



PACIFIC PALISADES COMMUNITY COUNCIL

October 13, 2020

Via email

Hon. David Ryu, Councilmember, CD 4
Hon. Mike Bonin, Councilmember, CD 11

Re: CF 20-1098; Motion to Update BMO-BHO; clerk set hearing in Council October 14, 2020; OPPOSE Citywide Cap on Home Size

Dear Councilmembers Ryu and Bonin:

As you may recall, on September 29, 2020, Pacific Palisades Community Council (PPCC) submitted comments on the above-referenced motion, opposing the proposed citywide cap on home size:

<http://pacpalicc.org/wp-content/uploads/2020/09/PPCC-EC-Letter-cap-on-home-size.pdf>. We write again to supplement our comments and provide further background for our position.

We emphasize at the outset: **We are not opposed to reasonable zoning regulation of the size of homes in relation to their location and community character.** However, as noted in our September 29 letter and as reflected in PPCC meeting minutes, during 2015-2016 (when the most recent amendments in the BHO-BMO were being considered/drafted), PPCC held several meetings at which community members expressed divided opinions on the proposed “closing of loopholes” via these amendments. There was lack of agreement among many Palisades neighborhoods on appropriate regulation related to home size, configuration and design parameters. These opinions reflected differences in the distinctive topographies, locations, and neighborhood character of our diverse areas, which include hillsides, coastal bluffs and “flats;” neighborhoods with smaller lots/older homes and those with large lots/more recent construction; and areas with CC&Rs governing certain development standards.

PPCC wrote to the Planning Dept. on two occasions in 2016, explaining our views on the then-proposed amendments: <http://pacpalicc.org/wp-content/uploads/2016/03/PPCCBMO-BHOAmendmentLetter.pdf>; <http://pacpalicc.org/wp-content/uploads/2016/05/PPCCBMO-BHOAmendmentLetterMay2016.pdf> (*the amendments “failed to take into account the unique aspects and character of our community”; note also the quotation from the American Institute of Architects’ letter, which emphasized the need to take into account “local variety and citizen civic investment”*).

In June 2016, Councilmember Bonin expressed agreement with his Palisades’ constituents’ views, writing to Director of Planning Vince Bertoni and requesting that a tailored set of rules be developed for our community that took “the characteristics of the Palisades into consideration” and “match[ed] the needs of the Palisades.” <http://pacpalicc.org/wp-content/uploads/2016/06/Palisades20BMO20letter.pdf>.

Thereafter, then-CD11 Planning Director Tricia Keane (now Deputy Director of Operations & Engagement at the Planning Dept.) worked closely with Planning and various groups and individuals in our community to effect carve-outs in the BMO-BHO that were reflective of the variety of our neighborhoods. Since then, PPCC has not heard complaints from residents about the “size” of new home construction in any area of the Palisades.

To reiterate: We oppose imposition of a maximum cap on home size that does not take into account the variety and individual desires of local communities and is applied across the board in Pacific Palisades, *let alone throughout the City* – from Harbor City to Hancock Park, from Sunland-Tujunga to Tarzana, and from Pico-Union to Pacific Palisades. We urge you to reconsider the portion of the above-referenced motion that calls for a citywide cap on home size.

Thank you again for your consideration.

Sincerely,

Executive Committee, PPCC:

David Card, Chair

David Kaplan, Vice Chair

Richard Cohen, Treasurer

Christina Spitz, Secretary

Maryam Zar, Chair Emeritus

John Padden, Organization Representative (PRIDE)

Joanna Spak, Area Representative (Area 1, Castellammare,

Paseo Miramar)

cc (via email)

Vincent P. Bertoni, Director of Planning, Los Angeles Planning Dept.

Tricia Keane, Deputy Director of Operations & Engagement, Los Angeles Planning Dept.