

**16-1472-s7\_pc\_02-03-21**

1 message

clerk.plumcommittee@lacity.org <clerk.plumcommittee@lacity.org>  
To: Clerk-PLUM-Committee <clerk.plumcommittee@lacity.org>

Mon, Feb 8, 2021 at 8:36 AM

----- Forwarded message -----

From: Lynn Sosa <lynnpsosa@gmail.com>  
To: clerk.plumcommittee@lacity.org

Cc:

Bcc:

Date: Wed, 3 Feb 2021 18:31:22 -0800

Subject: Public Comments Not Uploaded Council District 1 Motion for Feb 4 meeting

Dear Council Members,

I am a forty year resident of Mt. Washington. I fully support the Motion by Council District One to add an SUD to the HCR. The area of Glassel Park and Mt. Washington have many vehicular problems due to many situations. Emergency vehicles cannot get up the steep, narrow roads. Many roads are not even paved, so the dirt roads are a real challenge to navigate. The streets in MW have not been well maintained over the years, and homeowners seldom clean up erosion in the street which makes the street even narrower than it is. Construction has been nonstop in these hills during the forty years I've been here. Lots of trucks cannot get through without notifying parked car owners. The garbage truck drivers are often heard honking horns at 7am to get people to move their cars.

What concerns me most is that emergency fire trucks and medical vehicles won't get to their destination quickly. Lives could be lost. This area is a fire hazard area, very hilly, unmaintained roads, illegally parked cars, and more and more people driving and parking on the streets. Btw, garages should be mandatory for all new home construction. In addition, new construction should ALWAYS require a widening of the street; I've heard that some builders are getting waivers for these requirements. That's not OK.

I urge that the Motion by Council District One pass in order to keep our community safe. And please think about targeting the small streets of MW for repaving, erosion control, trimming trees that obstruct tall vehicles, and general maintenance that street services provides.

Thank you.

Respectfully submitted,

Lynn P. Sosa  
4807 Glenalbyn Dr.  
Los Angeles, Ca

Sent from my iPad

----- Forwarded message -----

From: NB <nb@njo.io>  
To: "clerk.plumcommittee@lacity.org" <clerk.plumcommittee@lacity.org>

Cc:

Bcc:

Date: Wed, 3 Feb 2021 11:51:40 -0800

Subject: Public Comments Not Uploaded In support of Mt Washington: and Hillside Construction Regulations (HCR).

Hello

We are residents of Mt Washington residing at the base of a narrow road that ends at a culdesac. that culdesac is also the entrance to a 35 acre canyon preserve.

We do everything the city mandates to make certain we remove debris, tree branches and shrubs to prevent fire...and more.

As tax payers we certainly want construction regulations to keep the roadways clear enough for the access of emergency vehicles. That is just the beginning of what is needed to allow our fire and safety personnel the support they need to do their jobs effectively. Ideally widening of roads in some areas would be most helpful.

Please approve the addition of Mt Washington to the regulations surrounding Hillside Construction (HCR).

Sincerely

Nancy Bennett  
Jennifer can Dijk  
948 elyria drive 90065

--

Nancy Bennett

and friends

+1.310.666.6802

948 Elyria Drive

Los Angeles, CA 90065

----- Forwarded message -----

From: Michael Ferguson <mike@space-intl.com>

To: clerk.plumcommittee@lacity.org

Cc: Bill.Cody@lacity.org

Bcc:

Date: Wed, 3 Feb 2021 13:57:20 -0800

Subject: Public Comments Not Uploaded Re: File 16-1472-S7

Los Angeles City Council Planning and Land Use Management Committee  
 Councilmember Marqueece Harris-Dawson, Chair  
 Councilmember Gilbert A. Cedillo  
 Councilmember Bob Blumenfeld  
 Councilmember Mark Ridley-Thomas  
 Councilmember John S. Lee

Via: [clerk.plumcommittee@lacity.org](mailto:clerk.plumcommittee@lacity.org) [LACouncilComment.com](http://LACouncilComment.com)

Cc: [Bill.Cody@lacity.org](mailto:Bill.Cody@lacity.org)

**Re: File 16-1472-S7**

Motion to Add Mount Washington/Glassell Park Specific Plan Area as a SUD to Hillside Construction Regulations  
 Hearing Date: February 4, 2021

Dear Council Members,

Please accept this letter in opposition of the Council District 1 motion to designate Mount Washington / Glassell Park as a special use district to be included in the Hillside Construction Regulations (HCR). The HCR ordinance was added in 2016-17 to address over-building in the Bel Air / Beverly Crest / Bird Streets (i.e. the most exclusive residential areas with multiple RE zones). They include estate sized limitations on size, grading limits AND limitations on construction (i.e. no outside construction on Saturdays, etc.). These restrictions have no business in an almost exclusively R-1 single family district and will radically burden the cost of construction in a modest community like Mount Washington / Glassell Park.

A brief example of what type of projects the HCR ordinance had in mind when it was written:

- Limits maximum (by-right) grading limits to 6,000 CY for an RE-40 zone (a typical R-1 Hillside is currently 1,000 CY). Mount Washington / Glassell Park is almost exclusively R1 parcels, with only a small handful of developable RE zoned parcels (and most of those are RE-11).
- Requires discretionary review procedures for any single family dwelling **ONLY** if is **LARGER** than **17,500 sf**. Mount Washington barely has any parcels which are larger than this. It is not feasible that one could develop a project in excess of 17,500 sf in this area.

The Hillside Construction Regulations were introduced in 2016 as a response to a moratorium on Hillside construction and mansionization. During that time it was not uncommon in certain areas of Bel Air / Bird Streets to have mega-scaled single family developments (several over 25,000 sf in size) a few of which are described as follows:

- "It has two master suites, 10 VIP guest suites, and 21 bathrooms. Other over-the-top amenities include a non-functional rooftop helipad, an 85-foot infinity pool, a 40-seat movie theater, a massage studio and wellness spa, a bowling alley, and a massive candy wall."*
- "Once completed (sic), it will be put on the market for a whopping \$500 million, which would make it the most expensive property ever listed in America. It is comprised of a 74,000 square foot main house and 3 smaller homes. Features will include 20 bedrooms, 30 bathrooms, 30-car garage, "Monaco style" casino, 40-seat home theater and 5 swimming pools."*
- "\$88,000,000 will also buy you nine luxurious bedrooms and an impressive fifteen bathrooms on Sarbonne Road, in the elite Bel-Air neighborhood of Los Angeles. There is also a private movie theater in the property, a spa with a sauna, a steam room and a massage room, an art studio/gallery, a games room, a rooftop deck, and a state of the art car elevator that enables multiple cars to be stacked on top of one another."*

By contrast, the most expensive home sold in Mount Washington in 2020 was a 3,000 sf 4 BR / 3.5 bath home which sold for \$2.5 million. While this might seem luxurious to some, there are no homes here containing a glass walled motorized parking garage, or even an in-home bowling alley. We live in a desirable but still modest hillside community - not in Bel Air.

This is not to trivialize the fact that construction can be inconvenience. I have lived with my family here since 2004, and when we first moved to our current home we were flanked with new homes under construction (for two years on both sides while having a newborn and toddler). Now we are blessed to be flanked by neighbors we call friends. The inconveniences caused by construction can be real... but they are temporary.

Imposing the HCR restrictions designed for the most elite communities onto modest neighborhoods like Mount Washington and Glassell Park would be a **permanent** burden on residents who are already being priced out of their own community. These restrictions would not only apply to the construction of new homes, but will also affect every **current** member of the community who has any future plans to improve their own property which might require a construction permit.

I would like to urge the committee to consider these factors before voting on such a consequential and permanent alteration to our community. Mount Washington is not Bel Air.

Sincerely,

Michael Ferguson, architect

**SPACE INT'L**

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----- Forwarded message -----

From: Joel Smith <getjoel@gmail.com>

To: clerk.plumcommittee@lacity.org

Cc:

Bcc:

Date: Wed, 3 Feb 2021 11:43:08 -0800

Subject: Public Comments Not Uploaded File no. 16-1472-S7 - Mount Washington/Glassell Park Specific Plan area as SUD to Hillside Construction Regulations To the Planning and Land Use Committee of L.A. City Council,

My name is Joel Smith and I reside at 1527 Randall Ct in Mt. Washington. I own this home.

I am writing to request that the Planning and Land Use Committee of L.A. City Council consider our request for Mt. Washington/Glassell Park to be added as a Special Use District protected by the Hillside Construction Regulations. These regulations have applied to other hillside areas of the city since 2017 and have been helpful in dealing with construction practices that impact the safety and sanity of those neighborhoods. Our housing association has been working with Council District 1 to have this special neighborhood added to the protected areas and the hearing scheduled for February 4th 2021 is important to this goal.

I also wish to call attention to the substandard nature of the roadways and other infrastructure in the Mt. Washington and Glassell Park area and the high fire hazard risk in our neighborhood, the difficulty that emergency vehicles have in reaching their destinations on our narrow roads, and the danger created when construction prevents emergency vehicles from getting to their destinations.

MWHA has submitted two detailed written reports in support of this motion and your attention and support of this motion is essential and appreciated.

Please do not hesitate to contact me if you desire any additional information regarding these issues.

Thank you.

Joel Smith  
1527 Randall Ct  
Los Angeles, CA  
90065

Ph: (310) 527-1566

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**5 attachments**

 **Public Comments Not Uploaded Council District 1 Motion for Feb 4 meeting.eml**  
13K

 **Public Comments Not Uploaded In support of Mt Washington: and Hillside Construction Regulations (HCR)..eml**  
15K

 **210203\_HCR pics.pdf**  
786K

2/8/2021

City of Los Angeles Mail - 16-1472-s7\_pc\_02-03-21

 **Public Comments Not Uploaded Re: File 16-1472-S7.eml**  
1105K

 **Public Comments Not Uploaded File no. 16-1472-S7 - Mount Washington/Glassell Park Specific Plan area as SUD to Hillside Construction Regulations.eml**  
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