



Sharon Dickinson <sharon.dickinson@lacity.org>

14-0656

BHO proposed revisions. On eliminating 20% SF bonus for new construction.

Dave Tompkins <dptompkins@aol.com>
To: sharon.dickinson@lacity.org

Mon, Sep 19, 2016 at 3:38 PM

Hi Sharon,

I own a lot in Laurel Canyon that I've had for many years and want to someday build my dream home for me and my family. I just recently became aware of these proposed revisions to the baseline hillside ordinance. where its proposing to eliminating the 20% bonus for new construction or green construction. With the Slope Band Analysis results for downslope lots like mine...I'm looking at the minimum of 1300 ft.² to build my home. 1300 ft.² is quite small for building a new home in the Hollywood hills. With most likely three levels many stairs and with this square footage constraint, likely just a two bedroom house. I would like some input to the committee for them to reconsider and still allow the 20% bonus for new construction. The cost per square foot rises considerably when you build small. I'm sure a variance could be applied for but neighbors would be against it. So I would like my voice to be heard to retain this 20% new construction square footage bonus as part of the baseline hillside ordinance.

Please let me know how I can contact the people involved.

Sincerely,

Dave Tompkins
323-595-7944

Sent from my iPhone



Sharon Dickinson <sharon.dickinson@lacity.org>

Pacific Palisades Chautauqua/Berea Hillside Area City Planning Case No. CPC-2016-2112-ZC; Council File 14-0656

Cori <corihayman@cox.net> Mon, Sep 19, 2016 at 1:31 PM
To: mike.bonin@lacity.org, phyllis.nathanson@lacity.org, vince.bertoni@lacity.org, tom.rothmann@lacity.org, Planning Conservation <neighborhoodconservation@lacity.org>
Cc: Tricia Keane <tricia.keane@lacity.org>, Christine Saponara <christine.saponara@lacity.org>, Sharon.Dickinson@lacity.org, sharon.shaprio@lacity.org, ppalisadescivicleague@gmail.com

Dear Councilmember Bonin, Ms. Nathanson, Mr. Bertoni, Mr. Rothmann, and Mr. Huffman,

Please find attached to this email a letter directed to the Pacific Palisades Civic League (updated as of September 19th), with a copy to Councilman Bonin and members of his staff and City Planning, signed by many residents in the upper Chautauqua and Berea hillside area of Pacific Palisades relating to the hillside zoning discussions. As you will see in the letter, we are opposed to the proposed R1H1 amendments and to any other zoning changes that would continue with the “mansionsiation” of the neighborhood. We would like to pursue an exclusion from the Pacific Palisades growth strategy similar to that which the City recommended to the Marquez Knoll neighborhood. Also attached to the letter is a copy of page 6 of the Department of City Planning Recommendation Report, regarding City Planning Commission hearing of July 14, 2016, wherein the City Planners recommended that residents of specific sections of Pacific Palisades could opt to retain the BMO/BHO regulations. Finally, attached in a separate document is a list of resident addresses in the neighborhood and a description of the map area covering the Chautauqua/Berea hillside area (submitted at the suggestion of Mr. Blumenberg).

Please advise as to how we may opt to retain the BHO amendments restricting mansionsiation, overbuilding, and excessive grading in our neighborhood. Please include this email and the attachments in the public comment record.

Very truly yours,

Cori Hayman and the residents on the attached letter.
(310) 701-2867

2 attachments

CCE19092016_4.pdf
389K

CCE19092016_3.pdf
512K

September 15, 2016

Updated for Public Comment Purposes on 9/19/2016

Neighborhood Conservation Department of City Planning
City Planning Case No. CPC-2016-2112-ZC; Council File 14-0656

Pacific Palisades Civic League
PO Box 733
Pacific Palisades, CA 90272

Via Email to ppalisadescivicleague@gmail.com

Dear Mr. Blumenberg and other members of the Board of the Pacific Palisades Civic League:

Reference is made to the telephone call yesterday between Cori Hayman and Mr. Blumenberg wherein Ms. Hayman conveyed that the Civic League is not accurately representing the interest of the hillside area of upper Chautauqua and Berea in connection with the proposed R1H1 zoning ordinance. Please be advised that we do not support the proposed R1H1 ordinance and are hoping to pursue an exclusion from this process similar to that of the Marquez Knoll neighborhood. In that regard, please do not continue to represent to our public officials that the Civic League has our support in this matter.

Please be advised, moreover, that to the extent R1H1 is being pursued in the hillside area, we are deeply concerned about the rapid pace this process is undergoing. Has there been adequate architectural testing to assess neighborhood impact? How will views be impacted? How will views from the village looking up to the hillside be impacted? How much green space will be lost? With substandard roads, has there been a traffic and safety study completed relative to large-scale construction and development? These questions are just a few that need to be answered for sound long-range planning purposes.

Finally, we care greatly about the community and are saddened by the short-term approach taken by the Civic League, certain homeowners, and real estate developers with respect to the continued "mansionsization" of the "Alphabet" streets. Green space will be further lost and the homes will begin to look more and more like those in the South Bay. The remaining rural characteristics of these residential lots are at risk of being forever lost for our future generations.

While we recognize there is virtually nothing we can do to protect that part of our community, we hope that the long-range planning experts on the part of Los Angeles who have been so successful throughout the rest of the City in this process, will be able to educate the community on the permanency of the impacts of the zoning decisions.

Thank you for all of the important work you do in protecting our community.

Very truly yours,

Russell and Cori Hayman
Ann Kerr-Adams and Kenneth Adams
Dean and Sharon Pregerson
Lawrence and Charlotte Sherman
Michael Kovac and Karina Maher
Dave Witherow and Gena Bell
Mick Jackson and Hilary Henson
Stewart and Ruth Levine
Martha Zaharia
Liz and Gerry Renert
Stephen and Paula Fierstien
Kath Soucie
Tom and Jan Adams
Mary Dean
Maurine and Joseph Hacker

cc (via email):
City Councilman Mike Bonin
Tricia Keane
Sharon Shapiro
Christine Saponara
Sharon Dickinson

neighborhoods in lieu of the standard BMO/BHO provisions. Neighborhoods that receive new *re:code LA* zones will not be subject to the BMO/BHO development standards addressed by the new zones.

Other Programs

In the course of introducing the proposed changes of the BMO/BHO to the public, the Department encountered varying opposition to the prospect of more restrictive single family development provisions, especially in the Pacific Palisades area of the City. As a result, a range of zones from *re:code LA* will be considered for portions of Pacific Palisades as if they were one of the ICO neighborhoods. This will provide residents a choice of more permissive or more restrictive regulations. The portions of Pacific Palisades covered by the new *re:code LA* zones will not be subject to the BMO/BHO development standards addressed by the new zones; however, residents of specific sections of Pacific Palisades could opt to retain the BMO/BHO regulations or to become part of a different *re:code LA* zone from the rest of Pacific Palisades.

In addition, specific plans that regulate single-family development are not subject to BMO/BHO development standards.

Reassessment of BMO and BHO

As development pressure on single family properties has increased, vulnerabilities in the regulations have become more apparent. Particularly in the R1 Zone, the BMO and BHO were not as effective at curtailing large-scale homes and construction impacts as anticipated. These issues have not been unique to Los Angeles; other Southern California cities, as well as those in other regions, have experienced similar pressures and subsequently reassessed their regulations.

A multitude of residents and neighborhood organizations asked their respective City Council members for stronger controls. In response, the City Council instructed the Planning Department to draft an amendment to the existing regulations.

An initial version of the BMO/BHO Code amendment was released to the public on October 30, 2015. Four public meetings, each including a presentation, question-and-answer period, and public hearing, were held around the City on December 2, 3, 15, and 16, 2015. This first version hewed closely to the City Council motion with an approach that focused on reducing Residential Floor Area, perceived by many stakeholders as the fundamental problem. The Department received valuable feedback from the testimony and comments that were submitted.

The response to the initial draft was mixed. Many stakeholders suggested a need for even more restrictive provisions than proposed. A significant portion of those stakeholders reside in areas that are, or will be, covered by an ICO and, therefore, would not be subject to the BMO/BHO provisions. Staff also came to understand that for provisions intended to apply citywide, the reductions as proposed were too restrictive. Finally, in reassessing the primary objective and reviewing findings from the *re:code LA* project, Staff concluded

Addresses for those seeking to retain the BHO amendments in the Chautauqua/Berea Hillside Area of Pacific Palisades and Map Description

The below represents the addresses of the Chautauqua/Berea hillside area residents seeking to retain the BHO amendments and to be excluded from the continued mansionization effort on the part of the lower streets in Pacific Palisades (e.g. the "Alphabet Streets"). Because many residents are reluctant to publicize their addresses due to privacy concerns, this list is not complete. The map area description covering the Chautauqua/Berea hillside area commences at the intersection of Chautauqua Blvd. and Paskenta Road (1266 Chautauqua Blvd.) and ends at the top of Chautauqua at the reservoir (1445 Chautauqua Blvd.) and includes all of Berea Place.

Russell and Cori Hayman
1401 Chautauqua Boulevard

Ann Kerr-Adams and Kenneth Adams
1421 Chautauqua Boulevard

Stewart and Ruth Levine
1349 Chautauqua Boulevard

Michael Kovac and Karina Maher
1414 Chautauqua Boulevard

Kath Soucie
1350 Berea Place

Hilary Henson and Mick Jackson
1349 Berea Place

Dave Witherow and Gena Bell
1361 Berea Place

Liz and Gerry Renert
1400 Chautauqua Boulevard

Martha Zaharia
1338 Chautauqua Boulevard

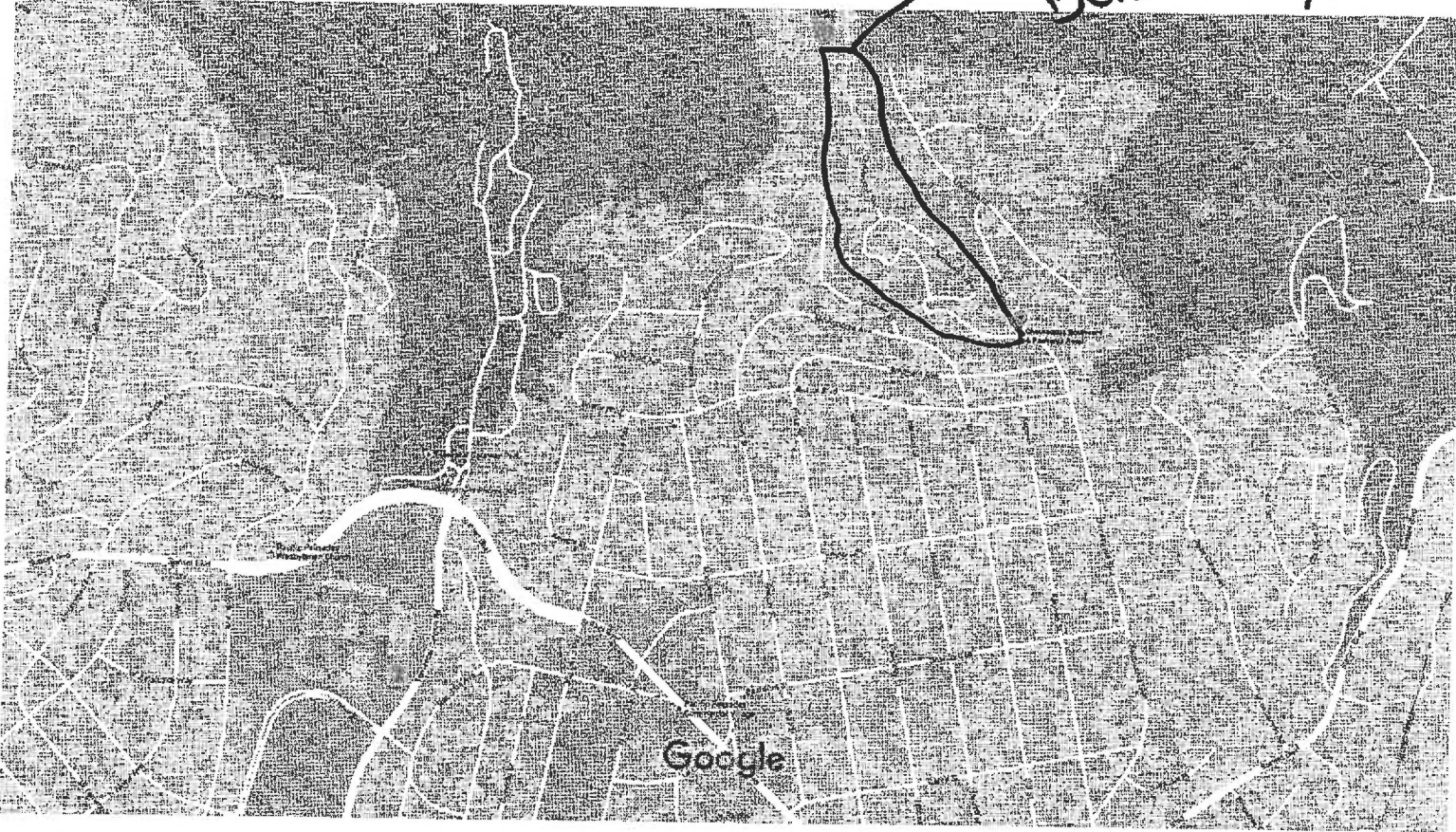
Stewart and Ruth Levine
1349 Chautauqua Boulevard

Janet Brown
1277 Chautauqua Boulevard

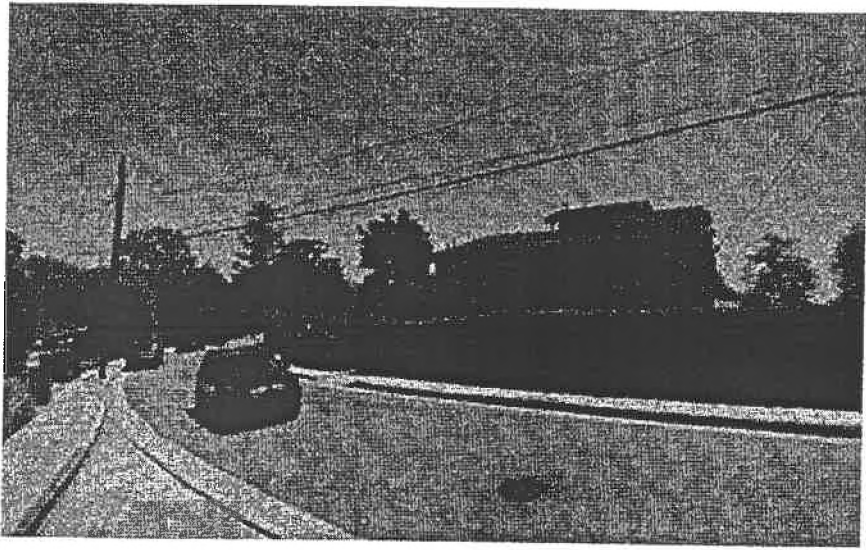
Lawrence and Charlotte Sherman
1300 Chautauqua Boulevard

Maurine and Joseph Hacker
1419 Chautauqua Boulevard.

Chautauqua /
Berea Hillside
Area



Map data ©2016 Google 200 ft



Chautauqua Blvd & Paskenta Rd
Pacific Palisades, CA 90272



