



Etta Armstrong <etta.armstrong@lacity.org>

14-0656

1 message

Sharon Gin <sharon.gin@lacity.org>
To: Etta Armstrong <etta.armstrong@lacity.org>

Mon, Mar 2, 2015 at 7:30 AM

----- Forwarded message -----

From: **Peter Merlin** <plmerlin1118@gmail.com>

Date: Sun, Mar 1, 2015 at 1:11 PM

Subject: ICO for Carthay Square Neighborhood

To: councilmember.huizar@lacity.org, councilmember.cedillo@lacity.org, councilmember.english@lacity.org, sharon.gin@lacity.org, councilmember.koretz@lacity.org

Peter Merlin

1118 S Point View

Los Angeles, California 90035

March 1, 2015

Planning and Land Use Management
City of Los Angeles

RE: Council File Number: 14-0656

Councilmember Paul Koretz

Councilmember Jose Huizar

Councilmember Mitchell Enlander

Councilmember Gilbert Cedillo

I was very disappointed to learn that the ICO's for Carthay Square and for four other pending HPOZ's as well as for fifteen other neighborhoods involved in anti-mansionization were tabled by PLUM last Tuesday, February 24th.

The Anti-mansionization motions of Councilmember Paul Koretz represent a simple and direct way to fix a city-wide problem of building oversize and out-of-character homes in every corner of the city. It is especially disappointing in a neighborhood such as Carthay Square, which has been documented and vetted as appropriate for designation as an HPOZ to find that we are also victims of inappropriate development. The argument that construction jobs will be lost due to a moratorium on demolition while planning regulation is revised is not accurate since the ICO's permit certain kinds of development as well as allow replacement in kind. The argument that homeowners' property will lose value is contradicted by values of properties in Historic Preservation Overlay Zones which have maintained and not lost in value. HPOZ's will require more specialized and sensitive development. I urge you to approve the Ordinance and to move it forward with all due speed.

Thank you for your attention,

Peter Merlin



November 3, 2014

Los Angeles City Council
Los Angeles City Hall
200 N. Spring Street, Room 340
Los Angeles, Ca 90012

Re: Council File No. 14-0656, 10/30/14 Report from
Planning and Land Use Management Committee

Honorable Members of the Los Angeles City Council:

Even though you will be reviewing and deciding upon the various recommendations within the October 30, 2014, Planning and Land Use Management Committee Report, the Board of Directors of the Old Granada Hills Residents' Group, by a unanimous vote on November 3, 2014, strongly urges you to:

Expedite the enactment of an amended Baseline Mansionization Ordinance.

In response to a motion introduced by Councilmember Paul Koretz on May 16, 2014, to amend the Baseline Mansionization Ordinance, the Department of City Planning suggested an estimated time frame of eighteen month to complete this process. There is no justification for further delays. While we are grateful for interim measures that may provide short-term relief to mansionization, the preparation and adoption of straightforward amendments to the BMO should only require several months to complete. City resources must be dedicated to the timely passage of this priority legislation that will offer all Los Angeles communities the needed protections that will preserve and conserve neighborhood standards and character.

Thank You for Your Consideration

Dave Beauvais, President
Old Granada Hills Residents' Group

Maria Fisk, Board Member
Old Granada Hills Residents' Group



Etta Armstrong <etta.armstrong@lacity.org>

STOP MANSIONIZATION: Adopt the Faircrest Heights ICO and Amend the

1 message

Vicki Vitale <vicki.vitale@gmail.com>

Fri, Feb 27, 2015 at 10:03 AM

To: councilmember.huizar@lacity.org. councilmemeber.cedillo@lacity.org. councilmember.englander@lacity.org. sharon.gin@lacity.org. etta.armstrong@lacity.org

Cc: councilmember.wesson@lacity.org. jordan.beroukhim@lacity.org. elizabeth.carlin@lacity.org. andrew.westall@lacity.org. john.darnell@lacity.org. paul.koretz@lacity.org. joan.pelico@lacity.org. shawn.bayliss@lacity.org. mayor.garcetti@lacity.org. yvonne.farrow@lacity.org

I urge you to:

1) Adopt the Faircrest Heights ICO (CD10) with an urgency clause.

2) Amend the Baseline Mansionization Ordinance ASAP.

- Decrease the base floor area ratio for R-1 lots.
- Eliminate the pointless 'green' building bonus.
- Eliminate the attached garage exemption and count this square footage. Attached garages add 400

square feet of bloat and eliminate driveways that provide an essential buffer between lots.

- Eliminate the other self-defeating design bonuses for items like double-height entryways and

balconies, which add hundreds of square feet of uncounted bulk and still leave us with McMansions that

loom over neighbors' homes.

These changes could be discussed and adopted quickly, to protect our treasured neighborhoods from being ravaged

by unchecked, short-term real estate speculation and reckless development. They will allow renovations, expansions,

and new construction that can accommodate modern family life, while respecting the scale and character of

established neighborhoods.

There is absolutely no legitimate reason that it should take 18 months to amend the BMO. Thousands of single family

homes could be demolished - and hundreds of neighborhoods destroyed - during this timeframe.

I thank you in advance for expediting the adoption of the ICOs and the BMO amendments, to provide our great city with

desperately-needed relief from the destructive impacts of mansionization.

Sincerely,

2/27/2015

City of Los Angeles Mail - STOP MANSIONIZATION: Adopt the Faircrest Heights ICO and Amend the

Vicki Vitale



Etta Armstrong <etta.armstrong@lacity.org>

Fwd: Support of Item 14-0656

1 message

Sharon Gin <sharon.gin@lacity.org>
To: Etta Armstrong <etta.armstrong@lacity.org>

Thu. Feb 26. 2015 at 11:47 AM

----- Forwarded message -----

From: **Deborah Oppenheimer** <deb@debopp.com>

Date: Thu. Feb 26. 2015 at 11:42 AM

Subject: Support of Item 14-0656

To: Council Member Krekorian <councilmember.krekorian@lacity.org>. "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>. "Councilmember.labonge@lacity.org" <Councilmember.labonge@lacity.org>. "councilmember.parks@lacity.org" <councilmember.parks@lacity.org>. "councilmember.bonin@lacity.org" <councilmember.bonin@lacity.org>. Englander Mitch <councilmember.englander@lacity.org>. "erick.lopez@lacity.org" <erick.lopez@lacity.org>. "councilmember.koretz@lacity.org" <councilmember.koretz@lacity.org>. "councilmember.martinez@lacity.org" <councilmember.martinez@lacity.org>. "councilmember.fuentes@lacity.org" <councilmember.fuentes@lacity.org>. "councilmember.price@lacity.org" <councilmember.price@lacity.org>. "councilmember.wesson@lacity.org" <councilmember.wesson@lacity.org>. "councilmember.ofarrell@lacity.org" <councilmember.ofarrell@lacity.org>. "councilmember.huizar@lacity.org" <councilmember.huizar@lacity.org>. "councilmember.buscaino@lacity.org" <councilmember.buscaino@lacity.org>. Michael LoGrande <michael.logrande@lacity.org>. Ken Bernstein <ken.bernstein@lacity.org>. "tom.rothmann@lacity.org" <tom.rothmann@lacity.org>. "sharon.gin@lacity.org" <sharon.gin@lacity.org>. "councilmember.cedillo@lacity.org" <councilmember.cedillo@lacity.org>
Cc: "shawn.bayliss@lacity.orgs" <shawn.bayliss@lacity.orgs>. Gary And susan Reuben <greuben@pacbell.net>. Deborah Oppenheimer <deb@debopp.com>

Dear Planning and Land Use Management Committee Members. Los Angeles City Council Members. and Planning Department Officials.

The residents of Holmby Westwood have worked tirelessly for the past 7 years to establish a Historic Preservation Overlay Zone in our community. thereby preserving our historic identity and property values. I had the pleasure of living in an HPOZ previously in South Carthay and have welcomed these efforts.

I've seen the loss of many gracious homes replaced by incompatible boxlike structures which tower over their 2-story neighbors and which change the character of the neighborhood. Just in my immediate vicinity. I've watched as this has happened next door to me. behind my house. and across the street.

The motion (Item 14-0656) to be heard by PLUM (allowing a moratorium on demolition and new construction in 5 proposed HPOZs including Holmby Westwood) is the first to offer hope that we will be able to reach our goal - design review of all new construction. exterior additions. and remodels as seen from the street. Our concerns are massing. scale and compatibility within a community meticulously planned and established in 1926. Our community has been and is now home to some of the most accomplished residents of Los Angeles who care deeply about maintaining the charm and dignity of their neighborhoods.

Please help us preserve the character that drew my neighbors and me to want to spend our lives in Holmby Westwood. Please support the motion 14-0656 on Tuesday at the Planning and Land Use Management hearing and also when the motion goes to City Council for its approval. Our community is

relying on you to help us establish our HPOZ.

Thank you all.

Deborah Oppenheimer
Resident. Holmby Westwood

--
Sharon Gin
City of Los Angeles
Office of the City Clerk
213.978.1074
Sharon.Gin@lacity.org





Etta Armstrong <etta.armstrong@lacity.org>

PLUM meeting and support for ICOs, re: Council File 14-0656.

1 message

Bob Eisele <bobeisele@ca.rr.com>

Wed, Feb 25, 2015 at 5:21 PM

To: councilmember.huizar@lacity.org. councilmember.cedillo@lacity.org. councilmember.englander@lacity.org. Tanner.Blackman@lacity.org

Cc: erick.lopez@lacity.org. tom.rothmann@lacity.org. councilmember.labonge@lacity.org. councilmember.koretz@lacity.org. renee.weitzer@lacity.org. shawn.bayliss@lacity.org. ben.seinfeld@lacity.org. John.Darnell@lacity.org. councilmember.Cedillo@lacity.org. councilmember.krekorian@lacity.org. Councilmember.Blumenfield@lacity.org. councilmember.fuentes@lacity.org. councilmember.parks@lacity.org. Councilmember.Price@lacity.org. councilmember.wesson@lacity.org. councilmember.bonin@lacity.org. councilmember.ofarrell@lacity.org. Councilmember.buscaino@lacity.org. mayor.garcetti@lacity.org. Michael.logrande@lacity.org. sharon.gin@lacity.org. etta.armstrong@lacity.org

Thank you, Councilmembers Cedillo and Englander for hearing our support for the ICOs. As homeowners for 27 years in La Brea Hancock, my wife and I fully support the ICO pending for our neighborhood. We both attended yesterday's PLUM meeting, but since the "Con" public statements followed the "Pro" statements, I'd like to rebut two common themes expressed by those who oppose the ICOs.

First of all, opponents of the ICOs state that they limit a present homeowners' ability to expand their homes to accommodate growing families. In actuality, La Brea Hancock's ICO offers much opportunity for expansion. For example, we raised our family of two children in a 2,222 square foot home. The ICO for La Brea Hancock would allow us to build a home of over 3,000 square feet on our lot, not including the garage.

And here is an interesting fact: **Since the first McMansion was built in La Brea Hancock in 2007, NOT ONE RESIDENT-HOMEOWNER HAS ELECTED TO BUILD A HOUSE AS LARGE AS THESE McMANSIONS. NOT EVEN CLOSE. ALL LA BREA HANCOCK'S MANSIONS HAVE BEEN BUILT BY DEVELOPERS. It's developers who benefit from the BMO's loopholes and opposition to the ICOs, not resident homeowners who invariably choose to expand in ways that complement the neighborhood.**

The second point opponents harped upon was this: Since there is "no threat" to health and safety, emergency measures should not be taken. Yet in La Brea Hancock alone, the SCAQMD has served a notice of violation to a developer for **asbestos contamination** during the demolition of a property. The Department of Public Health's Childhood Lead Prevention Program has done the same regarding **lead contamination** of a demolition site and the neighboring property. And another developer severed a lighting cable in the parkway which **extinguished our streetlights for three weeks**. If these aren't health and safety issues, I don't know what is. And our neighborhood association actively monitors demolitions. Imagine what's happening in neighborhoods across the city where there is less homeowner oversight?

Finally, please understand those of us supporting the ICOs do not come from lobbyist groups like the developers, realtors and others. Ours is a true grassroots movement born of everyday people, all of whom are homeowners. Many of us took four hours out of our day, away from our paying jobs, to speak to you. Our opponents' contention that we don't represent our neighborhoods is absurd. La Brea Hancock has an RFA petition signed by a vast majority of our neighbors. The noise we make does not spring from a few malcontents. It is a widespread movement that will not die. A movement fueled by our right to vote and to petition our government.

We urge you to please send the ICOs to City Council for enactment at your next meeting. We are not only losing the value of our homes, we are also facing toxic demolitions by conscienceless developers on a bi-monthly basis. Thank you.

Sincerely,

Robert Eisele

Vice-President, La Brea Hancock Homeowners Association



WESTSIDE NEIGHBORHOOD COUNCIL

P.O. Box 64370 Los Angeles, CA 90064

www.wncia.org (310) 474-2326



OFFICERS

Terri Tippit, Chair
Steve Spector, Vice-Chair
Shannon Burns & Aaron
Rosenfield, Recording Secretary
Mary Kusnic, Corresponding
Secretary
Brandon Behrstock & Lisa
Morocco, Co Treasurer

BOARD MEMBERS

Stacy Antler
Francesca Beale-Rosano
Barbara Broide
David Burke
Shannon Burns
Colleen Mason Heller
Sean McMillan
Eric Shabsis
Sarah Shaw
Jae Wu

February 24, 2015

Los Angeles City Council Planning and Land Use Management Committee (PLUM)
Councilmember Jose Huizar - Chair
Councilmembers Mitchell Englander, Gilbert Cedillo – Members
VIA EMAIL: Sharon.gin@lacity.org

Re: Council File 14-0656 / ICO - Mansionization

Dear Honorable Councilmembers Huizar, Englander and Cedillo:

The Westside Neighborhood Council has long been a supporter of the efforts to preserve neighborhood character in our community. We worked with our then-Councilmember Weiss in the crafting of the Mansionization Ordinance in the hopes that that measure, as adopted, would halt the destruction of homes in our area and the construction of boxy, out-of-scale properties that had negative impacts on their neighbors and the neighborhood as a whole. Sadly, the original BMO, though well-intentioned, contains serious loopholes that only served to result in the continued construction of massive structures that dwarf neighboring properties and degrade existing communities.

Councilmember Koretz introduced a motion on May 16, 2014 which seeks to close loopholes in the existing BMO. Sadly, the Planning Department reports that it will take 18 months to amend the City's BMO (number 179883). Our community strongly supports the ICO introduced by our Councilmember Paul Koretz that will serve to protect our community while the Planning Department prepares revisions to the City's existing Mansionization (anti-mansionization) Ordinance. While we would prefer to see the Mansionization Ordinance revised with greater speed, if an 18-month time period is needed to prepare the revisions, then we seek the protections provided by CF 14-0656.

In addition to our earlier voiced support for the BMO and revisions to it, the WNC passed a motion of support the ICO at our most recent February 12, 2015 meeting. (One area within our WNC boundaries requested to be excluded because they have CC&R's that provide even stronger protections; they voted to support the motion that will cover all the remaining areas of our neighborhood council.) We trust you will vote to approve this motion and send it to full Council as soon as possible.

Thank you for your consideration.

Sincerely,

Terri Tippit, Chair

cc: CD 5



Etta Armstrong <etta.armstrong@lacity.org>

14-0656

1 message

Sharon Gin <sharon.gin@lacity.org>
To: Etta Armstrong <etta.armstrong@lacity.org>

Wed. Feb 25. 2015 at 8:28 AM

----- Forwarded message -----

From: **Daniel Beaney** <dbeaney@wrvla.com>
Date: Tue. Feb 24. 2015 at 9:12 PM
Subject: Say No to ICO
To: "Sharon.Gin@lacity.org" <Sharon.Gin@lacity.org>
Cc: Daniel Beaney <dbeaney@wrvla.com>

Sharon.

Similar to those homeowners living in Beverlywood. which were granted an exemption under the currently proposed ICO. we. as homeowners in Lower Council District 5. MarVista/East Venice. have started a petition in opposition of the proposed ICO so that our voices. not just those of the vocal minority. can be heard. The City and Councilman Paul Koretz have not properly communicated and/or vetted the proposed changes to the existing BMO. which essentially amount to a "taking" of value and diminish our rights as property owners. In just the last 24 hours. we have managed to get 100 signatures in opposition to the ICO. I suspect these numbers will swell once the changes are communicated to affected homeowners. Hopefully. the City will listen to voices of it's citizens. Thank you for your time.

Please visit our petition website at:

<http://tinyurl.com/noicowestla>

Daniel Beaney
Westside Realty Ventures
2300 Manning Avenue
Los Angeles. CA 90064
Phone: (310) 770-6112
Email: dbeaney@wrvla.com
BRE#: 01933839

Sharon Gin
City of Los Angeles
Office of the City Clerk
213.978.1074
Sharon.Gin@lacity.org





Etta Armstrong <etta.armstrong@lacity.org>

Re: Council File 14-0656

1 message

peterharris59@netzero.net <peterharris59@netzero.net>
To: sharon.gin@lacity.org. etta.armstrong@lacity.org

Tue, Feb 24, 2015 at 1:05 PM

Dear PLUM.

As a resident in an area that has been decimated by these large, out of scale homes. I feel it is imperative to stop this type of development immediately. Not only do these large homes ruin neighbors privacy and property values. these homes also drain the already fragile nature of our infrastructure systems . Old worn water main pipes and out date electrical grids were never put in place to handle this type of massive development. These outdated systems are not upgraded or fortified or redesigned and/or replaced during the construction process of these homes. They just add another problematic layer to the already existing problem. We are already seeing these negative effects on a daily basis. Water main pipe breaks and extended blackouts are now commonplace.

When will this STOP. City hall has been complacent. to say the very least. Each day that goes buy. another beautiful and historic home is tom down. only to be replaced by an absurdly large and out of place home. Large families must look for housing on larger lots in other areas that can accommodate this type of mansionization.

I urge all members of the council to support Councilman Paul Koret's plan for a BMO. not an ICO. as an ICO will do absolutely nothing in the meantime. There are still so many loopholes at the developer's disposal to over build and create a home that is proportionately out of scale with the existing homes in the neighborhood.

It is time for this city to act NOW. STOP THIS INSANE MANSIONIZATION. Please don't ruin our lovely neighborhoods.

Thank you for your time.

Sincerely,

Peter David Harris
6526 Drexel Avenue
Los Angeles. CA 90048



Etta Armstrong <etta.armstrong@lacity.org>

14-0656

1 message

Sharon Gin <sharon.gin@lacity.org>
To: Etta Armstrong <etta.armstrong@lacity.org>

Tue, Feb 24, 2015 at 12:30 PM

----- Forwarded message -----

From: **Stacey Brenner** <stacey@gqhlobby.com>

Date: Tue, Feb 24, 2015 at 12:29 PM

Subject: Bel-Air ICO Comment for Public Record (PLUM Committee)

To: Sharon Gin <sharon.gin@lacity.org>

Cc: Tanner.Blackman@lacity.org, hannah.lee@lacity.org, gerald.gubatan@lacity.org, Shawn Bayliss <shawn.bayliss@lacity.org>

Good Afternoon Sharon.

I am writing in the event I am unable to speak at the PLUM hearing today on the ICO matter. Bel-Air specifically. It is my understanding hundreds of individuals will be in attendance either in support or opposition of the ICO and how it relates to their community. I want to ensure my comments are submitted to the PLUM Councilmembers and included in the administrative record.

I represent a number of property owners in Bel-Air. Many who are developing single-family residential units. I have been a consultant in Bel-Air for nearly a decade and have seen the transformation of the community in this time.

Pro or anti development is not why I am writing or why the majority of us are here today. We are here because the intention of the ICO, to address a public safety concern to get trucks off the road, although well-intended, is not the appropriate resolution.

The ICO has technical issues that falls short of addressing the community's concerns. For instance, at first glance limiting the exempted grading to 6,000 cubic yards seems great. However, this is creating a one-size fits-all approach. No two developments are ever the same. A 10,000 square foot (SF) lot will be allowed to grade the same amount of earth under the structure as an 80,000 SF lot. This does not make sense. While unlimited grading under the structure of the house may be contributing to the overall issue, the real culprit is import/export. And this is not addressed anywhere in the ICO.

The next 45 days should seek to resolve these technical issues. If the ICO remains as is, by limiting the exempted grading to 6,000 cubic yards, there will be industry-wide hardships and undue hardships to property owners' rights and land values. The real issue of import and export needs to be addressed so that band-aid fixes like the current ICO are not creating greater havoc. Most would agree, we need change(s), substantive fixes rather than "feel-good" fixes.

I appreciate your consideration and look forward to working with you in the next 45 days.

Stacey Brenner

—

Stacey Brenner

Gonzalez, Quintana & Hunter, LLC

818-970-5710 cell

916-930-0796 office

www.gqhlobby.com

—
Sharon Gin
City of Los Angeles
Office of the City Clerk
213.978.1074
Sharon.Gin@lacity.org





Etta Armstrong <etta.armstrong@lacity.o

Fwd: PLUM COMMITTEE File # 14-0656

1 message

Sharon Gin <sharon.gin@lacity.org>
 To: Etta Armstrong <etta.armstrong@lacity.org>

Tue. Feb 24. 2015 at 11:37 AM

----- Forwarded message -----

From: **Pat Butler** <pbutler@opcc.net>
 Date: Tue. Feb 24. 2015 at 11:00 AM
 Subject: PLUM COMMITTEE File # 14-0656
 To: Sharon.Gin@lacity.org

We received a notice from our homeowners association regarding the notice below. We are unable to attend but wish to express that we stand firmly with our association and our community in strongly opposing the continued destruction of what once was a lovely traditional neighborhood. We oppose this continued overbuilding that is destroying the charm of our community. Thank you for your attention.

Patricia Butler

Michael Logan

2106 Parnell Avenue

Los Angeles, CA 90025

Anti-Mansionization Moratorium
Before Planning and Land Management (PLUM) Committee

Date: Tuesday, February 24, 2015**Time: 2:30 p.m.**

Location: Board of Public Works Hearing Room
City Hall 200 North Spring Street

Following is the Official Notice:
 ITEM NO. (2) 14-0656
 CD 2. 4. 5. 10. 11. 12. 14

Categorical Exemptions and related California Environmental Quality Act findings. reports from the Department of City Planning and City Attorney and Interim Control Ordinances to:

Establish a temporary moratorium on the issuance of building and demolition permits within the following proposed Historic Preservation Overlay Zones: Sunset Square. Carthay Square. Holmby-Westwood. Oxford Square. and El Sereno-Berkshire Craftsman District.

Establish temporary regulations. which limit the size of new single-family dwellings. on RA. RE. RS.

and R1 zoned lots in the following neighborhoods: Valley Village. South Hollywood. La Brea Hancock Neighborhood. The Oaks of Los Feliz. Miracle Mile. Larchmont Heights. Lower Council District Five. Beverlywood. Inner Council District Five. Fairfax Area. Bel Air. Faircrest Heights Neighborhood. Kentwood. Mar Vista/East Venice. and Old Granada Hills.

—
Sharon Gin
City of Los Angeles
Office of the City Clerk
213.978.1074
Sharon.Gin@lacity.org



February 23, 2015

VIA ELECTRONIC MAIL

Planning and Land Use Management Committee
City of Los Angeles
200 N. Main Street
Los Angeles, CA 90012

**Re: Neighborhood Conservation Interim Control Ordinance
Council File No. 14-0656**

Dear Honorable Members of the Planning and Land Use Management Committee:

This letter is written on behalf of Michael Klein to express his deep concerns with the so-called Neighborhood Conservation Interim Control Ordinance ("ICO"), which proposes immediate restrictions on the issuance of building permits for single-family dwelling units in 15 identified neighborhoods referred to as the "Project Area."

The ICO as currently drafted is unnecessary and ill-advised, and should be rejected for the following reasons:

- There is no "current and immediate threat" to public health, safety, or welfare to warrant passage of this expansive and impactful measure without providing adequate notice to the public and without obtaining meaningful public input and participation. This is particularly true given that thousands of homeowners within the Project Area remain completely unaware that the ICO would drastically reduce their property rights, eliminate their ability to improve their homes to fit their current needs, and reduce property values across the Project Area by millions of dollars.
- The City does not, and cannot, offer any evidence to support the allegation that the City is suffering from a "proliferation of hulking box-like structures," and in fact, the Planning Department provides evidence directly to the contrary. The Planning Department's report prepared in connection with the draft ICO estimates that the percentage of home "rebuilt" over the next two years is

Since 1970

SAN BERNARDINO 550 East Hospitality Lane, Suite 300 • San Bernardino, California 92408
RIVERSIDE 3750 University Avenue, Suite 250 • Riverside, California 92501
SAN DIEGO 550 West C Street, Suite 1810 • San Diego, California 92101
LOS ANGELES 333 South Hope Street, 35th Floor • Los Angeles, California 90071

likely to be minimal (less than 1% in most neighborhoods within the Project Area). Thus, the Planning Department's own evidence rebuts the dire forecast that out of scale development will proliferate to such a degree that immediate action in the form of an ICO is necessary.

- The stated goal of the ICO is to address the alleged "degradation of neighborhood character, loss of neighbors' privacy, curtailment of development potential, and negative impacts to aesthetics and general quality of life," but a prohibition on the *size* of home expansions does not address these issues. Thus, the ICO is not rationally related to its stated goal.
- Although coined an "anti-mansionization" ordinance, the ICO will impact many homeowners who are worlds away from owning mansions or being millionaires. Instead, the ICO will impact many low and middle-income families, including those with larger immediate and extended families who – based on religious beliefs, cultural and/or ethnic traditions or economic necessity – have several generations of relatives living together as a large a family unit, and find that they are unable to expand their homes to accommodate their needs. This direct threat on family life potentially impacts constitutionally protected rights.

Each of these issues is discussed in detail below.

A. There is No Urgency to Warrant Enactment of an ICO that Bypasses the Usual Safeguards of Public Participation.

An ICO is an extraordinary tool. It allows cities to bypass the usual procedures reserved for the enactment of zoning ordinances – procedures that allow for meaningful public participation – and to instead enact a zoning ordinance as an "urgency measure." Because the regularly required safeguards for enactment of zoning ordinances are not followed, ICOs are permitted only when the legislature finds that "there is a current and immediate threat to the public health, safety, or welfare."¹ While the ICO *claims* that a current and immediate threat exists, the City does not – and cannot – present any evidence to substantiate this claim.

¹ California Government Code Section 65858.

According to the ICO and accompanying documentation released by the Planning Department² (“CEQA Narrative”), the past six years has seen a “surge of construction activity [that] has generated a proliferation of out-of-scale developments that threaten the cohesion and character” of the single-family home neighborhoods comprising the Project Area. *CEQA Narrative, p. 4*. Accompanying this claim is a chart indicating that the Project Area neighborhoods have, over the past six years, pulled more construction and demolition permits than other single-family neighborhoods in the City.

While that may be true, it is not evidence of anything other than the simple fact that more permits are pulled within the Project Areas than in other areas of the City. It is not, however, evidence that: (i) more homes were in fact constructed or demolished in the Project Area than in other areas of the City; or (ii) if they were, that those homes or home additions were “out of scale developments” or were out of character with the existing neighborhoods. Quite simply, the number of permits pulled does not equate to “out of scale development” that “threatens cohesion and character” of neighborhoods. And, even if those permits *were* used to build additions onto existing homes, the conclusion that these additions somehow ruined the neighborhoods’ character represents a leap in logic that is not grounded in facts.

Similarly, the ICO claims there has been an acceleration of the “recent trend of property owners tearing down original houses and replacing them with hulking, box-like structures or significantly remodeling existing structures with bulky two-story additions that are out of scale with neighboring properties.” This bald assertion, unsupported by any evidence whatsoever, raises a host of questions.

- How many original homes have recently been torn down?
- How many of them have been replaced with “hulking box-like structures”?
- For that matter, what exactly is a “hulking box-like structure”?
- How many existing structures have been “significantly remodeled”?
- How many of them have been remodeled with “bulky two-story additions”?

² See Revised CEQA Clearance for Neighborhood Conservation Interim Control Ordinance; CF 14-0656, dated February 20, 2015 and accompanying Notice of Exemption and California Environmental Quality Act (CEQA) Narrative: CF 14-0656. We also question the propriety of the use of a Class 2 Categorical Exemption for the ICO, and expressly reserve the right to present additional information on this topic as appropriate.

- What makes a two-story addition “bulky”? Are all two-story additions de facto “bulky”?
- How many of these “hulking” and “bulky” structures are “out of scale with neighboring properties”?
- What if the scale of the entire neighborhood has changed, such that these additions and structures are in keeping with the new scale?

Without any answers to these questions, it is impossible to glean what threat is immediate, or why or how the situation is so dire as to necessitate the abandonment of the procedural safeguards generally required before the enactment of a measure of this nature. While some of the Council Offices discussed these issues with certain Neighborhood Councils and Homeowners Associations, the outreach to date has not been adequate to justify passage of an ICO with such a comprehensive and sweeping impact on individual property rights and values. Additional outreach, polling, community meetings, and other public forums should be conducted to obtain a broad range of opinions from impacted constituents – not simply those who support the ICO or have been involved in its creation. Many impacted homeowners are likely not even aware that the ICO has been proposed, or that their neighborhoods are proposed for inclusion.

Obtaining the input of these and other homeowners is critical. Many Project Area residents may not, for example, find the new homes or home additions “hulking and box-like” at all, but rather beautiful and tasteful. They may believe the additions are a vast improvement to the undersized or outdated original structures that perhaps lacked charm and character and have long since outlived their utility. They may be grateful that their neighbors have invested in the community and increased the overall property values in their areas. They may welcome the prospect that they too will soon be able to add a second story onto their home, thereby providing a home more suitable for their growing family. They may appreciate the ability to add more rooms for a home office since they no longer commute to work every day, or space for home schooling their children, or space to allow their elderly parents to live with them, and may be glad they don’t have to move and leave the neighborhood they have come to love to accommodate these needs.

These homeowners – particularly all those in lower CD 5, Kentwood (CD 11), and Mar Vista/East Venice (CD 11) – may be stunned to learn that the bonuses previously available under the Baseline Mansionization Ordinance are no longer available to

them, or that the square footage of their garage (a mandatory zoning requirement) now counts against their overall allowable square footage. For homeowners in these areas, the practical impact of this proposed revision would be to reduce the potential size of their homes by about 30% – a whopping reduction that could very well mean the ICO would eliminate their ability to build the kind of home desired by many modern families.

In financial terms, it also means that these homeowners' property values have suddenly shrunk by about 30%, which may have effectively eliminated all equity the homeowners have achieved (or finally regained after a long and painful recession). When these property values are multiplied across the Project Area, the result is the loss of untold millions of dollars in property values – something this City simply cannot afford and to which we doubt most homeowners would agree if they understood the ramifications.

Given this, the homeowners within the Project Area may have many opinions about their neighborhoods that are directly contrary to the conclusory assumptions contained in the ICO. These voices should be heard before the ICO is enacted. Without any evidence of "urgency" or "immediate threat to the public welfare," an ICO is simply not justified.

B. The CEQA Narrative Issued by the Planning Department Contradicts any Finding of Urgency.

After declaring the threat of home remodels to be immediate and the need for action urgent, the CEQA Narrative estimates the impact of the ICO on anticipated rebuilds over the next two years. To illustrate the impact, the Planning Department prepared a chart, included as Table 6 in the CEQA Narrative, which analyzes the number of permits issued over the past six years in each of the affected neighborhoods. *CEQA Narrative, p. 11.* Because the past six years includes the recession, the Planning Department used only the data from the past two years to anticipate how many rebuilds could be expected in each of the neighborhoods over the next two years (the proposed term of the ICO), and then translated that number into a percentage of the total number of single-family zoned lots in each neighborhood.

The conclusion of all this data is that, with the exception of South Hollywood, "the percentage of new home construction ranges from 0% to 2.76%, with the majority failing below 1.0%. *These low percentages demonstrate the minimal impact on a*

neighborhood scale that could result from new home construction during the ICO." In other words, the Planning Department's analysis demonstrates that very few homes are expected to be remodeled/rebuilt over the next two years. If so, then it is difficult to understand why or how there is such an urgent need for this ICO. The data directly contradicts the claims made, only a few pages earlier, of a "surge in construction activity" and a "proliferation" of development. Larchmont Heights and the Miracle Mile, for example, report only 2 construction permits issued over a six year period. Less than 1% can hardly be deemed a rampant threat.

Thus, the Planning Department's own evidence makes clear that, in raw numbers, there is little need for this ICO; the impact would be minimal. For those properties that wish to remodel, however, the individual impact could be tremendous. Moreover, there is no evidence to suggest that any of the less than 1% of anticipated remodels are likely to be "hulking box-like structures" or "bulky two story additions." The proffered findings are simply unsupported by the evidence.

C. The ICO's Focus on Size Does not Address the Problems the ICO Seeks to Combat.

Several portions of the ICO and the accompanying CEQA Narrative reference the problems the ICO is intended to address. Loss of community character, for example, is mentioned, as is loss of privacy and negative impacts to aesthetics, among others. While these may be laudable goals, restricting the size of home additions, particularly in the manner proposed in the ICO, does not accomplish these objectives.³ In fact, quite the opposite may be true.

As discussed above, the ICO is based on the erroneous premise that home additions over a certain size are inherently negative. For that reason, five of the Project Areas allow reconstruction that is no more than 120% of the original square footage. But this is an incorrect presumption. The teardown of an "ugly duckling," neglected 1000 square foot home – perhaps the smallest home in the neighborhood and the one considered an eyesore, bringing down the surrounding property values – with the rebuild of a larger, beautifully designed home, would likely be a welcome addition to the area. This new home could well enhance community character, improve both

³ Strangely, the ICO claims that the "proliferation of construction" has resulted in the "curtailment of development potential." How that could possibly be the case – that *more* construction has *curtailed* development – is not explained and seems to be counter-intuitive.

aesthetics and the “general quality of life,” yet if the new home were larger than 1200 square feet, this investment into the neighborhood would be prohibited.

Moreover, with regard to aesthetics, the ICO does nothing to protect homes that may be demolished and replaced with homes within the allowable size but of a wholly different and incompatible design style. The ultra-modern box within a neighborhood of craftsman style homes is still permitted, so long as it is built within the size parameters established by the ICO.

The ICO also claims it wishes to prevent “loss of privacy.” Apparently, the implication is that remodels over a certain size will impinge on the privacy of adjacent neighbors. But this assumption is flawed for several reasons. First, it is impossible to understand how a basement addition – no longer exempt in several of the Project Areas – infringes on neighbors’ privacy. Moreover, a detached accessory building – also no longer exempt in several areas – constructed at the back of the house, perhaps facing an alley – would hardly infringe on a neighbor’s privacy. Even a two story addition does not necessarily interfere with privacy, particularly if most homes in the area are already two stories, and if adequate setbacks are maintained. Moreover, design guidelines – in the form of stepback requirements – would be a more effective means of addressing privacy issues than size, as even a small permitted addition could negatively impact privacy if not built responsibly. To the extent protection of privacy is a goal, the ICO is not an effective means of protecting that alleged interest.

In legal terms, this all means that the ICO is not rationally related to its stated goal because it does not advance the interests it seeks to protect: it does not protect community character, or ensure against loss of privacy, or reduce negative aesthetic impacts. To the extent communities are concerned about character and aesthetics, a well-drafted set of design guidelines – including height restrictions, minimum set back and stepback requirements and architectural standards – would be a better, more effective, and less obtrusive means of advancing the City’s interests. The City does not need to put a halt to the admittedly “minimal” number of home improvements that may occur over the next two years while it develops guidelines of this nature.

D. The ICO Purports to Protect Against "Mansionization," but in Practice Would Prohibit Ordinary Homeowners from Being Able to Accommodate their Families.

"Anti-mansionization" has a compelling ring. The term conjures, as the ICO states, negative images of "hulking box-like structures" erected by millionaires imposing showy homages of their wealth on unsuspecting communities. But the name is a misnomer, and the ICO prohibits home improvements that would fall far short of the creation of "mansions." In the example above, a 1000 square foot home would be precluded from constructing an additional 300 square feet in certain of the Project Areas; this modest sized home could hardly qualify as a "mansion." This is particularly true if the addition is located in the basement where it would not be visible.

More importantly, however, while some Councilmembers may have less concern about alleged millionaires building their garish and hulking mansions, the City should care about the interests of many hard-working families who have invested their life savings into their homes and wish to stay in them even if their circumstances change and they need more space. There is the young couple who bought a modest home and now, several children later, find themselves in need of a couple of additional bedrooms. Or the family whose parents or grown children need to move in with them, perhaps for health or financial or religious reasons, and needs some extra room. Or the single mother who can't commute to work every day, but picks up extra income by working from home, and would like to add a home office. Or the family who believes in home schooling their children and having "movie-night" at home with the neighborhood kids because they don't believe hanging out at the mall is good for them, and wants to expand their space to accommodate these needs.

All these people may not be able to afford to move to a larger home, or they may wish to stay in their existing neighborhood because they don't want the disruption in their children's schooling or because they can walk to their place of worship or because their friends and other family members are close by. The ICO would suggest these people are no longer allowed to construct a home suitable for their needs. In essence, the ICO would render it impossible for a couple to move their aging parents into their home, even if they are willing to put them in the basement. The law is fiercely protective of governments' efforts to infringe on these most basic rights of family and association, and requires that any such ordinance be the least intrusive means possible of meeting a compelling public need. See *Moore v. East Cleveland* (1977) 431 U.S. 494,

Honorable Members of PLUM
February 23, 2015
Page 9

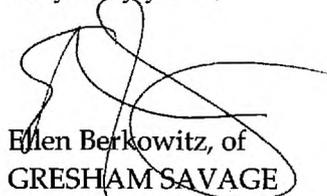
499; *City of Santa Barbara v. Adamson*, 27 Cal.3d 123 (1980). The ICO utterly fails in this regard.

E. Conclusion.

The fact of life is, nothing stays the same forever. Gone are the days when homes were occupied by families comprised of a dad who went off to work, while mom stayed home with 2.5 kids, who innocently played ball in the streets after school. Sadly for some, happily for others, those days are gone. The economy, coupled with the changing face of our society, has altered the nature of "home." Homes must now accommodate larger and extended families, or home offices, or home gyms, or playrooms or larger kitchens because more and more activities take place in the home. While the City's goal of protecting neighborhoods and communities is commendable, it cannot do so by simply freezing time. Neighborhoods and communities must adapt, but they must do so by creating restrictions that ensure responsible development, such as guidelines on design, on height, on setbacks, and the like. The City should not adopt an ICO that simply eliminates property rights and reduces property values for Project Area homeowners.

We respectfully request that this Committee reject the ICO as proposed.

Very truly yours,



Ellen Berkowitz, of
GRESHAM SAVAGE
NOLAN & TILDEN,
A Professional Corporation

EB:crb

cc: Honorable City of Los Angeles Councilmembers
Ken Bernstein, Principal City Planner
Saro Balian, Deputy City Attorney
Michael Klein, Westside Affiliated Holdings
Steve Afriat, Afriat Consulting
Aaron Green, Afriat Consulting



Etta Armstrong <etta.armstrong@lacity.org>

Fwd: Interim Control Ordinance - "anti-mansionization: Council File # 14-0656

1 message

Sharon Gin <sharon.gin@lacity.org>
To: Etta Armstrong <etta.armstrong@lacity.org>

Tue. Feb 24. 2015 at 11:36 AM

----- Forwarded message -----

From: **Catherine Gopaulsingh** <cgopaulsingh@gmail.com>
Date: Tue. Feb 24. 2015 at 10:27 AM
Subject: Interim Control Ordinance - "anti-mansionization: Council File # 14-0656
To: sharon.gin@lacity.org

Hello Sharon

I am a home owner in the Westwood neighborhood of Los Angeles (zip code 90064.) I wanted to convey my strong opposition to the interim control ordinance that is before the City Council. I feel that the urgency attributed to this matter has resulted in an inadequate and incomplete analysis of the impact of home development on public health, safety and welfare.

I would ask that the City Council and PLUM to vote against this measure.

Sincerely,

Catherine Gopaulsingh

.....
Catherine Gopaulsingh
email: cgopaulsingh@gmail.com
mobile: 310.994.7103
fax: 213.402.8486
.....

—
Sharon Gin
City of Los Angeles
Office of the City Clerk
213.978.1074
Sharon.Gin@lacity.org





Etta Armstrong <etta.armstrong@lacity.org>

Proposed ICO

1 message

Grace DeFato Kamins <gdkamins@aol.com>

Tue, Feb 24, 2015 at 10:48 AM

To: councilmember.huizar@lacity.org, councilmember.cedillo@lacity.org, councilmember.englander@lacity.org, councilmember.koretz@lacity.org, sharon.gin@lacity.org, etta.armstrong@lacity.org

Dear Councilmembers and Committee Members:

I am a resident of Beverlywood and am deeply concerned that my neighborhood is not afforded the over-building protections that other areas included in the ICO have been given. I would like to see Beverlywood have the same protections being granted to Beverly Grove and Faircrest Heights.

The original anti-mansionization ordinance and now the amendment offered by Councilmember Koretz have had the teeth taken out of them once again by phony "bonus" offerings. Either a house is too big for the plot of land on which it is to be built or it is not. Bonuses do not change this, but that is what has been going on. The city wishes to have its cake and eat it too: in other words, offer legislation that sounds as if it cares about the quality of life in the many neighborhoods that make up this city and then effectively eviscerate their own law with bonuses that pander to developers and homeowners who do not seem to care about the quiet modest neighborhoods that attracted them in the first place.

I urge you to read the article on page 2 of the LA Times California section, 2/24/15. It summarizes well the problems facing every neighborhood in Los Angeles. If it hasn't hit yours, it soon will.

Please do the right thing and not the easy thing. Take a stand and make yourselves proud of watching over this city or it soon will become unlivable for its ordinary citizens.

Thank you.
Grace Kamins
2206 Bagley Ave.
Los Angeles, CA 90034

Grace DeFato Kamins



Etta Armstrong <etta.armstrong@lacity.org>

SeaBreeze project No. 14-0869

1 message

dlbhaponski@AOL.com <dlbhaponski@aol.com>
To: etta.armstrong@lacity.org. sharon.gin@lacity.com

Tue. Feb 24. 2015 at 10:45 AM

Los Angeles City Council

re: SeaBreeze project No. 14-0869

To Whom It May Concern.

I send this letter of opposition on behalf of the Green Meadows community, of which I am a resident, located south of Sepulveda Boulevard, between Normandie and Western Avenues, in the city of Los Angeles. We are a community that has access to Sepulveda at two exits, as well as one additional exit onto Normandie. We are bound on the south and west by the railroad and businesses.

We have been informed that the decision has been made to go ahead with the construction of the SeaBreeze project. We are a group of 500 single family resident homes adjacent just south of the proposed building site. We would like our voice, as Los Angeles residents/tax payers and home owners, to be heard. We have already seen and felt an impact with the realigning of Sepulveda recently to accommodate the new business/shopping center along Sepulveda and the street access onto Sepulveda that will lead into the SeaBreeze community once built. Relining of a street does not affect, but has only compounded, the high traffic volume, turning access, and signal timing that has already been a safety issue.

Once the SeaBreeze complex is built the number of cars exiting onto Sepulveda will increase exponentially, adding to the already congested street, as it is the only exit currently proposed for SeaBreeze.

The industrial area behind the proposed site has 24 hour a day noise, which will not be favorable to any residents in SeaBreeze. We were told that professionals would be the targeted population. This has come up for discussion and it is felt that that isolated area is not desirable for that group and that with low occupancy it may resort to low-income housing to fill occupancy, which would then affect the value of our properties. Our community, in Harbor City, is single family residences that, through the efforts of our volunteer community group has focused on the revitalization and maintaining of properties (ie. property values and pride in ownership). We do not want our nearby community affected by a community that was not thought through for the future. As it is we are battling the multiple strip malls in our area that have turned into ghost towns because of the increase in rent to occupy, the decline of business and the competition due to a strip mall on every corner. The Harbor Gateway South community that voted in favor of this project, which is the area SeaBreeze is located, is not as impacted as the Harbor City neighborhood. SeaBreeze is at the southernmost tip of their area and feeds out into Sepulveda, which is then into the Harbor City region.

Would your committee please consider sending the proposal to the Harbor City Neighborhood Council, whose area and residents are most impacted by this project. When the project was presented to the Harbor City Neighborhood Council there was standing room only of stakeholders opposing the project.

Thank you for your time.
Lauren Haponski
310-534-2911
dlbhaponski@aol.com
Green Meadows community representative/resident



Etta Armstrong <etta.armstrong@lacity.org>

Fwd: Re Council File 14-0656

1 message

Sharon Gin <sharon.gin@lacity.org>
To: Etta Armstrong <etta.armstrong@lacity.org>

Thu, Mar 5, 2015 at 1:04 PM

----- Forwarded message -----

From: **Mickey Maxwell** <micmaxwell@gmail.com>

Date: Thu, Mar 5, 2015 at 12:36 PM

Subject: Re Council File 14-0656

To: councilmember.huizar@lacity.org, councilmember.wesson@lacity.org, sharon.gin@lacity.org, ken.bernstein@lacity.org, tom.rothmann@lacity.org, paul.koretz@lacity.org

Do you know what it's like to have a peaceful, private, serene and beautiful home life, living in Los Angeles? Do you know what it's like to have had it for twenty years and then have it completely destroyed by developers who have ZERO concern for your home life? Is this happening next door to your home? Clearly it's not happening next door to you...yet!

- Every day of delay brings more damage from mansionization.
- The ICOs are an imperfect tool, but they must not be weakened or further delayed.
- The city must give priority to CM Koretz's proposed BMO amendments and compress the timeframe for enacting strong citywide protection as outlined in his Motion.

We have found code violation after code violation and now are out to prove that the folks issuing these permits and the inspectors who are supposed to be upholding them, are not! The city does nothing and the delay in this proposal is another example of how little our city officials care about the everyday residents and only care about the money. DO SOMETHING!!! If you want to get the real story, go visit 73 year old Gale at 347 N. Orlando Ave. Here is part of her story in regards to me asking if we can put a "No More McMansions" sign in her yard:

Yes you can, but at this time do you think it would make any difference? Money talks and little by little our neighborhood is being destroyed. It wouldn't be so bad if they were keeping the Spanish design but the big white boxes are really, really ugly.

Do you know that the workers have not only destroyed several things on my property which I had to replace at my own expense but they also came into my house and robbed me of all my good jewelery. It was a home invasion and I was home. One of them distracted me in the yard while the other(s) came in and took everything. I did file a police report but my recovery is impossible. I told some of the neighbors to be extra watchful and never leave your house with anyone for any reason. These were young Hispanic boys-very innocent looking. I am only grateful that I wasn't hurt or killed. I did tell the contractor but there is nothing that he can do. He didn't even know who was working that day.

The response from the police was like "oh well". They didn't take fingerprints or anything. I guess on a scale of one to ten of serious crimes in the city, this isn't considered a serious crime.

My house is fully alarmed now, but I still hesitate to leave when someone is working there.

It is going on two years now. I just want them to finish and go away.

I am NOT selling or moving. I only hope that the buyer doesn't have 10 children or has a lot of big wild parties.

Gale

I am working on making a video of horror stories from the neighbors being affected by these underhanded developers and your lack of action on our behalf. There are more horror stories than I even knew. Your constituents are fed up and no amount of campaign contributions will keep you in office if you continue to destroy our home life. DO SOMETHING NOW!!!!

Mickey Maxwell

Sharon Gin
City of Los Angeles
Office of the City Clerk
213.978.1074
Sharon.Gin@lacity.org





Etta Armstrong <etta.armstrong@lacity.org>

Council File 14-0656 - Baseline Mansionization Ordinance

1 message

Tommy@thomasjamescapital.com <Tommy@thomasjamescapital.com> Thu, Mar 5, 2015 at 8:41 AM
 To: "sharon.gin@lacity.org" <sharon.gin@lacity.org>, "councilmember.cedillo@lacity.org" <councilmember.cedillo@lacity.org>, "councilmember.krekorian@lacity.org" <councilmember.krekorian@lacity.org>, "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "councilmember.labonge@lacity.Org" <councilmember.labonge@lacity.org>, "councilmember.koretz@lacity.org" <councilmember.koretz@lacity.org>, "councilmember.martinez@lacity.org" <councilmember.martinez@lacity.org>, "councilmember.fuentes@lacity.org" <councilmember.fuentes@lacity.org>, "councilmember.parks@lacity.org" <councilmember.parks@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>, "councilmember.wesson@lacity.org" <councilmember.wesson@lacity.org>, "councilmember.bonin@lacity.org" <councilmember.bonin@lacity.org>, "Councilmember.Englander@lacity.org" <Councilmember.Englander@lacity.org>, "councilmember.ofarrell@lacity.org" <councilmember.ofarrell@lacity.org>, "councilmember.huizar@lacity.org" <councilmember.huizar@lacity.org>, "councilmember.buscaino@lacity.Org" <councilmember.buscaino@lacity.org>, "shawn.bayliss@lacity.org" <shawn.bayliss@lacity.org>, "joan.pelico@lacity.org" <joan.pelico@lacity.org>, "etta.armstrong@lacity.org" <etta.armstrong@lacity.org>, "alan.bell@lacity.org" <alan.bell@lacity.org>, "mayor.garcetti@lacity.org" <mayor.garcetti@lacity.org>
 Cc: "James@thomasjamescapital.com" <James@thomasjamescapital.com>

As a homeowner in the areas affected by the proposed zoning changes, I believe these are unnecessary, go too far, and are bad for our community. I also feel that the difference between what is allowed in different communities is redlining, and overreaching to define that someone in Beverlywood is entitled to more square footage than me as a homeowner in Mar Vista. I urge you as our elected officials to vote no on this badly written ordinance.

Thanks,

Tommy



Etta Armstrong <etta.armstrong@lacity.org>

Council File 14-0656 - Baseline Mansionization Ordinance

1 message

Tommy@thomasjamescapital.com <Tommy@thomasjamescapital.com> Thu, Mar 5, 2015 at 8:41 AM
 To: "sharon.gin@lacity.org" <sharon.gin@lacity.org>, "councilmember.cedillo@lacity.org" <councilmember.cedillo@lacity.org>, "councilmember.krekorian@lacity.org" <councilmember.krekorian@lacity.org>, "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "councilmember.labonge@lacity.Org" <councilmember.labonge@lacity.org>, "councilmember.koretz@lacity.org" <councilmember.koretz@lacity.org>, "councilmember.martinez@lacity.org" <councilmember.martinez@lacity.org>, "councilmember.fuentes@lacity.org" <councilmember.fuentes@lacity.org>, "councilmember.parks@lacity.org" <councilmember.parks@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>, "councilmember.wesson@lacity.org" <councilmember.wesson@lacity.org>, "councilmember.bonin@lacity.org" <councilmember.bonin@lacity.org>, "Councilmember.Englander@lacity.org" <Councilmember.Englander@lacity.org>, "councilmember.ofarrell@lacity.org" <councilmember.ofarrell@lacity.org>, "councilmember.huizar@lacity.org" <councilmember.huizar@lacity.org>, "councilmember.buscaino@lacity.Org" <councilmember.buscaino@lacity.org>, "shawn.bayliss@lacity.org" <shawn.bayliss@lacity.org>, "joan.pelico@lacity.org" <joan.pelico@lacity.org>, "etta.armstrong@lacity.org" <etta.armstrong@lacity.org>, "alan.bell@lacity.org" <alan.bell@lacity.org>, "mayor.garcetti@lacity.org" <mayor.garcetti@lacity.org>
 Cc: "James@thomasjamescapital.com" <James@thomasjamescapital.com>

As a homeowner in the areas affected by the proposed zoning changes, I believe these are unnecessary, go too far, and are bad for our community. I also feel that the difference between what is allowed in different communities is redlining, and overreaching to define that someone in Beverlywood is entitled to more square footage than me as a homeowner in Mar Vista. I urge you as our elected officials to vote no on this badly written ordinance.

Thanks,

Tommy



Etta Armstrong <etta.armstrong@lacity.org>

Fwd: Council File 14-0656

1 message

Sharon Gin <sharon.gin@lacity.org>
To: Etta Armstrong <etta.armstrong@lacity.org>

Thu, Mar 5, 2015 at 1:04 PM

----- Forwarded message -----

From: <rosanne18@aol.com>
Date: Thu, Mar 5, 2015 at 12:44 PM
Subject: Fwd: Council File 14-0656
To: councilmember.wesson@lacity.org, sharon.gin@lacity.org, ken.bernstein@lacity.org, tom.rothmann@lacity.org

-----Original Message-----

From: rosanne18 <rosanne18@aol.com>
To: councilmember.huizar <councilmember.huizar@lacity.org>
Cc: councilmember.wesson <councilmember.wesson@lacity.org>; sharon.gin <sharon.gin@lacity.org>, ken.bernstein@lacity.org, tom.rothmann@lacity.org
Sent: Thu, Mar 5, 2015 12:41 pm
Subject: Re Council File 14-0656

I am writing in advance of the PLUM meeting to make the following points, as emphatically as possible.

- 1. Every day of delay brings more damage from mansionization.
- 2. The ICOs are an imperfect tool, but they must not be weakened or further delayed.
- 3. The city must give priority to CM Koretz's proposed BMO amendments and compress the timeframe for enacting strong citywide protection as outlined in his Motion.

Sincerely,
Rosanne Keynan
6337 Drexel Ave.
L.A. 90048
and
6206 Winans Dr.
L.A. 90068



Etta Armstrong <etta.armstrong@lacity.org>

14--0656 Council File

1 message

Robin Greenberg <Robin@robingreenberg.com>
To: "etta.armstrong@lacity.org" <etta.armstrong@lacity.org>

Tue. Feb 24. 2015 at 9:03 AM

Councilmember Koretz proposed a simple, effective, permanent fix for the citywide mansionization ordinance. Implement Koretz's proposed amendments.

Robin Greenberg

Realtor

Berkshire Hathaway HomeServices

(310) 968-0605 Cell

robin@robingreenberg.com

2014 President Combined Los Angeles Westside Multiple Listing Service

2011 President Beverly Hills Greater Los Angeles Association of Realtors

2011 Realtor of the Year Beverly Hills Greater Los Angeles Association of Realtors

2014 President Beverly Hills Greater Los Angeles Association of Realtors Foundation

Founding Realtor of the C.A.R.E. Project of Beverly Hills Greater Los Angeles Association of Realtors

Presiding Officer Beverly Hills Greater Los Angeles Association of Realtors

2014 Recipient "William May Garland Award"

