

CF 09-1390

From: jeffrey kaplan <jeffreykaplan@msn.com>
To: "Erick Lopez (LA)" <erick.lopez@lacity.org>, <barbara.greaves@lacity.org>
Date: 7/16/2009 8:53 PM
Subject: Opposition To Hillside Area Amendment Before PLUM on Tuesday, July21, 2009 at 2 PM

Dear Mr. Lopez and Mrs. Greaves:

I am not likely able to attend the July 21, 2009 PLUM meeting, but I regret to inform you that on behalf of myself and the Concerned Hillside Property Owners group that I represent, we strongly oppose the proposed Amendment to expand the Anti-Mansionization Ordinance to any additional parts of the City.

Our opposition is based on the following matters:

A. Last year, the City adopted a "flat-lands" restrictive ordinance that basically down-zoned 300,000 properties in the flat-lands of L.A. We have aware that some properties in the flat lands have decreased building areas of 25-50% and some property values have decreased by 25% solely as a result of the Ordinance (in addition to the value reductions due to the recession). Unfortunately, the only way out of the restrictions is for entire communities to "opt-out" with a super-majority vote.

B. Now the City, in response to a relatively small group of activists, wants to extend the blanket restrictions to additional properties without ever conducting any studies as to the economic impact of such restrictions or the specific need as to any specific area.

C. Our group is not against restrictions in communities which desire such restrictions; we are against blanket restrictions for all properties and we are against any restrictions without full and objective disclosure to homeowners as to the potential reduction in value of their properties.

D. Our group is also concerned about City revenues and now is not the time to enact restrictions that will reduce property values and property taxes.

So, we strongly oppose the proposed Amendment unless it contains an "opt-in" not "opt-out" provision and that any restrictions can only be adopted on an opt-in basis after full and objective disclosure of the likely reduction in value of such restrictions on the community involved.

Please forward this to the PLUM members and I welcome any questions or comments.

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