



PACIFIC PALISADES COMMUNITY COUNCIL

May 28, 2016

Hon. Councilmember Mike Bonin, Council District 11, mike.bonin@lacity.org

Hon. Councilmember Paul Koretz, Council District 5, paul.koretz@lacity.org

Vince Bertoni, Director of Planning, Dept. of City Planning, vince.bertoni@lacity.org

Tom Rothmann, Principal City Planner, Dept. of City Planning, tom.rothmann@lacity.org

Niall Huffman, Planning Assistant, Dept. of City Planning, NeighborhoodConservation@lacity.org

Los Angeles City Hall

200 North Spring Street

Los Angeles, CA 90012

Via email

Re: OPPOSITION to Council File #14-0656; CPC-2015-3484-CA; CPC-2015-4197-EAF; Baseline Mansionization/Baseline Hillside (BMO/BHO) Code Amendment; Proposed Zoning Code Amendment to Modify Single Family Zone Regulation

Dear Councilmembers Bonin and Koretz and Mssrs. Bertoni, Rothman and Huffman:

Pacific Palisades Community Council (PPCC) is the most broad-based community organization in Pacific Palisades and has been the voice of the community since 1973. PPCC is one of the oldest continuously operating councils of its type in Los Angeles and served as a model for many current neighborhood councils. PPCC holds open elections for 9 board seats representing all Palisades residents and businesses, and includes in its membership all significant community organizations. PPCC conducts open, public board meetings and serves the same function as a neighborhood council: to provide a forum for the discussion of issues and to advise government on matters of community concern.

PPCC has held three public forums on the BMO/BHO Code Amendment. At its regularly scheduled public board meeting on May 26, 2016, after extensive discussion the PPCC Board unanimously passed the following motion:

“PPCC opposes the Los Angeles City Planning Department BMO/BHO April 2016 code changes draft (BMO/BHO Code Amendment) with regard to R1 zoned properties because, as currently drafted, it fails to take into account the unique aspects and character of our community with particular respect to design, grading and effect on property values.”

PPCC’s position is consistent with the following position expressed by the American Institute of Architects, Los Angeles, in its letter of May 24, 2016 to Mssrs. Bertoni and Rothmann (AIA Letter):

“Encourage Department of City Planning Staff to more readily embrace design innovation that is locally tailored to the unique conditions of Los Angeles.”

The Los Angeles area has a burgeoning localized regulation of issues addressed in the BHO/BMO. Applying the proposed changes without accommodation of this local variety and citizen civic investment will be callously detrimental to their unique and locally, legally accepted character. Such accommodation should be allowed administratively with clear directives to encourage Departmental staff deference to locally driven and legally established solutions. A host of legal challenges and variance requests that may otherwise result could also be so avoided.” (AIA Letter, p. 8)

PPCC urges the City Council and Planning Department to take into account the unique aspects and character of Pacific Palisades and further revise the proposed BMO/BHO Code Amendment in order to accommodate our community’s particular needs and concerns.

Thank you for your courtesy and anticipated cooperation.

Sincerely,

Christina Spitz
President
Pacific Palisades Community Council

cc (via email):
Sharon.Dickinson, Legislative Assistant, PLUM Committee, sharon.dickinson@lacity.org
(Request for filing in CF 14-0656)