

Google Groups

Fwd: HCR SUD

Sharon Dickinson

Apr 4, 2017 12:15 PM

Posted in group: **Clerk-PLUM-Committee**

From: **Frances Offenhauser** <offenhauser@oma-la.com>

Date: Tue, Apr 4, 2017 at 12:06 PM

Subject: RE: HCR SUD

To: Frances Offenhauser <offenhauser@oma-la.com>, christine.saponara@lacity.org, Sharon Dickinson <sharon.dickinson@lacity.org>

Cc: Lukas Peter <lpeter@oma-la.com>, Michael MeKeel <mmekeel@oma-la.com>

Hi Sharon: Item No. 2 (16-1472-S2) comes before PLUM today. It will authorize Planning to proceed to draft an Ordinance for Laurel Canyon and the Bird Streets.

Will you kindly enter the following comments into the record? It is important that a proposed ordinance be circulated which is specific to this geographical area-- with a map-- and that Planning obtain expert architectural, soils, and civil engineering input.

Please include me in any communications and notifications.

The "template" for this ordinance appears to have been developed for the Beverly Crest neighborhoods, which have differing lot sizes, geological conditions, road widths etc from Laurel Canyon, Kings and Queens, and the Bird Streets. Laurel Canyon (the original cause of the BHO) has tiny streets and substandard lots. I represent clients with 1 -3 acre properties, and the situation is wildly different.

- For large and for small lots, grading quantities are not at the discretion of an architect or developer. Because of topography interacting with code- required amounts of garages and driveway slopes, there are realistic grading amounts which are not reflected in the draft of the ordinance on-line.
- Concentrating the hours of operation for hauling creates gridlock on streets. The current haul route review is a good process, and if that department assigns hours of operation, they can spread the hours in a locale. Right now we experience all haulers working simultaneous hours and the streets are completely blocked in the Bird Streets. The criteria should instead be related to whether the trucks can park on site or not and how many other permits are slated for the same time frame.
- House size: The ordinance is unclear as to how decisions will be made; as a representative of clients with large lots, the important issue is likely not the geographical area or the zone. Regardless of what the zone says -- like RE 15 -- large lots should be allowed larger houses, accessory buildings, etc because they are the equivalent of 10 other lots.

I would like to be included in discussions. Thanks so much.

From: Frances Offenhauser [mailto:offenhauser@oma-la.com]

Sent: Sunday, April 02, 2017 11:19 AM

To: 'christine.saponara@lacity.org'
Cc: 'Lukas Peter'; 'Michael MeKeel'
Subject: HCR SUD

Hi Christine: Are you the planner who is working on the proposed ordinance which is coming before PLUM on Tuesday? *ITEM NO. (2) 16-1472-S2 CD 4*

- Can you send me a copy of the map which shows the areas affected by this item and a map of the R1 Variation zones and how they overlay with this proposal?
- If this ordinance will track with the one adopted for Beverly Crest, is it going to be re-written to show what happens when the newly adopted BHO and R1 variation are overlain? If I am reading what is on-line correctly, the information was compiled before approval of the new BHO.

If you are not the planner, can you direct me to the person who is?

Thanks so much!

Frances Offenhauser

Offenhauser/Mekeel Architects

8762 Holloway Drive

West Hollywood, CA 90069

V 310.659.6600

F 310.659.6001

Authentic California Architecture

www.oma-la.com



This email has been checked for viruses by Avast antivirus software.
www.avast.com