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Council Files: Council File 16-1460 and Council File 14-0656

1 message

John Manulis <john@manulisventures.com>

Thu, Jan 26, 2017 at 5:17 PM

Reply-To: john@manulisventures.com

To: Shawn.Bayliss@lacity.org, Sharon.dickinson@lacity.org, Joan.Pelico@lacity.org, expo@cheviot hills.org

Dear Councilmember Koretz and City Planning Commission members,

I have lived in Cheviot Hills for 20 years and I am not a developer.

Understanding that the R1V2 building code is off-the-table for Cheviot Hills, I strongly urge you to embrace the R1 Variations Code Amendment (CPC-2016-2110-CA) and the Zone Change (CPC-2016-2112-ZC) for Cheviot Hills in Lower Council District 5 to the **"new" BMO**, which I feel provides a healthy balance between protection for the overall community and reasonable flexibility for individual homeowners.

While a great many improvements have been made to many properties in the neighborhood over the last 10-15 years, and property values have clearly increased, I feel that the character and quality of the neighborhood has been increasingly under assault, largely driven by the self-interest (often of a developer) that manifests in pushing the limits of square footage, height, mass, and encroachment on neighbors, while reducing the percentage of open space on a lot...to the detriment of all neighboring properties and all neighborhood residents.

The quality of a neighborhood is not measured solely by the quality of each homeowner's personal space, but also by that of our neighbors, and, by extension, our community. A true community recognizes and realizes the benefits of balancing self-interest with consideration of others...such as how our personal construction choices affects the sunlight, privacy and "breathing space" of our neighbors. Strong building restrictions help to prioritize community consideration and protect us from ourselves -- they are in our own (and the overall community's) best long-term interest.

Thank you, in advance, for your commitment to preserving the distinctive balance and pleasures (and resulting value) of the residential community in Cheviot Hills.

Sincerely,

John Manulis
Cheviot Hills resident

—

John Manulis



creative power for a better world

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Thank you.

john.vcf

