



PACIFIC PALISADES COMMUNITY COUNCIL

September 29, 2020

Via email

Hon. Marqueece Harris-Dawson, Chair, Council PLUM Committee
Hon. Bob Blumenfield, Curren Price, Jr., Gilbert Cedillo & John Lee, Members, Council PLUM Committee
Hon. David Ryu, Councilmember, CD 4
Hon. Mike Bonin, Councilmember, CD 11

Re: CF 20-1098; Motion to Update BMO-BHO; hearing October 1, 2020; OPPOSE Citywide Cap on Home Size

Dear Councilmembers:

Pacific Palisades Community Council (PPCC) is the most broad-based community organization and has been the voice of the Palisades since 1973. The above-reference motion has only recently come to our attention. Acting pursuant to PPCC's Bylaws (Art. V.3(B)), the PPCC Executive Committee submits these comments on the motion.

We oppose the motion's request to impose a maximum limit on the size of all single-family homes citywide. A blanket, one-size-fits-all approach to "size" – without reference to locale, topography, neighborhood conditions or other relevant factors -- is inappropriate in a City as diverse and large as Los Angeles. The Pacific Palisades community itself has varied neighborhood conditions and topography, with many areas located on the coastal bluffs, others on "flat"/non-coastal sites, and still others situated in hillsides, often with different lot sizes and configurations. Our community has been divided in the past on issues involving the appropriate size and configuration of residential structures, leading -- during the last iteration of BMO-BHO ordinance revision -- to varying zoning carve-outs established for our different neighborhoods. Further, the term "size" is ambiguous and requires definition. Does "size" mean height, or FAR, or building envelope, or some combination thereof?

We also maintain that imposing a uniform citywide home size cap is unfair and an arbitrary limitation on individual property owners' rights which will not further the goal of increasing the affordable housing stock in Los Angeles.

We take no position at this time on the portion of the motion requesting a ban on mansionization in multi-family zones. Our position on the motion may be supplemented in the future upon further review by our full Board.

Thank you 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)