

Communication from Public

Name: Takeshi Murata

Date Submitted: 02/03/2021 11:04 AM

Council File No: 16-1472-S7

Comments for Public Posting: As a residents of Mt. Washington, we support adding Mt. Washington to the Special Use District protected by the Hillside Construction Regulations. We have seen the difficulty emergency vehicles can have accessing this area. It's concerning and we'd like to see the situation improved. Thank you

Communication from Public

Name: Michael Ferguson

Date Submitted: 02/03/2021 01:56 PM

Council File No: 16-1472-S7

Comments for Public Posting: Los Angeles City Council Planning and Land Use Management Committee Councilmember Marqueece Harris-Dawson, Chair Councilmember Gilbert A. Cedillo Councilmember Bob Blumenfield Councilmember Mark Ridley-Thomas Councilmember John S. Lee Via: clerk.plumcommittee@lacity.org LACouncilComment.com Cc: 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 & Resident in Mount Washington