



Catherine Palmer <council@babnc.org>

Wildlife Ordinance: 45' Overall Height Limit

Travis Longcore <tlongcore@babnc.org>
To: Catherine Palmer <council@babnc.org>

Fri, Nov 4, 2022 at 10:36 PM

From: Carter Bravmann <interform@aol.com>
Subject: Wildlife Ordinance: 45' Overall Height Limit
Date: November 3, 2022 at 4:02:48 PM PDT
To: tlongcore@babnc.org, eevans@babnc.org, rschlesinger@babnc.org
Reply-To: Carter Bravmann <interform@aol.com>

Dear BABCNC,

Regarding the proposed Wildlife Ordinance, and specifically the issue of the proposed inclusion of an overall building height, I would like to clarify that the proposed maximum building height of 45'-0" is very generous. Such a height easily allows for the design of and inclusion within such a building up to four (4) stories of livable space. As an Architect who has designed over 200 homes in Los Angeles, many of them located in the Baseline Hillside Ordinance jurisdiction, I have a deep understanding of the zoning codes as pertain to the BHO as well as significant experience in designing multi-story houses on challenging lots.

To illustrate, numerically, consider a 45'-0" overall height building, as follows:

With four stories, that would result in 11'-3" feet per story. Subtracting out the necessary horizontal framing located between the actual stories (15"), there remains close to an average 10'-0" floor-to-ceiling vertical dimension within each room on every floor. If an Architect proposed one floor with a 12'-0" ceiling height (from the floor), then a mere 2'-0" would need to be reduced from either one of the other three floors (to a ceiling height of 8'-0") or simply reduce 8" from each of the remaining three floors, resulting in a ceiling height (from the floor) of 9'-4".

With three stories, the floor-to-ceiling heights could easily be 13'-0" and with just two stories, 20'-0" floor-to-ceiling heights are options.

Please keep in mind that an 8'-0" floor-to-ceiling is standard, and that 10'-0" floor-to-ceiling heights are very, very generous. Floor-to-ceiling heights of 13'-0" or 20'-0" are enormous and are more commercial and institutional building in scale. I would ask that each of you measure the vertical dimensions in several rooms of your house to more fully appreciate what I outlined, above.

I have worked in over ten cities in California, and none of them have anything close to a 45'-0" maximum overall height for single family residences in their respective hillside districts – nor anywhere else, for that matter. Even with the proposed limit of 45'-0", Los Angeles is still a significant outlier.

Regards,

Carter C. Bravmann, A.I.A., Architect

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