe to the AIA|LA Newsletter

Dear Stakeholders,

On Wednesday, January 18, 2017, the Planning and Land Use Management (PLUM) Committee of the City Council will review the Baseline Mansionization/Baseline Hillside Ordinance Code Amendment (CF 14-0656) and the R1 Variation Zones Code Amendment (CF 16-1460).

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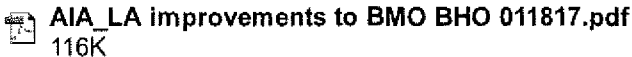
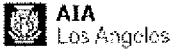
For Zone Change related questions, please contact Giselle Corella, Giselle.Corella@lacity.org 213-978-1357 or Christine Saponara, Christine.Saponara@lacity.org 213-978-1363.

Thank you for your continued interest.



Neighborhood Conservation Team
Department of City Planning
HPOZ | Community Planning | Code Studies
preservation.lacity.org/neighborhoodconservation

2 attachments



John Southern <john@urban-ops.net> Tue, Jan 17, 2017 at 7:46 PM
To: will@aialosangeles.org, Sharon.Dickinson@lacity.org
Cc: kevin.ocubillo@lacity.org, Niall.Huffman@lacity.org, Shannon.Ryan@lacity.org, Giselle.Corella@lacity.org,
Christine.Saponara@lacity.org, clare.eberle@lacity.org

Please note that for software reasons, slope angles are shown in Will's email as "2:1." They should read "greater than or equal to 2:1." I believe the master doc I already sent to Ms. Dickinson reads correctly.

I will note it to PLUM during the comment period tomorrow.

Sincerely,

John Southern, AIA

URBAN OPERATIONS
2820 North Main Street
Los Angeles, CA. 90031
t. 323-644-1415
www.urban-ops.net
Lic. # C-31796

[Quoted text hidden]

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The BMO/BHO Code Amendment is returning to the PLUM Committee after having been reviewed as to form and legality by the City Attorney. The PLUM Committee will be considering whether to recommend it to the full City Council for final adoption. The ordinance may be viewed here: http://clkrep.lacity.org/onlinedocs/2014/14-0656_misc_01-13-2017.pdf

R1 Variation Zones:

The PLUM Committee is considering the R1 Variation Zones Code Amendment for the first time and will be considering its recommendation report to the City Council. The Code Amendment has not yet gone through City Attorney review. At this meeting, the PLUM Committee is only reviewing adding the R1 Variation Zones into the Zoning Code, NOT the application of the zones to specific properties. Zone changes that will apply the R1 Variation Zones to a number of neighborhoods will be reviewed at a future PLUM Committee meeting.

The Director of Planning has transmitted a letter to the PLUM Committee with a corrected version of the R1 Variation Zones Code Amendment ordinance that renames some of the zones. We are currently waiting for the City Clerk to place the letter and corrected ordinance in the Council File. When these documents are posted, they will appear here: <https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=16-1460>

Comments and questions:

All comments should be addressed directly to the PLUM Committee and/or the City Council. Should you wish to submit written comments, please e-mail them to Sharon.Dickinson@lacity.org and reference the applicable Council File number.

Baseline Mansionization/Baseline Hillside Ordinance Code amendment (BMO/BHO): Council File 14-0656

R1 Variation Zones Code Amendment: Council File 16-1460

For BMO/BHO related questions, please contact Niall Huffman, Niall.Huffman@lacity.org 213-978-3405.

For R1 Variation Zones related questions, please contact Shannon Ryan, Shannon.Ryan@lacity.org 213-978-3304.

For Zone Change related questions, please contact Giselle Corella, Giselle.Corella@lacity.org 213-978-1357 or Christine Saponara, Christine.Saponara@lacity.org 213-978-1363.

Thank you for your continued interest.

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Neighborhood Conservation Team
Department of City Planning
HPOZ | Community Planning | Code Studies
preservation.lacity.org/neighborhoodconservation



Sharon Dickinson <sharon.dickinson@lacity.org>

SUBJECT: CF-14-0656 (COUNT ATTACHED GARAGES) and CF 16-1460

1 message

carrie n <carrieot@gmail.com>

Tue, Jan 17, 2017 at 7:48 PM

To: Sharon.Dickinson@lacity.org, Councilmember.Huizar@lacity.org, Councilmember.Harris-Dawson@lacity.org, councilmember.price@lacity.org, elizabeth.carlin@lacity.org

Cc: Councilmember.Cedillo@lacity.org, Councilmember.Englander@lacity.org

Dear Planning and Land Use Management Committee,

RE: CF 16-1460

Our neighborhood has expressed its desire to choose a new R1 Zone to maintain neighborhood character, especially with the addition of an RG Rear Detached Garage Supplemental Use District. **Please support this.**

It is important to our families that live in this area!!

Thank you,

Carrie Nakamura
1206 Masselin ave 90019
Wilshire Vista
COUNCIL DISTRICT 10



Sharon Dickinson <sharon.dickinson@lacity.org>

CF-14-0656 (Count attached garages) and CF 16-1460

1 message

Ivette Mares <ivette.mares@pacbell.net>

Tue, Jan 17, 2017 at 9:42 PM

To: sharon.Dickinson@lacity.org, councilmember.Huizar@lacity.org, councilmember.Cedillo@lacity.org, councilmember.Englander@lacity.org, Councilmember.Harris-Dawson@lacity.org, Councilmember.price@lacity.org
Cc: "elizabeth.carlin@lacity.org" <elizabeth.carlin@lacity.org>, "councilmember.wesson@lacity.org" <councilmember.wesson@lacity.org>

>>
>> SUBJECT: CF-14-0656 (COUNT ATTACHED GARAGES) and CF 16-1460
>>
>> Dear Planning and Land Use Management Committee,
>>
>> RE: CF 14-0656
>> Last month the City Council reinstated sensible floor-area ratios for single-family homes, and amendments to the citywide mansionization ordinances are finally in good shape. But one key issue still needs work: We must count front-facing attached garages as floor space.
>>
>> RE: CF 16-1460
>> Our neighborhood has expressed its desire to choose a new R1 Zone to maintain neighborhood character, especially with the addition of an RG Rear Detached Garage Supplemental Use District. Please support this. Thus, based on the aforementioned, please accept this letter on my behalf.
>>
>> Thank your for your time and consideration with this matter.
>>
>> Best,

Ivette M. Mares
>> Wilshire Vista
>> COUNCIL DISTRICT 10
>