



Sharon Dickinson <sharon.dickinson@lacity.org>

Council File 14-0656 - Lower Marquez - Pacific Palisades

1 message

Trevor Belton <trevorbelton@gmail.com>

Thu, Sep 22, 2016 at 4:49 PM

To: Sharon.Dickinson@lacity.org

Cc: niall.huffman@lacity.org

Trevor Belton
16841 Bollinger Drive
Pacific Palisades, CA 90272

September 22, 2016

Sharon Dickinson, via email

Dear Sharon,

It is my understanding that you are involved in the BMO/BHO Amendments and citywide discussion on building limitations.

I wanted to briefly reach out and express my concern that further restrictions on building in my neighborhood (lower Marquez) would cause an adverse impact to me and many of my neighbors. I live in a 1600 square foot single story house which is next door to a 3 story house on one side and a 2 story house on the other side. I love my house and my neighborhood and hope to be able to stay at my address forever. As my family grows I would like the opportunity to build a bigger house to grow with them. I do not understand how it is logical or fair to add limitations that would not allow us to build something similar to the two houses immediately nextdoor to us?

It seems like a group of people who either already have large homes and want to inflate their values by limiting the ability for others to build large homes or have small homes and want the city to give them a windfall by limiting the ability of homes near them to build up have been able to convince many that the character of neighborhoods is threatened by growth. Neighborhoods grow and change over time. Neighborhoods that were intended to be built and kept a certain way were originally developed as such with building restrictions and CC&Rs to protect a level playing field. For the city to come and change the rules after some people have built larger homes to make it so others can not is patently unfair. If someone wants to preserve the "open space" around their home they could have purchased view easements on those properties, for the city to hand them a de-facto view easement at the expense of other property owners is completely illogical and unfair.

I know you are receiving comments from many different points of view, but I'd invite you to drive by my house and tell me if there's any common sense or fairness is telling me that I can not build something similar to the house to the left of me or to the right of me down the road. If we are unable to build a larger home when we outgrow ours and are forced to move out of the neighborhood I'm not sure how that preserves anything. Furthermore, the purchase price of our home reflected the size of the lot and ability to build a larger house down the road, if we were deprived of that we'd not only have to move out but would likely lose money as the value of our home would decline, and it would only serve to benefit those that already have larger homes.

Zoning is an important tool, but I believe the zoning laws as they currently apply to lower Marquez are appropriate and have lead to a truly wonderful neighborhood that I hope I can continue to live in. While changes may be appropriate in other areas, any change in lower Marquez would be illogical, unfair, and inappropriate.

Many Thanks,

Trevor Belton