

Google Groups

Council File 16-1470

Heaney, Anthony

Jun 9, 2017 8:56 AM

Posted in group: **Clerk-PLUM-Committee**

Dear Councilman Koretz

We appreciate what you do for our district. As a resident of Cheviot Hills, I have watched with concern as many beautiful period homes have been demolished to be replaced by homes that try to fill the lot with "sellable" square footage. While I understand the motivation of these developers, this practice is damaging a historic Los Angeles neighbourhood. I write to support R1/BMO for Cheviot Hills because too many homes are being demolished and replaced by too large a house that distort the character of this great neighbourhood. Our community needs the protection of the R1/BMO zone and I respectfully request your support for that.

Sincerely

Dr Anthony Heaney

UCLA Medical Center

UCLA HEALTH SCIENCES IMPORTANT WARNING: This email (and any attachments) is only intended for the use of the person or entity to which it is addressed, and may contain information that is privileged and confidential. You, the recipient, are obligated to maintain it in a safe, secure and confidential manner. Unauthorized redisclosure or failure to maintain confidentiality may subject you to federal and state penalties. If you are not the intended recipient, please immediately notify us by return email, and delete this message from your computer.

Google Groups

CFMS 16-1470

Kerrin Clark

Jun 9, 2017 11:26 AM

Posted in group: **Clerk-PLUM-Committee**

Dear Councilmembers:

I write in opposition to CFMS 16-1470, Attachment 20 which is a motion to take the neighborhood of Cheviot Hills out of the protection of the R1-1 zone and place it in R1V2.

R1V2 is a poor fit for Cheviot Hills as it:

- a) allows larger houses on more than 65% of the lots in Cheviot Hills than was permitted under the ICO
- b) incentivizes subdivision of large lots, which may affect scores of lots in Cheviot Hills and adversely affect each of their neighbors
- c) allows for taller houses, with flatter roof lines than has previously been permitted by right, and creates upper massing that will alter the character of the streetscape and negatively affect adjacent homes
- d) creates disadvantages for lots at the smaller end of the lot-size tier to which they are assigned,

Further, the motion pertaining to Cheviot Hills does not meet the criteria set out in by the Council office nor the stated purpose of the R1 variation zones:

- a) The Council office has repeatedly stated in public meetings and private communications that, absent an "overwhelming show" of support for another option, communities should stay within the protection of the R1-1 zone. No such show of support has been authenticated, nor has any claim to it been entered into the public record.
- b) None of the findings which initially led the Planning Department to recommend Cheviot Hills be included in the area to receive the R1V3 zoning protection have been revised nor refuted. Further, the initial recommendation specifically refers to an encroachment plan beginning at 20' as being necessary for this area, and that a maximum FAR of 0.45 allows for "reasonable expansion of house size to meet modern needs", both of which are undercut by imposing R1V2 on Cheviot Hills.

Finally, the process for removing Cheviot Hills from the Lower CD 5 area and R1V3 designation has been so flawed as to render it inappropriate for full Council consideration:

- a) The map associated with this motion does not comport with any historical map of Cheviot Hills, nor conform to the boundaries of the Cheviot Hills Homeowners Association.
- b) This motion was acted upon by the CPC without public notice, or being on any CPC agenda, and did not appear in any Planning Department staff reports available for public view.
- c) Despite repeated statements that the Council District 5 office preferred Cheviot Hills remain in the BMO, the CPC acted on an item hastily put before it on December 8, 2016 for the apparent purpose of potential future administrative convenience.

It is my hope that this motion is either withdrawn, or defeated, and that Cheviot Hills will not be forced into a 3rd zoning designation in less than 6 months, which would create instability and inequity in our neighborhood.

Sincerely,

Kerrin Clark

Dunleer Drive