

September 11, 2016

Via Email

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

Dear Sir/Madam:

Reference is made to the proposed zoning changes to the hillside area of Pacific Palisades with the creation of a new zone R1H1 and the public hearing scheduled for September 13, 2016. My family currently owns a home at 1401 Chautauqua Boulevard (in Tract 9300). I am an attorney, moreover, and have served, and continue to serve, in neighborhood and community associations related to land use.

The intent of the proposed zoning changes throughout Los Angeles is to preserve the quality of our single family residential neighborhoods by controlling the proliferation of the development of oversized homes on small lot sizes. The negative impacts of such oversized homes are numerous and include: loss of green space, loss of views (ocean, mountain, setting), loss of light, increased noise, decreased privacy, and general over-development. I applaud the City's efforts to help conserve the unique and somewhat rural quality of the hillside areas in Pacific Palisades and elsewhere.

Unfortunately, the current draft ordinance relative to FAR in the R1H1 zone has the exact opposite impact. The revised draft ordinance appears to increase FAR range (depending on slope band) from the existing 45% to 65%.¹ This is **an increase of up to 40% FAR**, depending on the slope band. The detrimental impact of such large-scale construction will result in the hillside having an increase in size, bulk and scale, thereby defeating the precise goal the new conservation ordinances are trying to achieve. Green space will be lost; views will be impacted; and, privacy will be diminished. All other zones in Los Angeles under the new amendments will enjoy a reduction of FAR. The hillside area of Pacific Palisades should also have the

¹ See page 5 of Dept. of City Planning R1 Variation Zones, Q&A, dated August 11, 2106 showing current R1 in hillside area with 45% FAR; and see page 5 (lavendar column) of Dept. of City Planning R1 Variation Zones, Code Amendment Update, dated August 25, 2016.

benefit of a reduced FAR.

The new R1H1 zone, where applicable, will also be subject to the CC&Rs of Tract 9300. The CC&Rs, along with the Pacific Palisades Civic League, contain development restrictions and guidelines relative to conformance to neighborhood standards, height, setback requirements, and view protections. Any increase in FAR will likely conflict with the CC&Rs of Tract 9300.

Very truly yours,



Cori Hayman.
310-701-2867

cc: Gena Bell and Dave Witherow
Hilary Jensen and Mick Jackson
Jan and Tom Adams
Liz and Gerry Renert
Kath Soucier
Pacific Palisades Civic League