



Sharon Dickinson <sharon.dickinson@lacity.org>

16-0198

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**I support Councilman Ryu's motion regarding mapping of substandard streets in our hillsides towards creating a Construction Overlay Zone**

1 message

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**Stuart Lichtman** <salichtman@gmail.com>

Tue, Jun 14, 2016 at 10:49 AM ✓

To: Sharon.Dickinson@lacity.org

Cc: Councilmember.Ryu@lacity.org, Councilmember.Fuentes@lacity.org, Councilmember.Cedillo@lacity.org, councilmember.harris-dawson@lacity.org, Julia.Duncan@lacity.org, joan.pelico@lacity.org, sarah.dusseault@lacity.org, Councilmember.Huizar@lacity.org, Steven Poster <stevenasc@me.com>

Dear Ms. Dickinson

I enthusiastically support Councilmembers Ryu and Koretz's motion regarding a Construction Overlay Zone for substandard streets in our hillside areas.

For over 20 years, the City has talked about doing something to protect public safety and keep these narrow streets with limited ingress and egress from being more of a 'dangerous condition'.

Our first responders and our neighbors need this now before the City has more lawsuits and public safety is further compromised. It's time and we thank PLUM and Councilman Ryu and Koretz for their concerns. Let's get this done.

Respectfully submitted, Stuart Lichtman, 8910 Wonderland Avenue, Los Angeles, CA 90046



Sharon Dickinson <sharon.dickinson@lacity.org>

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## I support Councilman Ryu's motion regarding mapping of substandard streets in our hillsides towards creating a Construction Overlay Zone

1 message

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**Gloria Walther** <gw3454@gmail.com>

Tue, Jun 14, 2016 at 10:58 AM

To: Sharon.Dickinson@lacity.org

Cc: Councilmember.Ryu@lacity.org, Councilmember.Fuentes@lacity.org, Councilmember.Cedillo@lacity.org, councilmember.harris-dawson@lacity.org, Julia.Duncan@lacity.org, joan.pelico@lacity.org, sarah.dusseault@lacity.org, Councilmember.Huizar@lacity.org, Steven Poster <stevenasc@me.com>

Ms. Dickinson:

I enthusiastically support Councilmembers Ryu's and Koretz's motion regarding a Construction Overlay Zone for substandard streets in our hillside areas.

For over 20 years, the City has talked about doing something to protect public safety and keep these narrow streets with limited ingress and egress from being more of a 'dangerous condition'.

Our first responders and our neighbors need this now before the City has more lawsuits and public safety is further compromised. It's time and we thank PLUM and Councilman Ryu and Koretz for their concerns. Let's get this done.

Respectfully submitted, Dr. Gloria J. Walther, 8904 Wonderland Avenue, Los Angeles, CA 90046



Sharon Dickinson <sharon.dickinson@lacity.org>

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## Construction Overlay Zone on substandard streets

1 message

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Lanza, Patricia <planza@annenbergspaceforphotography.org>

Tue, Jun 14, 2016 at 11:42 AM

To: "Sharon.Dickinson@lacity.org" <Sharon.Dickinson@lacity.org>

Cc: "Councilmember.Ryu@lacity.org" <Councilmember.Ryu@lacity.org>, "Englander@lacity.org" <Englander@lacity.org>, "Councilmember.Fuentes@lacity.org" <Councilmember.Fuentes@lacity.org>, "Councilmember.Cedillo@lacity.org" <Councilmember.Cedillo@lacity.org>

Dear Sharon Dickinson,

ITEM NO. (5)

16-0198

Motion (Ryu - Koretz) relative to the Department of Transportation in coordination with the Department of City Planning to prepare and present a map highlighting all Substandard Hillside Limited Streets.

We enthusiastically support Councilmembers Ryu and Koretz's motion regarding a Construction Overlay Zone for substandard streets in our hillside areas. For over 20 years, the City has talked about doing something to protect public safety and keep these narrow streets with limited ingress and egress from being more of a 'dangerous condition'. Our first responders and our neighbors need this now before the City has more lawsuits and public safety is further compromised. It's time and we thank PLUM and Councilman Ryu and Koretz for their concerns. Let's get this done.

Respectfully submitted,

Patricia Lanza

Wonderland Avenue

LA 90046



**PATRICIA LANZA**

*Director, Talent & Content*

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2000 Avenue of the Stars, Suite 1000S  
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Sharon Dickinson <sharon.dickinson@lacity.org>

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## PLUM COMMITTEE ITEM NO. 5 16-0198

1 message

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**Susan Whittaker Mullins** <s.mullins@nicholscanyon.org>

Tue, Jun 14, 2016 at 11:50 AM

To: Sharon.Dickinson@lacity.org

Cc: Councilmember.Ryu@lacity.org, Councilmember.Huizar@lacity.org, Councilmember.Englander@lacity.org, Councilmember.Fuentes@lacity.org, Councilmember.Cedillo@lacity.org, councilmember.harris-dawson@lacity.org, julia.duncan@lacity.org, joan.pelico@lacity.org, sarah.dusseault@lacity.org, Joan Cashel <jcashel@earthlink.net>, Stacy Sillins <s.sillins@nicholscanyon.org>

Dear PLUM Committee,

I represent the Upper Nichols Canyon Neighborhood Association, a hillside/canyon community of single family homes on the narrow winding streets bordering the southern edge of Mulholland Drive. We have close to 700 members in our Association.

We have many substandard streets in our community, some of which were decommissioned in the 1930s and are both narrow and in seriously bad conditions. And yet, some home buyers and developers continue to believe they can build large houses with heavy construction and excavation vehicles which deteriorate the streets and the safety of the community. Fire trucks and emergency vehicles would have difficulty maneuvering these roads and, on some, must actually back out because of limited turning radius.

As a result, we enthusiastically support Councilmembers Ryu and Koretz's motion regarding a Construction Overlay Zone for substandard streets in our hillside areas. For over 20 years, the City has talked about doing something to protect public safety and keep these narrow streets with limited ingress and egress from being more of a 'dangerous condition'. Our first responders and our neighbors need this now before the City has more lawsuits and public safety is further compromised.

Many thanks to PLUM and Councilmen Ryu and Koretz for their concerns and advocacy. Please, let's get this done before there are more serious consequences.

Respectfully submitted,

*Susan Mullins*

**Susan Mullins - President**

Upper Nichols Canyon Neighborhood Assn.

s.mullins@nicholscanyon.org

www.nicholscanyon.org

323.251.6769



Sharon Dickinson <sharon.dickinson@lacity.org>

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## Construction Overlay Zones

1 message

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**Dietrich Nelson** <dnelson@dnaepr.com>

Tue, Jun 14, 2016 at 12:43 PM

To: "Sharon.Dickinson@lacity.org" <Sharon.Dickinson@lacity.org>

Cc: "Councilmember.Ryu@lacity.org" <Councilmember.Ryu@lacity.org>, "huzar@lacity.org" <huzar@lacity.org>, Councilmember <Englander@lacity.org>, "Councilmember.Fuentes@lacity.org" <Councilmember.Fuentes@lacity.org>, "Councilmember.Cedillo@lacity.org" <Councilmember.Cedillo@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>

Dear Ms. Dickinson:

As president of Nichols Canyon Neighborhood Association, I am well aware of construction of large homes on substandard streets. We have one going before a ZA this month on Zorada Court which is directly behind our home.

Nichols Canyon Neighborhood Association enthusiastically supports Councilmembers Ryu and Koretz's motion regarding a Construction Overlay Zone for substandard streets in our hillside areas. For over 20 years, the City has talked about doing something to protect public safety and keep these narrow streets with limited ingress and egress from being more of a 'dangerous condition'. Our first responders and our neighbors need this now before the City has more lawsuits and public safety is further compromised. It's time and we thank PLUM and Councilman Ryu and Koretz for their concerns.

Sincerely,

Dietrich Nelson

President

Nichols Canyon Neighborhood Association



Sharon Dickinson <sharon.dickinson@lacity.org>

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## Support for Councilman Ryu's Motion regarding Substandard Hillside Limited Streets / Mitigating Construction Impacts

1 message

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**Margo Hamilton** <margolhamilton@yahoo.com>

Tue, Jun 14, 2016 at 1:23 PM

Reply-To: Margo Hamilton <margolhamilton@yahoo.com>

To: "Sharon.Dickinson@lacity.org" <Sharon.Dickinson@lacity.org>

Cc: "Councilmember.Ryu@lacity.org" <Councilmember.Ryu@lacity.org>, "Councilmember.Huizar@lacity.org" <Councilmember.Huizar@lacity.org>, "Councilmember.Englander@lacity.org" <Councilmember.Englander@lacity.org>, "Councilmember.Fuentes@lacity.org" <Councilmember.Fuentes@lacity.org>, "Councilmember.Cedillo@lacity.org" <Councilmember.Cedillo@lacity.org>

Dear Ms. Dickinson,

I live on Kirkwood Drive in Laurel Canyon. (Zip 90046) I am in total support of Councilman Ryu's motion to the Planning and Land Use Committee regarding Substandard Hillside Limited Streets / Mitigating Construction Impacts.

Best,  
Margo Hamilton



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## opposing construction overlay zones

3 messages

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Dean Goodhill <dean.goodhill@att.net>

Tue, Jun 14, 2016 at 10:29 AM

To: Sharon.Dickinson@lacity.org

Cc: Councilmember.Ryu@lacity.org, Huizar@lacity.org, Englander@lacity.org, Councilmember.Fuentes@lacity.org, Councilmember.Cedillo@lacity.org, councilmember.harris-dawson@lacity.org, julia.duncan@lacity.org, joan.pelico@lacity.org, sarah.dusseault@lacity.org

Gentlemen and Ladies,

My wife Lynne and I, 45 year residents of Laurel Canyon, oppose the mapping and creation of Construction Overlay Zones proposed by Councilmembers Ryu and Koretz.

People with homes and/or property on so-called "substandard" streets should have the same rights and privileges as any other property owners. These proposed Overlay Zones would amount to a violation of the 5th Amendment of the United States Constitution, which prohibits the taking of private property for public use without just compensation.

The streets in question, those that are less than 20' wide, have been in place for many years. People who own or have bought property on them should be entitled to the same rights as those on the many adjoining streets that are 20' wide or greater.

The fact is that many hillside streets are small by flat-land standards, but there are and have been homes there for many years. The City should not prevent those home and/or property owners from remodeling and/or adding on to those homes as they wish, as long as they are structurally sound in accordance with local building codes. The modification of such codes, or the creation of other laws and/or regulations that prevent such construction or remodels & additions, would have the effect of preventing owners from developing their land because in most cases, the widening of these narrow streets is not financially feasible for individual property owners to undertake. Insisting that they do so is an overreach of the City's rights. Even if the money were available, the widening of most of these streets would block traffic for months and would be far more disruptive than would construction or remodeling of new and/or existing housing.

The proponents of these Construction Overlay Zones are anti-growth zealots who oppose virtually every construction project from the Sunset Strip on the south of our hillsides to the proposed parking garage for Harvard-Westlake School on the northwest. They scoff at the housing needs and property rights of others while at the same time reserving the right to remodel and enlarge their own homes. Their attitude is "I've got my hillside home, but you can't build or remodel yours." They have appointed themselves as the representatives of their neighbors without having been authorized to do so. Nobody elected them. Their claim that such construction on "substandard" streets is unsafe or overly disruptive is porous justification of their own "Not In My Backyard" elitism. They send out hundreds of emails asking neighbors to contact you in support of their views, but few of us have the time to explore the implications of their agenda. They introduce themselves as "leaders" of the neighborhood, whereas in fact they represent little more than their own personal agenda.

If the City establishes Construction Overlay Zones it should be prepared to defend against the lawsuits that will follow, because home and property owners on these streets would then be prohibited from making use of their property as is their right. In that case the City should provide such owners with just compensation, in accordance with the Fifth Amendment.

Alternately, if the City chooses to prohibit remodeling and/or construction on "substandard" streets on which previous construction had been authorized, it should widen the streets in question at its own cost, to the extent it deems necessary.

Respectfully,

Lynne & Dean Goodhill  
8942 Wonderland Park Ave.  
Los Angeles, CA 90046

323 650-7093

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Julia Duncan <julia.duncan@lacity.org>

Tue, Jun 14, 2016 at 12:28 PM

To: Dean Goodhill <dean.goodhill@att.net>

Cc: Sharon Dickinson <Sharon.Dickinson@lacity.org>, David Ryu <Councilmember.Ryu@lacity.org>, Huizar@lacity.org, Englander@lacity.org, Felipe Fuentes <Councilmember.Fuentes@lacity.org>, Gilbert Cedillo <Councilmember.Cedillo@lacity.org>, Councilmember Harris-Dawson <councilmember.harris-dawson@lacity.org>, Joan Pelico <joan.pelico@lacity.org>, Sarah Dusseault <sarah.dusseault@lacity.org>

Hello Dean,

I wanted to reach out and explain exactly what the Construction Overlay Zone is as the description above is inaccurate. Our Office and the Councilman are not looking to prevent or prohibit construction in the hillsides but rather mitigate the severe and significant impacts construction vehicles and workers are imposing in our hillside areas. These are truly quality of life affecting impacts and include but are not limited to: infrastructure degradation (over-sized vehicles on streets with weight limits), lack of parking (construction workers taking residential parking spots), public safety concerns (ambulance, police, and fire response times when over sized construction vehicles are blocking limited access roads), and the list continues. We want to look to the best practices of other Cities that have implemented similar regulations, i.e. weight limits, truck registration, requiring construction workers to park off-site...etc. I hope this has clarified what the Construction Overlay Zone is and intended effects are at improving the quality of life for our Hillside residents dealing with construction on limited hillside streets. Please let me know if you have any questions.

Sincerely,

Julia

[Quoted text hidden]

COUNCILMEMBER • DISTRICT 4  
**DAVID RYU**  
SERVING OUR NEIGHBORHOODS

**Julia Duncan**  
Planning Deputy

[Los Angeles City Councilmember David Ryu](mailto:Sharon.Dickinson@lacity.org)  
Direct: 213.473.7004  
<http://www.davideryu.com/>

Dean Goodhill <dean.goodhill@att.net>

Tue, Jun 14, 2016 at 4:29 PM

To: Julia Duncan <julia.duncan@lacity.org>

Cc: Sharon Dickinson <Sharon.Dickinson@lacity.org>, David Ryu <Councilmember.Ryu@lacity.org>, Huizar@lacity.org, Englander@lacity.org, Felipe Fuentes <Councilmember.Fuentes@lacity.org>, Gilbert Cedillo <Councilmember.Cedillo@lacity.org>, Councilmember Harris-Dawson <councilmember.harris-dawson@lacity.org>, Joan Pelico <joan.pelico@lacity.org>, Sarah Dusseault <sarah.dusseault@lacity.org>

Hi Julia,

Thanks for making the effort to respond.

Your office may take the position that you are "not looking to prevent or prohibit construction in the hillsides," but that would be the effect of the Overlay proposal.

I have seen various emails sent to you by our local "no growth" alliances, which do not represent most property owners although they bombard us all with emails every week. They claim to be concerned only with safety and the overcrowding of roads, but stopping growth in the hills and our surrounding area is their goal. They are opposing projects as far flung as on the Sunset Strip, all the way north to the proposed parking structure on Coldwater Canyon at Harvard Westlake.

Much is made by them about the impacts of construction vehicles and workers. But that is a ruse. You may state, and believe, that your plan does not seek to block construction, but it does. And it does so in a subversive way, whereby homeowners on one street are trying to use your office and the City Planning Commission to abridge the rights of property owners nearby, and your office is helping them to do that. Your office is either complicit in this action, or you are unaware of discriminatory and arbitrary ways by which your construction overlay would prohibit property owners from the free use and benefits of their property guaranteed by the 5th Amendment. This is not just a local issue. Your office is participating in an unconstitutional attempted "taking" under cover of purported safety concerns.

I know, for example, that you have been told that the proposed remodel/expansion at 8904 Crescent Drive—one of the "substandard" streets in question—would place a great burden on the surrounding infrastructure. Supposedly expert testimony also states, wrongly, that there would be no place for heavy construction vehicles to turn around on Crescent Drive. That is incorrect. It is contradicted by the satellite image below, which shows the subject property. Note that to the right of the supposed end of the street, marked out by Google's white line, the road continues under tree cover to a relatively flat area so large that 10 ton trucks pulling trailers have easily turned around in it. I was there when they did it. There were actually three trucks there that day, all parked in that area, with men clearing brush for my property which is adjacent. If you don't believe me, I'd be happy to show it to you. Here is the picture. As it passes under the trees, the road transitions from asphalt to dirt (which is what it was for many years) and continues out to the right where the circular turn-around can be seen. Look at the image below and you'll see it. This large area may have been built for the Air Force during WW2, when—according to Canyon lore—they had an anti-aircraft gun installation there, protecting their secret film production base which was just about a hundred yards away. In any case, it is an area more than large enough for construction vehicles to turn around. You can see the evidence below, or by driving up. I'll show you around, if you like.



So with this as a guide, it is clear to me that, as I said, you are misinformed about the issues up here. I suspect that your information is coming from small groups of people with an anti-growth agenda, who hide their intent with bogus claims about "safety" and traffic. They claim to be preserving "quality of life," but the quality they are preserving is strictly their own, not the common good. They point to the accidental death of one elderly man—who lived in this house and was under elder care—who should not have been driving (he hit the accelerator instead of the brake), and use it as their "proof" of the dangers of this particular street.

Crescent Drive is a narrow road, and some people would feel uncomfortable on it as many are on mountain roads in general. But the fact is that there are many homes on this road. None of the residents there find their road to be anything other than an inconvenience. They're there because they love the hills and the views and they're willing to put up with the road's diminutive dimensions to come and go, as they've been doing for some 60 years or

so. That is just one story. There are probably many.

Again, if you enact regulations that claim mitigation of "severe and significant impacts that constructions vehicles and workers," despite existing homes which conclusively prove that such construction is not only possible, but a fact of history that can be seen by simply visiting the area, you are in effect prohibiting property owners in the area, of which I am one, from the free use of their property.

You are not "improving the quality of Hillside residents" by abridging property rights. If you are intent on preventing property owners from making use of their land, you should offer to buy that land at a fair market value. That, as I'm sure you know, is a law guaranteed by the Constitution.

I do understand that your office is under a lot of pressure by people that have little else to do but to try to prevent the City from growing, as if the hillsides can be frozen in time. Surely you must be able to see that when these same groups protest new construction as far away as the Sunset Strip, it's not the hillside road issues that motivate them. It's their desire to stop the growth of the City. If you can figure out a way to do that, I'd be interested in learning how. I'm sure you have the best of intentions, but this construction overly zone is wrong minded and unconstitutional.

Respectfully,

Dean Goodhill  
8942 Wonderland Park Ave.  
Los Angeles, CA 90046

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