



Sharon Dickinson &lt;sharon.dickinson@lacity.org&gt;

---

**Cheviot Hills Mansionization: Ref: Council file 16-1460 - 14-0656**

1 message

---

**mark morris** <lmprods@pacbell.net>

Wed, Feb 15, 2017 at 9:37 AM

Reply-To: mark morris &lt;lmprods@pacbell.net&gt;

To: "shawn.bayiss@lacity.org" &lt;shawn.bayiss@lacity.org&gt;, "sharon.dickinson@lacity.org" &lt;sharon.dickinson@lacity.org&gt;, "joan.pelico@lacity.org" &lt;joan.pelico@lacity.org&gt;, "expo@chiothills.org" &lt;expo@chiothills.org&gt;

I am very much against the overbuilding that has been going on in Cheviot Hills. If the BMO is the most restrictive choice for new development then I am for that. If there is a more restrictive plan on the table (such as RIV2) then I would be in favor of that. Developers are running rampant in the area, and we have already sacrificed Ray Bradbury's house to their effort's. Enough is enough.

Mark Morris

www.MarkMorrisDP.com

Lmprods@pacbell.net

H: 310-837-8614

3056 Motor Ave.

Los Angeles, CA 90064



Sharon Dickinson &lt;sharon.dickinson@lacity.org&gt;

---

**CF-14-0656 front facade setback requirement and side yard requirement**

1 message

**Pouya Payan** <pouya@archi10.com>

Wed, Feb 15, 2017 at 9:33 AM

To: Sharon Dickinson &lt;Sharon.dickinson@lacity.org&gt;, zina.cheng@lacity.org

Hi Sharon and Zina;

I am principal designer in my own company. We are an architectural design firm and we specialized in single family residence design. We believe we are very sensitive in design and we try to consider the neighborhood. I believe that the way the new ordinance is written specially about the front yard Encroachment plane is not encompassing. the new ordinance is very basic and dictating the 2<sup>nd</sup> floor of all buildings to set back in one plane this basic code will confine architectural style and at the end it will not benefit the neighborhood appearance. I believe that the code should welcome different approaches to design rather than force one way of design. The way this code reads is basically dictating the whole 2<sup>nd</sup> floor to setback from the 1<sup>st</sup> floor. Where good architecture is about balance. Code should not dictate style of architecture or the city will become a boring city and all houses will look alike. It is appreciated in architecture whether traditional or modern that the 2<sup>nd</sup> floor would be in the same plane as 1<sup>st</sup> floor in portions of the building. I recommend the planners to read city of Santa Monica requirements in this regard. The way the additional front yard setback and additional side yard setback is written in city of Santa Monica is much more intelligence and at the end of the day have created different architectures with enough volumetric play in front yard, side yards and even back yards.

Best

Pouya Payan, Leed Ap, Labyrinth Design Studio Inc.

1600 Sawtelle Blvd. Suite 230, Los Angeles, CA 90025

[www.Labyrinth-ds.com](http://www.Labyrinth-ds.com)