

From: David R Garfinkle <drgarfinkle@sbcglobal.net>
To: <barbara.greaves@lacity.org>
Date: 7/21/2009 10:42 AM
Subject: Hillside Boundary Modification

Tarzana Property Owners Association

Planning and Land Management Committee
Los Angeles City Council

July 21, 2009

Re: Hillside Area Amendment (CPC-2008-4683-CA; Council File No. 09-1390)

The Tarzana Property Owners Association strongly supports the Hillside Area Amendment currently before PLUM. "Hillside" should be defined by the topography of the area, not by an arbitrary boundary based on major boulevard locations.

Rationalization of the boundary will provide the protections against overbuilding incorporated in the Baseline Mansionization Ordinance and help preserve the character and feel of our community. The new boundaries will also relieve property owners in the flat areas of the "hillside" from a number of the conditions and limitations in the Hillside Ordinance, including grading inspections and restrictions.

The efforts to curb oversize houses which loom over their neighbors, invade neighbor's privacy, and destroy the continuity of a neighborhood began over 2-1/2 years ago. From the start, limits to mansionization was seen as a three phase.. The First Phase was effected with the passage of the Baseline Mansionization Ordinance just over a year ago. The Second Phase was to be the rationalization of the boundary between the hillside area and the flatlands arbitrarily classified as "hillside", is the matter before you now. The Third Phase will be a new Mansionization Ordinance for the true hillside; that effort is probably still many months away. Numerous public meetings have been held to explain the overall efforts to limit mansionization and the Planning Department and other organizations have provided information in print and on the internet. The mansionization effort has been a frequent subject in newsletters published by our organization and other homeowners groups throughout the City.

It is true that the exact position of the boundary may be difficult to discern for a small number of properties. We therefore propose that the City establish an expedient way to provide that definition to concerned property owners and a method of resolving any uncertainties or disputes.

We urge the Planning and Land Use Management Committee to follow the lead of the City Planning Commission, pass this proposed boundary amendment on to the full City Council, and instruct the Planning Department to proceed with the complex task of developing an ordinance to limit mansionization in the hillside areas.

David R. Garfinkle
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Board Member, Tarzana Neighborhood Council
Board Member, Tarzana Community and Cultural Center

From: Joyce Dillard <dillardjoyce@yahoo.com>
To: Barbara Greaves <barbara.greaves@lacity.org>
Date: 7/21/2009 9:41 AM
Subject: Comments to PLUM, Agenda Item No. 5, CFI 09-1390, CPC-2008-4683-CA

Comments to PLUM, Agenda Item No. 5, CFI 09-1390, CPC-2008-4683-CA

The Floodplain Management Plan is in a working draft process. In those discussions, it was noted that many parcels in these floodplain areas have not been appraised for that category. Many parcels were developed years ago and the research has not been done to include these as hillside properties.

New development has not been accessed in relationship to floods.

In other words, there has been no planning, especially with the increase in development, to properly analyze parcels and protect the property owner and the taxpayer.

There is probability that if an owner is uninsured because his property was not included, liability is open to the City.

This ordinance needs that type of research before passage.

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