



Sharon Dickinson <sharon.dickinson@lacity.org>

BHO changes proposed at 11/29 PLUM Meeting Council File #14-0656

David Freeland <david@freelandbuck.com>

Wed, Nov 30, 2016 at 12:24 AM

To: Sharon.Dickinson@lacity.org

To Whom it May Concern,

I am an architect practicing in Los Angeles for 10 years, focused in Northeast LA Highland Park and Mt Washington. I am very concerned about the additional changes proposed yesterday to the BHO Code Amendment. The 400sq exemption for garage area is critical to the feasibility of difficult hillside lots. While some home owners may rightly express concerns about large development projects that are oversized and out of character in affluent neighborhoods, removing this exemption will have detrimental effects to housing development on modest houses on small lots across Los Angeles.

In NELA the majority of BHO lots are small, 5,000-7,500sf. The amendment limits size and mass of houses by introducing the encroachment plane and new grading limitations, overall this will lower floor area of homes by 20-25%. Planners are targeting these limitations at large houses in affluent areas. However the true impact will be felt in areas with smaller lot cuts where lots will be made unbuildable by these amendments. Eliminating the 400sf exemption, or even reducing it to 200sf, will instantly make a large number of lots unbuildable across Northeast LA. I am currently designing 3 houses in Mt Washington, removing the exemption would reduce house sizes to 1200-1600sf. This size house is not worth it to build, for a developer or an owner occupant. The extradorinaiy cost of hillside construction cannot be justified with this size house.

I encourage the Council to consider the effects of these limitations on small scale development, not just the large houses on large lots.

Sincerely,
David Freeland

—
David Freeland, AIA

Partner / FreelandBuck
Design Faculty / Southern California Institute of Architecture

FreelandBuck
724 S. Spring St., #1101
Los Angeles, CA 90014
e: david@freelandbuck.com
o: 323-540-4346
d: 323-570-0846
m: 310-980-5271

www.freelandbuck.com

follow us:
[facebook](#) / [twitter](#) / [linkedin](#)



Sharon Dickinson <sharon.dickinson@lacity.org>

CF 14-0656, BMO/BHO Ordinance Amendments -- PLEASE SUPPORT

jason figliozzi <j.figliozzi@gmail.com>

Wed, Nov 30, 2016 at 8:37 AM

To: paul.koretz@lacity.org, Sharon.Dickinson@lacity.org, NeighborhoodConservation@lacity.org

Cc: afine@laconservancy.org

Hi,

I'm contacting you to ask for your support in the City Planning Commission's recommendations to amend the BMO/BHO to help prevent mansionization in our historic neighborhoods. These recommendations are a big step in assisting in this ongoing crises. It will further strengthen the BMO/BHO by including all of the square footage of attached garages in the total allowable square footage count.

I urge you to PLEASE support these recommendations by the City Planning Commission. Los Angeles' rich culture in our unique neighborhoods are at more risk every day that passes.

Thank you for your time!

Sincerely,

Jason Figlioizzi



Sharon Dickinson <sharon.dickinson@lacity.org>

CF 14-0656, BMO/BHO Ordinance amendments

Lynn Grants <altoego@earthlink.net>

Wed, Nov 30, 2016 at 1:11 PM

To: councilmember.Krekorian@lacity.org

Cc: NeighborhoodConservation@lacity.org, Sharon.Dickinson@lacity.org, afine@lacity.org

Dear Mr. Krekorian,

As 25-year residents of Studio City (12421 Landale Street), we and our neighbors have watched with dismay as our neighborhoods have been irrevocably changed by the spate of overscale construction which has negatively impacted our area. In particular, scores of homeowners have lost the privacy of their own property, and the value attached to that privacy to huge homes and multifamily projects built by speculators and developers to the very limits of height, setback limits, and square footage allowed. New multifamily construction not only towers over the homes it abuts, but the increase in density has had a huge negative impact on traffic, and on local parks and recreational facilities. In fairness to residents as well as developers, the city council should not hesitate to adopt the proposed amendments to the BMO/BHO and give the thousands of area homeowners relief and protection from out-of-scale development.

Lynn and Maurice Grants
12421 Landale Street
Studio City, CA 91604



Sharon Dickinson <sharon.dickinson@lacity.org>

Against any further zoning restrictions of any kind

bmr <pink2478-s@yahoo.com>

Wed, Nov 30, 2016 at 8:19 AM

Reply-To: bmr <pink2478-s@yahoo.com>

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

We are opposed to any further limits on building in Cheviot Hills and surrounding neighborhoods.

Please honor property rights.

For families that want bigger homes, let them build.

Thank you,

Barbara & Derek Rogers
Club Dr.
Cheviot Hills 90064