



Sharon Dickinson <sharon.dickinson@lacity.org>

14-0656

Fw: BHO 4166776. Opposed to removing 20% density B. for new constr. in Hills.

emilie8000@yahoo.com <emilie8000@yahoo.com>

Tue, Oct 11, 2016 at 9:54 AM

Reply-To: emilie8000@yahoo.com

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

Dear Sharon,

I've been directed to ask that you please forward this email to the PLUM committee.

I'm a property owner in Laurel Canyon, I live with my husband in a home (2700 square feet) which was built in the 1960's. We also have a vacant lot nearby where we intend to build our dream home.

We were only recently made aware of the proposed amendment to remove the new construction, and green construction bonus from the current BHO.

We are against this proposed amendment to the BHO. We're in David Ryu's district. The part of the amendment which removes the 20% bonus of allowable, square footage for new construction and green construction in all single family zoned property in the city.

The current proposed language "Eliminating all density bonuses for R1 zones" This would unreasonably reduce the allowable sf. of new construction for a R1 lot such as ours. A 5,000-6,000 sf. downhill lot with the slope band analysis calculation... limits us to build a 1,350-1,400 sf. home. With the density bonus we'd be granted an additional 270 square feet, totaling a 1,620 square feet home. this additional s.f. helps make the build more economically realistic. Costs are so high to build, and spreading that cost over more sf. definitely helps. At 1,300 sf. on three levels is not only very costly, it's also not very desirable. The surrounding homes are larger than this, in the 1,700-3,500 sf range, some larger. It only makes sense that the neighbors would want the new home to support their values, and be similar in size. With the proposed eliminating of the bonus, this would put a financial hardship on us.. making it much more costly per/sf. to build our families home.

This proposal is too aggressive and I feel was drafted more for the homes on flat lots into the city. Since the 1980's, planning, and building and safely have made revisions to the code reducing the size of what we can build on our lot. Every few years reducing it more and more...this has gone too far.

If this proposal is adopted it will certainly devalue our property and take away our right to build a reasonably sized home on land we've owned for years.

We understand there is a small group of no-growth neighbors that are pushing this proposal. We would like to remain anonymous due to the tension and attitude of some of the no-growth people we know.

Please reconsider, reevaluate, and remove this part of the amendment. It's the right thing to do.

Sincerely,

Concerned long time resident of Laurel Canyon.