



Sharon Dickinson <sharon.dickinson@lacity.org>

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## Council File 14-0656

1 message

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**Patty Detroit** <patty@pattydetroit.com>

Fri, Sep 2, 2016 at 12:02 PM

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

Dear Ms. Dickinson,

I would love the council to address remodels. I live in the Alphabet Streets of Pacific Palisades. The area was originally designed for small summer bungalows, usually 1,000-1,500 sq. feet, they were laid out on a grid with 3 ft. setbacks but further separated by single car driveways, with the garage in the back yard, so each house was actually at least 13 feet apart. Now however, builders and home owners are taking advantage of the rules for remodeling, whereby, they tear down the entire house but leave a few inches of the old house, build a minimum of a 3,400 square foot house, but retain the 3 foot set back by calling it a remodel, which it absolutely is not. In many cases, they also don't provide a garage for at least two cars, and are parking on streets less than 24 feet wide, often many cars.

Our fire dept. has declared the streets in this neighborhood dangerous because they can't their trucks through, and yet, the city does not enforce existing parking laws, streets under 28 feet wide must have parking on only one side of the street, and allow remodels to get away without adequate parking. Almost every new house here is five bedrooms, but only require a garage for 2 cars. Shouldn't they have to provide more parking or build a smaller house?

They should not be able to build an entirely new house and pretend it's a remodel, they should have to follow the current zoning laws for houses of that size, five foot setbacks on the side, no garage in the back, adequate parking, etc.

When a house that size goes in without a 3 foot setback, it diminishes the value of the house next door. The parking situation is dangerous, and getting worse with the Caruso development. We need more controls.

Please let me know what we can do to address this.

Thank you,

Patty Detroit

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

**BMO/BHO**

1 message

Jamie Beekman Myer AIA, LEED AP &lt;jamie@myerarchitects.com&gt;

Fri, Sep 2, 2016 at 9:50 AM

To: Sharon.Dickinson@lacity.org

Cc: info@resquare.biz

Dear Mrs Dickinson,

Please express our complete exasperation at the department's refusal to acknowledge some basic truths about the LA housing market which are encapsulated in these proposed new code changes:

1. Los Angeles was the crucible of residential modernism, of wide flat roofs and open floor plans. The encroachment plane specifically goes against this history by encouraging the use of steeply pitched roofs which are non-indigenous styles.
2. Building stepbacks (required under current code) for compliance with encroachment planes creates un-necessary structural issues, discontinuous shear walls etc... as well as flat or inaccessible areas for waterproofing issues leading to ongoing problems.
3. Deleting the exemption for covered patio space goes against Green building practice, the department is therefore discouraging the creation of shaded non-airconditioned living space, which should be exactly the type of space you want. Indoor/outdoor space is the best use of our climate, why are you penalizing it?
4. Why does staff ignore the reality that the current market does not see 8' ceilings as acceptable? Nor the reality of even a gently sloping lot. A 20' height limit to encroachment plane is severely limiting assuming even a 3' slope across a property. 24' would be a much more sensible and realistic target.
5. The department should also explore bonuses or exemption for "storage" space within a home. The reality of street parking issues are because home owners fill their garages with "stuff". If storage areas were not counted, it would encourage parking within one's garage.
6. Limiting property development to between 35% and 45% lot area creates houses which are not market supported and encourages illegal additions and illegal or non-conforming garage use.
7. Lastly, and I know this is out of scope, but why the insistence on front yards at all? Nobody's kids play in them and haven't for 50 years. Front yards are a throwback and environmental disaster. We cannot plant lawns due to drought so you wind up with a 30x20 gravel yard in every property. Pointless. You should make some acknowledgment for the creation of larger private outdoor space within a property, similar to the Open Space requirement in multi-family which would encourage the creation of usable area either in courtyard or to rear. The front yard requirement is obsolete as shown by your Small Lot Subdivision design standards.

**Jamie B. Myer**, AIA, LEED AP  
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