

GLASSELL PARK

IMPROVEMENT ASSOCIATION

WORKING TO BETTER OUR COMMUNITY SINCE 1968

6 December 2016

Baseline Mansionization Ordinance and the Baseline Hillside Ordinance: Council File #14-0656.

Dear Sharon Dickinson,

We write to ask the City Council to strengthen protections of our neighborhoods by amending the current City Baseline Mansionization and Hillside Ordinances (BMO/BHO) to close loopholes in exemptions and design bonuses that result in encouraging out of scale homes the ordinance was designed to prevent. We were disappointed that PLUM didn't support specific City Planning Commission's recommended Amendments to the code.

We are particularly interested in the further strengthening of the BMO/BHO by counting **ALL** of the square footage of attached garages in the total allowable square footage assessment. It is critical that the ordinance address the impact of attached, front-loaded garages on older neighborhoods.

In addition, we request the City Council apply these regulations to the Ordinances;

- **Reduce** Hillside Area guaranteed minimum Residential Floor Area from 1,000 to 800 square feet.
- **Reduce** R1 Zone, Hillside Area by-right maximum grading from 2,000 to 1,000 cubic yards.
- **Change** starting height of R1 encroachment plane from 20 to 22 feet.
- front articulation requirement in the R1 Zone.
- **Restore** 0.5 Floor Area Ratio for R1 lots smaller than 7,500 square feet.
- **DENY** 400 square foot exemption for garages, regardless of location.
- **Clarify** that conditionally permitted uses are subject to the provisions of the BMO and BHO.

Our older neighborhoods with individually designed and crafted homes are losing their unique sense of place as a result of needless demolition and/or infill of tract style homes that are incompatible with the nature of our hillside neighborhoods. Maintaining and strengthening the BHO will help support our sensitive terrain and allow for native flora and fauna to survive. Please strengthen the protections provided in the BMO/BHO.

Sincerely,



Molly Lynn Taylor

President

Glassell Park Improvement Association

"Working to better our community since 1968"

CC: Gilbert Cedillo, Paul Krekorian, Bob Blumenfield, David E. Ryu, Paul Koretz, Nury Martinez, Marqueece Harris-Dawson, Curren D. Price, Jr., Herb J. Wesson, Jr., Mike Bonin, Mitchell Englander, Mitch O'Farrell, Jose Huizar, Joe Buscaino, Niall Huffman, Planning Assistant, NeighborhoodConservation@lacity.org