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14-0656

Baseline Hillside Ord. pending revised Restrictions. A NO vote here.

1 message

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To: Sharon.Dickinson@lacity.org

Wed, Sep 21, 2016 at 4:36 PM

To whom it may concern:

Re: Baseline Hillside Ordinance pending revisions. item # 140656.

The draft staff report on **eliminating** new construction bonuses, or green construction 20% density bonuses, are **too restrictive**, and put a financial hardship on the lot owner.

My family has been living in the Canyons of Los Angeles for several decades. While I applaud the effort at retaining open space, and limiting the massing and scale of new construction in the R1 zone. I believe this egregious proposal of eliminating the new construction bonus has gone too far.

I live in a single family hillside home, and own R1 downslope and upslope lots in Laurel Canyon. Family members have long lived in the canyon as well, in older homes. They share the same opinion.

Currently as the BHO reads, there are adequate measures at limiting size, massing, and retaining wall heights, setbacks, etc. New construction is very expensive. With all the fees permits, road improvements, cost of materials it all adds up to considerably more than purchasing an older home in the area. Cost per s.f. would be extremely high when building a small home.

The Slope Band Analysis calculates the maximum size of a proposed home on any given lot. The constraints of the allowable square footage to build, are in my opinion aggressive already. When I purchase one of my lots in the early 1990's, the code at that time would allow a home on a standard 5000 s.f. R1 lot to be 57' in height (measured 5' out from the back, downslope of the structure). Over time with many downsizing ordinances, this has decreased the overall height to 45' and now to 33'. If that weren't enough, the allowable square footage of the home has been reduced considerably. On an average downslope lot of this size, the BHO currently limits the overall size of a new home to be approximately 1,400 sf. Quite small considering the other homes, on the same size lots in the area are much larger. The 20% new construction bonus helps a great deal. pushing the allowable s.f on this example to approximately 1,680 s.f. still in my opinion a small home, to build new. especially on multi-levels.

I would hope that when preparing their final suggestions on revisions, the PLUM committee will take these comments into consideration and continue to allow the 20% density bonuses.

Sincerely,
K.B.T