



Sharon Dickinson <sharon.dickinson@lacity.org>

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## Construction Overlay Zone

1 message

*16-0198*

**Pat Warner** <patwarner@wizwas.com>

Tue, Jun 14, 2016 at 9:55 AM

To: Sharon.Dickinson@lacity.org

Cc: Councilmember.Ryu@lacity.org, Councilmember <Huizar@lacity.org>, Councilmember <Englander@lacity.org>, Councilmember.Fuentes@lacity.org, Councilmember.Harris-Dawson@lacity.org, Julia.Duncan@lacity.org, joan.pelico@lacity.org, sarah.dusseault@lacity.org

Dear Ms. Dickinson

We enthusiastically support Councilmembers Ryu and Koretz's motion regarding a Constuction Overlay Zone for substandard streets in our hillside areas. For over 20 years, the City has talked about doing something to protect public safety and keep

These narrow streets with limited ingress and egress from being more of a 'dangerous condition'. Our first responders and our neighbors need this now, before the City has more lawsuits and before public safety is further compromised.

It's time and we thank PLUM and Councilman Ryu and Councilman Koretz for their concerns. Please, let's get this done.

Respectfully submitted.

Alan & Pat Warner

8295 Hollywood Blvd

Los Angeles, CA. 90069

Cell: 310.694.1137



Sharon Dickinson <sharon.dickinson@lacity.org>

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## Construction Overlay Zone

1 message

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**Carol Fima** <cfima@spscpa.com>

Tue, Jun 14, 2016 at 10:12 AM

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

I support Councilmembers Ryu and Koretz's motion regarding a Construction Overlay Zone for substandard streets in our hillside areas. For over 20 years, the City has talked about doing something to protect public safety and keep these narrow streets with limited ingress and egress from being with more of a 'dangerous condition'. Our first responders and our neighbors need this now before the City has more lawsuits and public safety is further compromised. It's time and we thank PLUM and Councilman Ryu and Koretz for their concerns. Let's get this done.

Respectfully submitted,

**Carol Fima**

8761 Wonderland Avenue

Los Angeles, California 90046



Sharon Dickinson <sharon.dickinson@lacity.org>

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## Construction Overlay Zone - Board of Public Works Hearing - Item no. 5 - Motion 16-0198 (Ryu - Koretz)

1 message

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Joel Loquvam <joel@laestateplan.com>

Tue, Jun 14, 2016 at 10:18 AM

To: Sharon.Dickinson@lacity.org, Councilmember.Ryu@lacity.org, Councilmember.Englander@lacity.org, Councilmember.Fuentes@lacity.org, Councilmember.Cedillo@lacity.org, councilmember.harris-dawson@lacity.org, julia.duncan@lacity.org, joan.pelico@lacity.org, sarah.dusseault@lacity.org, Councilmember.Huizar@lacity.org  
Cc: nicholas.greif@lacity.org, Steven Poster ASC <stevenasc@aol.com>

I enthusiastically support Councilmembers Ryu and Koretz's motion regarding a Construction Overlay Zone for substandard streets in hillside areas. For over 20 years, the City has talked about doing something to protect public safety and keep these narrow streets with limited ingress and egress from being more of a 'dangerous condition'. Our first responders and our neighbors need this now before the City has more lawsuits and public safety is further compromised.

It's time and we thank PLUM and Councilmembers Ryu and Koretz for their concerns.

Let's get this done!

Respectfully submitted,

Joel

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**Joel J. Loquvam, Esq.**  
*Attorney at Law*

*Offices in Beverly Hills, Palm Springs and Long Beach*

**9701 Wilshire Boulevard, Suite 1000**  
**Beverly Hills, CA 90212**

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**Facsimile: (310) 724-7377**





Sharon Dickinson <sharon.dickinson@lacity.org>

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## opposing construction overlay zones

1 message

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Dean Goodhill <dean.goodhill@att.net>

Tue, Jun 14, 2016 at 10:29 AM

To: Sharon.Dickinson@lacity.org

Cc: Councilmember.Ryu@lacity.org, Huizar@lacity.org, Englander@lacity.org, Councilmember.Fuentes@lacity.org, Councilmember.Cedillo@lacity.org, councilmember.harris-dawson@lacity.org, julia.duncan@lacity.org, joan.pelico@lacity.org, sarah.dusseault@lacity.org

Gentlemen and Ladies,

My wife Lynne and I, 45 year residents of Laurel Canyon, oppose the mapping and creation of Construction Overlay Zones proposed by Council-members Ryu and Koretz.

People with homes and/or property on so-called "substandard" streets should have the same rights and privileges as any other property owners. These proposed Overlay Zones would amount to a violation of the 5th Amendment of the United States Constitution, which prohibits the taking of private property for public use without just compensation.

The streets in question, those that are less than 20' wide, have been in place for many years. People who own or have bought property on them should be entitled to the same rights as those on the many adjoining streets that are 20' wide or greater.

The fact is that many hillside streets are small by flat-land standards, but there are and have been homes there for many years. The City should not prevent those home and/or property owners from remodeling and/or adding on to those homes as they wish, as long as they are structurally sound in accordance with local building codes. The modification of such codes, or the creation of other laws and/or regulations that prevent such construction or remodels & additions, would have the effect of preventing owners from developing their land because in most cases, the widening of these narrow streets is not financially feasible for individual property owners to undertake. Insisting that they do so is an overreach of the City's rights. Even if the money were available, the widening of most of these streets would block traffic for months and would be far more disruptive than would construction or remodeling of new and/or existing housing.

The proponents of these Construction Overlay Zones are anti-growth zealots who oppose virtually every construction project from the Sunset Strip on the south of our hillsides to the proposed parking garage for Harvard-Westlake School on the northwest. They scoff at the housing needs and property rights of others while at the same time reserving the right to remodel and enlarge their own homes. Their attitude is "I've got my hillside home, but you can't build or remodel yours." They have appointed themselves as the representatives of their neighbors without having been authorized to do so. Nobody elected them. Their claim that such construction on "substandard" streets is unsafe or overly disruptive is porous justification of their own *"Not In My Backyard"* elitism. They send out hundreds of emails asking neighbors to contact you in support of their views, but few of us have the time to explore the implications of their agenda. They introduce themselves as "leaders" of the neighborhood, whereas in fact they represent little more than their own personal agenda.

If the City establishes Construction Overlay Zones it should be prepared to defend against the lawsuits that will follow, because home and property owners on these streets would then be prohibited from making use of their property as is their right. In that case the City should provide such owners with just compensation, in accordance with the Fifth Amendment.

Alternately, if the City chooses to prohibit remodeling and/or construction on "substandard" streets on which previous construction had been authorized, it should widen the streets in question at its own cost, to the extent it deems necessary.

Respectfully,

Lynne & Dean Goodhill  
8942 Wonderland Park Ave.  
Los Angeles, CA 90046

323 650-7093



Sharon Dickinson <sharon.dickinson@lacity.org>

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## Construction Overlay Zone

1 message

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**Leslie Monsour** <metermade@hotmail.com>

Tue, Jun 14, 2016 at 10:30 AM

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

Cc: "Councilmember.Englander@lacity.org" <councilmember.englander@lacity.org>, "Councilmember.huizar@lacity.org" <councilmember.huizar@lacity.org>, "sarah.dusseault@lacity.org" <sarah.dusseault@lacity.org>, "joan.pelico@lacity.org" <joan.pelico@lacity.org>, "julia.duncan@lacity.org" <julia.duncan@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "Couincilmember.Cedillo@lacity.org" <couincilmember.cedillo@lacity.org>, "Councilmember.Fuentes@lacity.org" <councilmember.fuentes@lacity.org>, "Councilmember.Ryu@lacity.org" <councilmember.ryu@lacity.org>

We enthusiastically support Councilmembers Ryu and Koretz's motion regarding a Construction Overlay Zone for substandard streets in our hillside areas. For over 20 years, the City has talked about doing something to protect public safety and keep these narrow streets with limited ingress and egress from being more of a 'dangerous condition'. Our first responders and our neighbors need this now before the City has more lawsuits and public safety is further compromised. It's time and we thank PLUM and Councilman Ryu and Koretz for their concerns. Let's get this done.

Respectfully submitted,

John and Leslie Monsour  
2062 Stanley Hills Drive  
Los Angeles, CA 90046