

### **Attachment F.i.**

Basement Letter to be sent to CD4 & CD5, BBSC, CAO

For many years, The BABCNC has been aware of the impacts caused by the Baseline Hillside Ordinance 2011 & Amended BHO 2017 to allow the basement area to be exempt from residential floor area (RFA). The code requires that more than 60% of the perimeter walls be (mostly) underground, hence significant grading is required to achieve exempt RFA.

The LADBS website includes a (19) page PDF of import/export requests status table:

[https://www.ladbs.org/docs/default-source/publications/misc-publications/importexport-route-\(haul-route\)-requests-status-table.pdf?sfvrsn=440eb53\\_295](https://www.ladbs.org/docs/default-source/publications/misc-publications/importexport-route-(haul-route)-requests-status-table.pdf?sfvrsn=440eb53_295) **(Attachment F)**

Haul routes are not equally distributed across the City of Los Angeles. Council districts of 4,5,11, & 13 are the areas where the bulk of the haul route activity occurs. CD 4 & CD 5 are within the BABCNC boundary. Completed Haul route applications have steadily increased since 2013. In 2013 haul routes totaled (18), 2014 (103), 2015 (95), 2016 (122), 2017 (129), 2018 (106), and 2019 (91).

During a recent BBSC haul route hearing for a proposed single family home (on Sunset Plaza Drive), the commissioners heard a haul route request for 5200+ CY of total grading. The majority of the grading for this home is for the basement which includes a 13-car garage and a wellness center. Additionally the “basement floor” had a 20’ floor to floor height which in many homes equals two floor levels. For any entitlement there are required findings, there are no findings within the haul route questionnaire. No questions on why applicants require the export within the request.

The problems with basements are not simply the massive grading, there are concerns regarding the collection of fees (at the time of permit), property tax assessment after occupancy and measurement of overall building height. We can provide data on all of these topics.

Is the basement exempt from everything? Since many of these basements are both habitable and conditioned space don’t they count for the all fees at permit, such as School district fees (\$4.08/sf) and the AHLF-affordable housing linkage fee (\$12 to \$18/SF). Are habitable basements assessed by the tax assessor?

Additionally, applicants and plan check engineers miss the vertical measurement of the basement floor for measuring the overall height of a house. The overall height of a house is measured from the lowest point at natural (or finished grade) to the top of parapet or roof ridgeline. Several projects reviewed by our BABCNC PLU have shown bulding measurements that do not count the height of the basement level.

We look forward to any answers or information regarding these issues.

Thank you,