

LOS ANGELES CITY COUNCIL

PUBLIC INPUT REQUEST

MAY 2, 2017 AGENDA ITEM 2:

Renzo Zecchetto Architects
Project Architect: Alex Garcia, AIA LEED
Representing Cheviot Hills homeowners
Of 10550 W Draper Avenue,
Los Angeles, CA 90064

Dear Council,

We are representing the home owners of 10550 W Draper Avenue in Cheviot Hills and their future plans of building a new home for their family including their three children.

We have included the home owner's letter to the office of Paul Koretz (Exhibit A), a photo of their property (Exhibit B), and in addition, as design professionals, would like to express the following comments below regarding the negative impact that the current default ZI NO. 2462 BMO has on the neighborhood.

- The current BMO does not take into account how each individual property can have a different immediate context that leads to hardships to the homeowners in this one size fits all regulation of a .45 RFAR.
- Instead of rewarding longtime residents, the BMO rewards mansionization development because they primarily benefit from having open views, air and light while also reducing further the home sizes that their neighbors can build. In addition, smaller lots in the area are at risk of a dramatic decline in value due to lost square footage for additions and future resale.
- The .45 RFAR in addition to eliminating exemptions for covered porches, garages, and lowering the encroachment plane, in practice yields undue hardships on several scales for families to grow and leads to a negative impact on the greater neighborhood. A default penalty being voted into building regulations cannot adequately account for the changing needs of a family friendly neighborhood such as Cheviot Hills.
- The 45 degree encroachment planes do not take into account many sites in Cheviot Hills that have dual sloping conditions resulting in reduced feasibility of developing a standard two story home.
- It is unclear if, in the development of the BMO, there was any understanding of the consequences of applying those restrictions when developing a home within the reasonable spatial needs for a family.

Councilmember Paul Koretz
5th Council District
200 N Spring Street,
Suite 440 | Los Angeles, CA 90012

April 28, 2017

Mark & Natalia Woodward
10550 Draper Avenue,
Los Angeles, CA 90064

Cheviot Hills R1V2-Variation Zones Recommendation:

Attention Paul Koretz,

Dear Councilmember Paul Koretz,

We have been residents of Cheviot Hills since 2004 with the future plans of building a new home for our family including our three children. Our property sits in between two homes that are 3,297SF and 4,042SF with the same 6,250SF lot size as ours. While we understand the need to have controls over mansionization in the neighborhood, we feel that the interim ZI 2462 BMO including the reduced .45 RFAR, is extremely punitive and overreaching to homeowners that have aspirations to build or expand their current homes in Cheviot Hills. Under the current BMO, our allowed RFAR would be 2,812SF with only a 200SF garage exemption which penalizes us in comparison to the previous R1 RFAR and especially considering the adjacent home sizes as you can see from the attached Google street view image.

The current BMO does not take into account how each individual property can have a different immediate context that can lead to hardships to the homeowners in this one size fits all regulation. As we have become more involved in the design of our home and attempted to apply the BMO in a practical sense with design professionals, we have come to understand its extreme limitations and inflexibility.

We have been following this zoning change process through the Department of City planning since January in hopes of not having to put our project on hold, but then learned that the vote for Cheviot Hills was delayed several times creating further frustration.

In summary, we support the R1V2 (.53 RFAR) zoning adoption by Cheviot Hills and believe that it will provide the appropriate flexibility for families to grow, while adding to the architectural richness of the neighborhood and reducing mansionization.

Sincerely,

Mark & Natalia Woodward

Google Maps

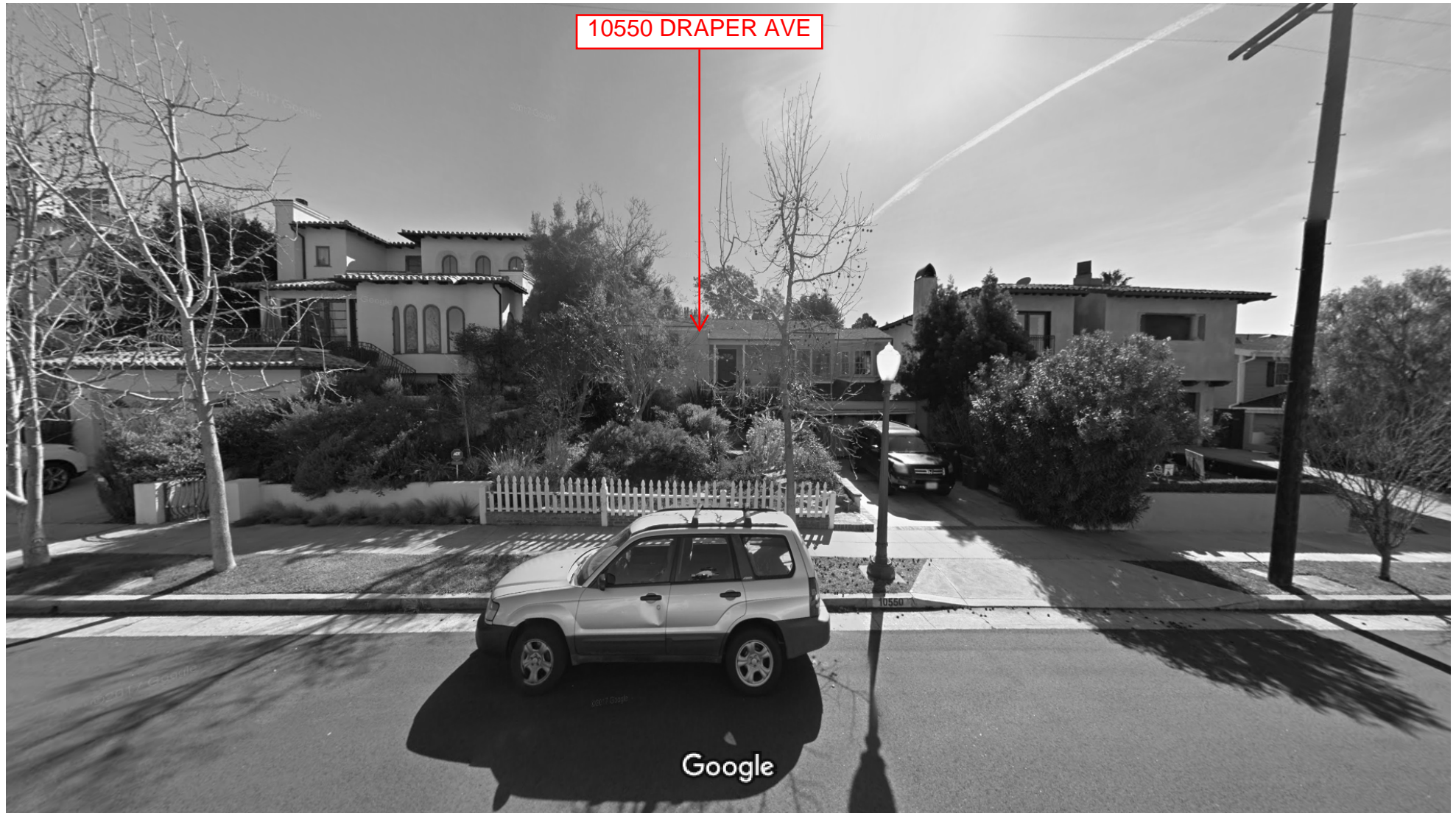


Image capture: Feb 2016 © 2017 Google

Los Angeles, California

Street View - Feb 2016

