



14-0656

Sharon Dickinson <sharon.dickinson@lacity.org>

OPPOSITION to proposed amendments to BHO . Eliminating 20% Bonus for new Constr. or Green construction

1 message

lovecala_laurelcanyon_hhills@aol.com <lovecala_laurelcanyon_hhills@aol.com>
To: Sharon.Dickinson@lacity.org

Fri, Sep 16, 2016 at 10:33 AM

I am a property owner in the hollywood hills, Laurel Canyon to be precise.

I am outraged by the proposed drastic cuts in allowable square footage for new construction and green construction.

The current proposed language "eliminating all density bonuses for R1 zones" would dramatically reduce the allowable sf. of new construction for a typical R1 lot in the hills. As the BHO reads now a typical 5000 sf. lot based on the slope band analysis, is limited to build a 1,300-1,400 sf. home. with the street improvement costs, school fees, permit fees, sewer fees, the cost per sf. to build is \$800 sf. making it not feasible for most to build their family home.

Without offering the 20% bonus for new construction, or 20% for green construction, this size home would be limited to unusually SMALL ROOMS, likely 2 bedroom homes. Where will my children sleep? In the living room on a pull out sofa? This proposal is too aggressive and if the goal is to drastically devalue SF lot values in the Hollywood Hills, this will achieve that goal. Architects, designers would be limited on their options for layout. This will further discourage innovation, and Architectural significant contributions to our most desirable neighborhoods. I have watched since the 1990's more and more and more Planning dept restrictions, and downsizing of my lot, this is going too far.

If this proposal is adopted it will certainly be challenged in the courts. This is a Land **TAKING!**
I implore you to reconsider this part of the amendments.

Sincerely,
Single family zoned property owner in Laurel Canyon.
B.C.