



Sharon Dickinson <sharon.dickinson@lacity.org>

Council File 14-0656 (BHO Proposed Ordinances/Pacific Palisades)

1 message

Rob <rob459@gmail.com>
To: Sharon.Dickinson@lacity.org

Sat, Sep 24, 2016 at 2:39 PM

Dear Sharon,

We live in Pacific Palisades and have owned a 1950's single story bungalow style house in the upper alphabet streets since 1998 (tract 16527).

- We support most of the new proposed R1H1 zoning building limits up to 65% of the property.

However:

- We believe garages should remain exempt from the FAR up to 400 sq. ft. It keeps more cars off the street.
- Grading exemptions should remain as they are. Basements don't impede views & creates more living space.
- Covered porch exemptions should remain as well. We don't want fewer porches and boxier designs.
- Incentives for green building should also be included.

Generally, we want keep much of the BHO as it was drafted in 2011. We are very concerned about maintaining our property value. Some of the proposed limits on building size would severely impact us. We have put up with construction and its effects for the past 20+ years. A large majority of these homes have already been built in our neighborhood. Over 66% of the 119 homes in our immediate area have been torn down and replaced with large new homes.

We shouldn't be the ones to be punished financially, and have our retirement savings severely impacted! We shouldn't be limited to what we can do with long time properties. The already existing in-demand larger homes would actually gain in value at our expense because their supply would be consequently limited. This would be an unfair and harmful outcome for many of us in Pacific Palisades.

Thank you for your consideration.

Rob & Lory Palmer
15204 Whitfield Ave.
Pacific Palisades, CA 90272