



Sharon Dickinson <sharon.dickinson@lacity.org>

Base Line Hillside Ord. proposed removal of Density Bonus. Green and New Construction.

1 message

J. Crahan <jcrahan19@gmail.com>

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To: Sharon.Dickinson@lacity.org, David.ryu@lacity.org, Lacityatty@lacity.org, mayor.garcetti@lacity.org

The Honorable Mayor Eric Garcetti,
The Honorable City Council members,

Regarding: 140656. proposed amendment to the Base Line Hillside Ordinance, Mansionization Ordinance.

I'm a resident of LA, and have lived in Laurel Canyon for years. I've lived in 3 different homes, and own a R1 lot near my current home.

The draft proposal on-line... Has numerous proposed changes, all limiting and reducing the size of additions, and new construction. Square footage, lot coverage, and the allowable square footage, and height of outdoor covered patios. These staff recommendations I realize are from the input of some people in the neighborhoods. They're in their homes, built years ago, and don't want the vacant parcels built on. NIMBY folks. they want nothing new built...did they think all these vacant parcels were parkland when they bought in the neighborhood? The NO more! voice always seems to rise above the folks that are in favor of, or tolerant, or comfortable with the status quo.

The section of the staff recommendations that I'm strongly against among other numerous restrictions, is the proposal of "Eliminating all bonuses in the R1 single family residential zone." Including 20% new construction bonus, or 20% green construction.

This proposal puts additional financial burden on new construction (housing shortage crisis), and wiping out an incentive to build green?

Over the past two decades. The BHO through several changes, has dramatically scaled back the allowable size/massing of new construction, or additions to existing homes in the hills. Neighbors that added on or built new in years past didn't have near the restrictions, constraints to improve, or build their homes as people do today. Today an average neighboring hillside vacant parcel is limited by the BHO to only build a 1,300-1400 square foot home. A unusually SMALL home considering ALL, the neighboring homes are larger. And at that size, extremely expensive (per square foot) to build. The current 20% new build density bonus, would allow an additional 260 sf. to be built. Or if it was green construction... ending up with a 1,560 s.f. home. still small by comparison to the surrounding homes on the same size lots.

Most likely a newly built home would be three stories. With this proposed limit on sf. each floor area would be very very small, and undesirable.

The proposed removal of these bonuses is constricting the size yet again of square footage one can build on their land. This will have unintended consequences as well. If this is passed in it's current form, the value of these undeveloped lots will be negatively affected by this. Also the value of the finished home will be less than if it were a conforming 2,200 s.f. home. less property tax dollars. And what family, with children, or elderly parent, would be comfortable in a 1,300-1400 s.f. on three levels?

I feel this is an over reach by government. Please, DON't ALLOW the removal of this 20% density bonus for new construction in the hills and canyons.

Sincerely,

J. Crahan
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