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**Building sf restrictions**

16-1460

**Randy Heinrich** <wrheinrich@gmail.com>

Thu, Feb 23, 2017 at 1:41 AM

Reply-To: wrheinrich@gmail.com

To: Shawn Bayliss &lt;shawn.bayliss@lacity.org&gt;

Cc: Sharon Dickinson &lt;sharon.dickinson@lacity.org&gt;

Thanks for the clarification on the garage square footage. I do want to voice my objection to the BMO. I think it is too restrictive. It is especially concerning that adjacent neighborhoods are going to be R1V2. When buyers are looking at homes they will look to the R1V2 zoned areas that are less restrictive. This will lead to reduced property values in our area. I think it is only fair that we are able to have the same zoning as adjacent areas. Although I would personally like to see a little higher ratio I would support the R1V2 zoning as a compromise.

I think that we could limit mansionization with the use of side yard and height restrictions. A concept I haven't heard any one talk about is limiting the length of the building that is at the standard side yard set back to a percentage of the lot's side property lines. More than that length could have an increased side yard requirement or not be allowed at all. The mansion look is often because the front of the house is side yard to side yard. You could have a double front set back. Now in a lot of areas the standard front set back is about 20'. There could be a restriction that the first 10' or 15' back beyond the standard front setback could only use a percentage (maybe 80%) of the standard side yard to side yard distance. Another double front set back could be for a second story. If the front yard set back is 20', then there could be an additional 10' or 15' set back for the second story. All of these ideas, but especially the additional set back for the second story, would discourage the big boxy look from the street, that gives the mansion look.

Another good idea is an exemption for basements. As long as the top of the basement was no more than 2' above natural grade it would not add to the viewable size of the residence. Basements are more costly to build, but at least then big families would have an option for more space. I think this is the best idea of all because it would keep the look small, but have more space. If someone wanted a larger garage space for more cars or a workshop, underground would be an option for them. Please talk with the staff and Paul Koretz about this basement exemption. It could alleviate a lot of the objections, allow for more space, but not increase the look.

Thanks for listening,

William R. Heinrich

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