



Sharon Dickinson <sharon.dickinson@lacity.org>

Re: BMO/BHO Update: Letter of Determination and Approved Ordinance Text Now Available - Council File 14-0656

1 message

billgregory@arcelab.com <billgregory@arcelab.com> Fri, Sep 9, 2016 at 11:32 PM
To: "Niall.Huffman@lacity.org" <Niall.Huffman@lacity.org>, "Sharon.Dickinson@lacity.org" <Sharon.Dickinson@lacity.org>

Hi Niall/Sharon:

I have read through the code changes proposed in the latest approved text and have a few questions on particular changes that happened at the last approval session. Could you clarify whether I am interpreting these correctly?

1. 200RFA allowance reduction for parking located in the front yard. For most hillside projects where parking is required due to the slope/terrain to be in the front yard - is the 400RFA currently allowed to not be counted as RFA going to be reduced to 200RFA since it is not in the rear 1/2 of the lot? This will unfairly and dramatically effect hillside house floor areas - especially on the small lots where only 1000-1500RFA are allowed based on the Slope Study and the smaller size of lot. Is there any possibility that this be revisited/revise to make an exception for hillside properties?

2. 45 degree encroachment plane - It appears as though the 45 degree encroachment plane above 20' will also apply to the hillside properties. I see in the comments that this is recognized as an unfair hardship on those properties and planning appears to acknowledge this but still maintains it and states that future code revisions - RE-code LA or a specific plan for the area will help to address this. However, what happens in the meantime. There will be many variance requests due to this as many hillside lots are narrow and the 45 degree slope will make them un-buildable while their adjacent neighboring houses (this is the context whose goal this code is supposed to maintain) are 30'-50' high, setback only 5', and date back many decades and were not the result of recent "over" development and do not block light due to their large exposure on the downslope side. Is there any possibility that this revision not apply to hillside properties as it is a different issue than with flat land properties?

Thanks,

Bill Gregory, AIA

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From: niall.huffman@lacity.org <niall.huffman@lacity.org> on behalf of Planning Conservation <neighborhoodconservation@lacity.org>

Sent: Thursday, September 1, 2016 4:18:18 PM
To: Planning Conservation
Subject: BMO/BHO Update: Letter of Determination and Approved Ordinance Text Now Available

Dear Stakeholders,

On July 14, 2016, the Los Angeles City Planning Commission approved and recommended that the City Council adopt an ordinance amending the Baseline Mansionization and Baseline Hillside Ordinances (BMO and BHO), which regulate development in single-family residential zones citywide.

Attached to this message is a Letter of Determination notifying you of the Commission's decision, as well as the text of the ordinance as approved by the City Planning Commission and the findings of fact in support of the Commission's decision. Also attached is an updated Questions and Answers document that reflects the Commission's approved ordinance. These documents may be viewed online at <http://preservation.lacity.org/neighborhoodconservation> under "Updates."

The proposed ordinance will be considered next by the City Council's Planning and Land Use Management (PLUM) Committee, followed by the full Council. As of this writing, the item has yet to be scheduled at the PLUM Committee. Anyone wishing to be notified when a hearing is scheduled may sign up for email alerts by visiting the appropriate Council File (CF 14-0656) on the City Clerk's web site and clicking the email icon near the top of the page.

Any comments on the proposed ordinance should be addressed directly to the PLUM Committee and/or the City Council. Comments may be emailed to Sharon.Dickinson@lacity.org; please reference Council File 14-0656 in your correspondence.

For questions, please contact:
Niall Huffman Niall.Huffman@lacity.org (213) 978-3405

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Neighborhood Conservation Team

Department of City Planning
HPOZ | Community Planning | Code Studies
preservation.lacity.org/neighborhoodconservation