



Etta Armstrong <etta.armstrong@lacity.org>

14-0656

1 message

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

Mon. Apr 27. 2015 at 7:48 AM

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

From: **edward hunt** <edvhunt@earthlink.net>

Date: Sat. Apr 25. 2015 at 11:25 AM

Subject: Ugly front yards on narrow lots with typical Mansionization projects.

To: Councilmember.ofarrell@lacity.org

Cc: Melrose Hill <melrosehill@yahoogroups.com>. southhollywoodnha@gmail.com. Aaron Downes <downesaaron84@gmail.com>. barbara Broide <bbroide@hotmail.com>. "Cetrone, Carol" <perpetua99@gmail.com>. ivonneguzman45@gmail.com. "Isralowitz, Elizabeth" <eisralowitzbcba@gmail.com>. Michael Bahe <old.bahe@yahoo.com>. Irma Derrick <irma_derrick@yahoo.com>. Karen Gilman <gilperson2@gmail.com>. councilmember.wesson@lacity.org. councilmember.huizar@lacity.org. councilmember.cedillo@lacity.org. councilmember.englander@lacity.org. councilmember.bonin@lacity.org. councilmember.koretz@lacity.org. sharon.gin@lacity.org. ken.bernstein@lacity.org. tom.rothmann@lacity.org. labreacoalition@gmail.com. Cindy Cleghorn <cindycleghorn@gmail.com>. Christian Beck <towncartoyou@gmail.com>. chair <chair@hsdnc.org>. Bob Blue <camarobob@hotmail.com>. Christina Derenthal <Christina_derenthal@paramount.com>. Sharon Commins mvcc <smcommins@msn.com>. "Marlene Savage (WRAC Land Use)" <marlene.savage@ca.rr.com>. mpchicago@aol.com. tom.labonge@lacity.org. Gary Benjamin <gary.benjamin@lacity.org>. jgirodo@gmail.com

PS., Mitch,

Another Mansionization problem in our 100-year-old Hollywood neighborhood with typically 50' wide lots is our typical home has about a 10' wide driveway back to parking in the rear, leaving about 40' wide (80%) for a landscaped, permeable front yard with a maximum of one car parked in the front yard which is legal and OK. But many of these Mansionization projects have two car wide garages in the front with about a 20' driveway and about a 26' curb cut. If that occurs on a wide lot, that is not so bad.

But in our 50' front yards, it means 40% of the front yard is paved over, often with the loss of heritage trees. Also, it permits 2 cars parked in the front yard, and in many cases the loss of precious on street parking. Plus the resulting home is alien with its 30' height and a double wide garage door in front, its 40% paved over front yard and 2 cars in the front yard, typically next door to a 1-story craftsman era bungalow with a front porch and parking in the rear.

Please see that this alien design is NOT permitted in older neighborhoods with lots of 51' or less wide. In those cases require parking in the rear as is typical in our Melrose Hill Neighborhood.

Sincerely, Edward

From: edward hunt [mailto:edvhunt@earthlink.net]

Sent: Friday, April 24, 2015 8:11 PM

To: Councilmember.ofarrell@lacity.org

Cc: Melrose Hill (melrosehill@yahoogroups.com); southhollywoodnha@gmail.com; Aaron Downes (downesaaron84@gmail.com); barbara Broide (bbroide@hotmail.com); Cetrone, Carol (perpetua99@gmail.com); Ivonne Guzman <ivonneguzman45@gmail.com> (ivonneguzman45@gmail.com); Isralowitz, Elizabeth (eisralowitzbcba@gmail.com); Michael Bahe; Irma Derrick (irma_derrick@yahoo.com); 'Karen Gilman'; 'councilmember.wesson@lacity.org'; 'councilmember.huizar@lacity.org'; 'councilmember.cedillo@lacity.org'; 'councilmember.englander@lacity.org'; 'councilmember.bonin@lacity.org'; 'councilmember.koretz@lacity.org'; sharon.gin@lacity.org; ken.bernstein@lacity.org; tom.rothmann@lacity.org; La Brea <labreacoalition@gmail.com> (labreacoalition@gmail.com); Cindy Cleghorn (cindycleghorn@gmail.com); Christian Beck; 'chair'; Bob Blue (camarobob@hotmail.com); Christina Derenthal; Sharon Commins mvcc (smcommins@msn.com); Marlene Savage (WRAC Land Use) (marlene.savage@ca.rr.com); mpchicago@aol.com; Tom LaBonge - CD 04 (tom.labonge@lacity.org) (tom.labonge@lacity.org); Gary Benjamin (gary.benjamin@lacity.org); John Girodo <jgirodo@gmail.com> (jgirodo@gmail.com)

Subject: ICO hearings this coming Tuesday & Wednesday.

Honorable Mitch,

As you know, about 6 months ago and many times since we have asked you to include the 36-single family zoned properties that are in our proposed HPOZ Expansion Area, in the proposed ICO's for protection from horrendosities such as remodelings and demolitions of our 100 year old buildings for Mansionizations and over scale Small Lot Subdivisions and SB 1818 projects. Our request was timely, but for whatever reason you did not include us.

We still need that protection, not only for the 36-single family zoned properties but also a similar protection (RFA?) for the RD1.5 portion of the HPOZ Expansion Area. We hope you will soon accomplish this. As we have informed you, since our request, we have already had two major exterior remuddlings/stucco-overs and proposed demolition of 3 approximately Century old structures containing five moderate rent units for a luxury 9-unit SLS with zero guest parking.

City-wide, as you know, both LA PLUM and your full Council will vote on the anti-horrendosity/anti-Mansionization ICOs (Council File 14-0656) this coming Tuesday and Wednesday. Without your votes, the ICOs will expire on May 9.

Mansionization and over scale SLS's are doing irreversible damage to our City and to many older Hollywood neighborhoods. The most highly-regulated neighborhoods in the city are HPOZs and RFAs, and, like our Melrose Hill HPOZ their property values greatly exceed surrounding similar neighborhoods that have alien out of scale infill projects.

The ICOs and BMO amendments are not game changers. Zoning already limits property rights, but current LA zoning is too lax to stop Mansionization and over scale SLS's. The proposed regulations permit spacious, comfortable homes that also respect their neighbors and neighborhood.

LA needs more affordable housing. When flashy McMansions replace modest homes, they price out all but the most affluent buyers. The City must extend the ICOs and get going immediately on Councilmember Koretz's amendments to the permanent citywide Mansionization ordinance.

One last request: I understand the development community is pushing an amendment to the ICO's that will allow up to 400 square feet of attached garage space NOT be counted toward the square footage total. We hope you will strongly oppose this amendment.

Sincerely,

Edward Villareal Hunt, AIA, ASLA; Chair, Planning Committee, Melrose Hill Neighborhood Association; 323-646-6287

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





Etta Armstrong <etta.armstrong@lacity.org>

14-0656

1 message

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

Mon. Apr 27. 2015 at 7:49 AM

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

From: **Karen Gilman** <gilperson2@gmail.com>

Date: Sat. Apr 25. 2015 at 1:52 PM

Subject: ICO hearings this coming Tuesday and Wednesday. Ap 28 & 29. PLUM & City Council

To: "<councilmember.labonge@lacity.org>" <councilmember.labonge@lacity.org>.

councilmember.huizar@lacity.org. councilmember.cedillo@lacity.org. Councilmember Mitchell Englander

<councilmember.englander@lacity.org>. councilmember.bonin@lacity.org. councilmember.koretz@lacity.org.

councilmember.wesson@lacity.org

Cc: Renee Weitzer <renee.weitzer@lacity.org>. Ben Seinfeld <ben.seinfeld@lacity.org>. GWNC Land Use

Committee <landuse@greaterwilshire.org>. Greater Wilshire Neighborhood Council <info@greaterwilshire.org>.

Sharon Gin <sharon.gin@lacity.org>

Dear Councilmember LaBonge,

I am writing today to thank you for your sensitivity to the neighborhood preservation concerns of the Larchmont Village Neighborhood Association, where I reside, in your district, CD 4. We hope that your fellow council members on the Planning and Land Use Committee will vote on Tuesday and that you will **vote on Wednesday, to support strengthening the Interim Control Ordinance, Council File # 14-0656.** We appreciate your helping us achieve the temporary protections of the ICO for "Larchmont Heights", which covers 80-90% of the LVNA geographic area. Now it is time to strengthen the ICO even further by extending its effect into the future. We want to protect our 100 year old buildings from Mansionizations, over-scale Small Lot Subdivisions and SB 1818 projects and have adequate notice of any legal demolitions.

Other neighbors may write to document the number of major exterior remodelings/stucco-overs, demolitions of approximately century-old structures and proposed demolitions (the entire west side of 500 N. block of Wilton Place, for example, others on Plymouth, Irving, Arden, Rosewood) to make way for buildings inappropriate for our neighborhood.

City-wide, as you know, both LA PLUM and your full Council will vote on the anti-Mansionization ICOs (Council File 14-0656) this coming Tuesday and Wednesday. Without your votes, the ICOs will expire on May 9.

Mansionization and over scale SLS's are doing irreversible damage to our City and to many older Wilshire and Hollywood neighborhoods. The most highly-regulated neighborhoods in the city are HPOZs and RFAs, and,

like the Windsor Square and Hancock Park HPOZs, their property values greatly exceed surrounding similar neighborhoods that have ill-fitting, out of scale infill projects. The proposed regulations permit spacious, comfortable homes that also respect their neighbors and neighborhood.

We request your vote to extend the ICOs and move forward on Councilmember Koretz's amendments to the permanent citywide Mansionization ordinance.

Lastly, I understand the development community is pushing an amendment to the ICO's that will allow up to 400 square feet of attached garage space NOT be counted toward the square footage total. We hope you will strongly oppose this amendment.

Sincerely,

Karen Gilman
4941 Elmwood Ave.
Los Angeles, CA 90004
100 year old house in CD 4, LVNA & GWNC area 7

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





Etta Armstrong <etta.armstrong@lacity.org>

14-0656

1 message

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

Mon. Apr 27. 2015 at 7:49 AM

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

From: **Shelley Wagers** <shelley@wagersmail.net>

Date: Sat. Apr 25. 2015 at 2:47 PM

Subject: CF 14-0656 - Stop Mansionization

To: councilmember.wesson@lacity.org. councilmember.huizar@lacity.org. councilmember.cedillo@lacity.org. councilmember.englander@lacity.org. councilmember.bonin@lacity.org. councilmember.koretz@lacity.org. sharon.gin@lacity.org. ken.bernstein@lacity.org. tom.rothmann@lacity.org

Cc: Shawn Bayliss <shawn.bayliss@lacity.org>. Joan Pelico <joan.pelico@lacity.org>

Mansionization is doing irreversible damage to our city. and it must stop.

- The most highly-regulated neighborhoods in the city are HPOZs and RFAs. and their property values do just fine.
- The ICOs and BMO amendments are not game changers. Zoning already limits property rights. but current LA zoning is too lax to stop mansionization.
- The proposed regulations strike a fair and sensible middle ground. They permit spacious. comfortable homes that also respect their neighbors and neighborhood.
- LA needs more affordable housing. When flashy McMansions replace modest homes. they price out all but the most affluent buyers.

The City must extend the ICOs and get going immediately on Councilmember Koretz's amendments to the permanent citywide mansionization ordinance.

Shelley Wagers. Los Angeles homeowner

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





Etta Armstrong <etta.armstrong@lacity.org>

14-0656

1 message

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

Mon. Apr 27. 2015 at 7:49 AM

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

From: **Hilary** <hilaryms@att.net>
Date: Sat. Apr 25. 2015 at 4:40 PM
Subject: Stop mansionization
To: "sharon.gin@lacity.org" <sharon.gin@lacity.org>

I support the Motion from Councilmember Paul Koretz dated May 16. 2014 to amend the city's Baseline Mansionization Ordinance. Key elements are the elimination of bonuses for "green" building practices and exterior wall articulation. as well as exemptions for attached garages. balconies. and double-height entryways. These simple. sensible. and straightforward amendments should be implemented within a year of their adoption by Council. not later than May 2015.

I support adoption of an Interim Control Ordinance to prevent further massive damage to residential neighborhoods until the amendments are completed. The ICO should be modeled on the successful Beverly Grove RFA Ordinance and applied as broadly as possible by the end of calendar 2014.

Sent from my iPhone

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





Etta Armstrong <etta.armstrong@lacity.org>

14-0656

1 message

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

Mon. Apr 27. 2015 at 7:50 AM

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

From: **Bob Eisele** <bobeisele@ca.rr.com>

Date: Sat. Apr 25. 2015 at 5:17 PM

Subject: Vote yes to extend the ICOs. Council File 14-0656

To: councilmember.labonge@lacity.org. councilmember.koretz@lacity.org. councilmember.huizar@lacity.org.
councilmember.cedillo@lacity.org. councilmember.englander@lacity.org. councilmember.wesson@lacity.org.
councilmember.krekorian@lacity.org. Councilmember.Blumenfield@lacity.org. councilmember.fuentes@lacity.
org. councilmember.parks@lacity.org. Councilmember.Price@lacity.org. councilmember.bonin@lacity.org.
councilmember.ofarrell@lacity.org. Councilmember.buscaino@lacity.org

Cc: mayor.garcetti@lacity.org. Michael.logrande@lacity.org. tom.rothmann@lacity.org.

Tanner.Blackman@lacity.org. sharon.gin@lacity.org. ken.bernstein@lacity.org. renee.weitzer@lacity.org.
shawn.bayliss@lacity.org. erick.lopez@lacity.org

Hello. Councilmembers and members of the PLUM Committee. On Tuesday and Wednesday of this week. you have the opportunity to extend the Interim Control Ordinances. Council File 14-0656. for a period of two years. As a homeowner for 28 years in the La Brea Hancock neighborhood. and Vice-President of the La Brea Hancock Homeowners Association. **I urge you to vote yes and extend the ICOs!**

Mansionization is ruining historic neighborhoods and resulting in energy-guzzling monoliths that destroy the concept and reality of affordable housing in Los Angeles. If we do not control mansionization. Los Angeles will be transformed into another Manhattan where only the very rich can afford to live near the city's center. Please vote yes to extend the ICOs! Then. I urge you to quickly enact the BMO Amendments and RFAs and HPOzs to permanently end the building of out-of-scale homes.

Thank you.

Robert Eisele

Vice President. La Brea Hancock Homeowners Association

359 S. Citrus Ave.

Los Angeles. CA 90036

Sharon Gin
City of Los Angeles
Office of the City Clerk



Etta Armstrong <etta.armstrong@lacity.org>

14-0656

1 message

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

Mon. Apr 27. 2015 at 7:50 AM

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

From: **Deborah Rosenthal** <d.rosenthal@sbcglobal.net>

Date: Sat. Apr 25. 2015 at 5:39 PM

Subject: Thank You For the ICO's; Please Renew Them

To: councilmember.wesson@lacity.org. councilmember.huizar@lacity.org. councilmember.cedillo@lacity.org.
councilmember.englander@lacity.org. councilmember.bonin@lacity.org. councilmember.koretz@lacity.org.
sharon.gin@lacity.org. ken.bernstein@lacity.org. tom.rothmann@lacity.org. councilmember.labonge@lacity.org
Cc: Tamara Bergman <sbsierra@gmail.com>

Dear Councilmembers:

Thank you very much for your action helping to protect our neighborhoods. I know as news of the ICOs have spread. you are hearing opposition from some developers. These people are the very same people who have had a free-for-all these past few years. I am sure they do miss the ability to build quick. identical & huge houses for fast profit. but that does not mean that this was the best thing for the community as a whole. Nor will the ICOs drive developers out of Los Angeles. I worked for a developer for 10 years; they will easily find away to adapt to the new regulations and still make the profits they need to stay in business. So. thank you so much for this relief. We desperately needed this help & thousands of LA residents begged you for this help. Please continue to help protect our neighborhoods by renewing the ICOs.

Additionally. don't forget that these ICO's are only required until other relief is given. But these ICO's are necessary *right now*. Communities are being destroyed at an alarming pace. And. if the previous BMO had operated as it should. then it would have effectively prevented the very same type of building that people are now asking you to allow them to resume. In other words. these builders should never have been allowed to do to neighborhoods what they did do over the last few years. Now. with the ICO's and the revision of the BMO. we are restoring the protections that should have been in place from the outset.

Some Councilmembers' concern that McMansions are necessary for the "changing family" is misplaced. The McMansions are not being built for the "changing family" where a family might have the elderly and the young in the same household. nor can the changing family afford these community-wrecking lot line to lot line behemoths. Perhaps an in-law suite needs to be added to the back of a home. or a bathroom. But. box mansions are not the answer to an adult child living at home for a few years or an older person joining a family for a few years.

I urge you to hold fast and thank you for your consideration.

Deborah Rosenthal
1531 N. Curson Avenue 90046

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



Etta Armstrong <etta.armstrong@lacity.org>

14-0656

1 message

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

Mon. Apr 27. 2015 at 7:50 AM

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

From: **Roger & Karen Curtis & Schmidt** <curtisschmidt@ca.rr.com>
Date: Sun. Apr 26. 2015 at 3:02 PM
Subject: Extending the ICOs
To: councilmember.wesson@lacity.org
Cc: sharon.gin@lacity.org

To Council member Herb Wesson:

I've written to you before asking you to vote to again enact the Interim Control Ordinances and I'm asking you now again to extend it when you meet this week. not just for 45 more days. but until the BMO has been amended. however long that takes.

Please do not weaken or delay the ICOs. Your support is critical to the health of our neighborhoods. and every day delay further damages to our neighborhoods. We need the ICOs in place until a more thoughtful approach to building and development in older neighborhoods can be designed that meets everyone's needs. not just those of the developers trying to make fast money. and changing the quality of so many lives in the process.

Please give priority to Council member Paul Koretz's proposed BMO amendments and compress the timeframe for enacting it has he proposed in his Motion.

In the period of two short weeks this past February. five homes on my street were demolished. Those five homes were *in addition to* two others already under construction. and another vacant house that is sure to come down soon. making EIGHT homes all together in *three block stretch* of Harper Ave. This isn't planned construction. this is a greedy takeover. Our home was designed and built by an Italian architect for his daughter — a graceful home with large windows. great air circulation and a wonderful layout. Please don't be persuaded by those who say that these oversized homes crammed onto small lots are needed to house multiple generations. Reasonable renovations that enlarge a home and make it more practical makes sense for this neighborhood. not McMansions.

Respectfully (and somewhat desperately).

Karen Schmidt
501 N. Harper Ave
Los Angeles 90048

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



Etta Armstrong <etta.armstrong@lacity.org>

14-0656

1 message

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

Mon. Apr 27. 2015 at 7:50 AM

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

From: **Roger & Karen Curtis & Schmidt** <curtisschmidt@ca.rr.com>
Date: Sun. Apr 26. 2015 at 3:33 PM
Subject: critical vote this week
To: councilmember.huizar@lacity.org. councilmember.cedillo@lacity.org. councilmember.englander@lacity.org.
councilmember.bonin@lacity.org. councilmember.wesson@lacity.org
Cc: councilmember.koretz@lacity.org. sharon.gin@lacity.org. ken.bernstein@lacity.org.
tom.rothmann@lacity.org

To Los Angeles City Council members

I've written to you before asking you to vote to again enact the Interim Control Ordinances and I'm asking you now again to extend it when you meet this week. not just for 45 more days. but until the BMO has been amended. however long that takes.

Please do not weaken or delay the ICOs. Your support is critical to the health of our neighborhoods. and every day delay further damages our neighborhoods. We need the ICOs in place until a more thoughtful approach to building and development in older neighborhoods can be designed that meets everyone's needs. including (and especially) those of us who live here...

Please give priority to Council member Paul Koretz's proposed BMO amendments and compress the timeframe for enacting it has he proposed in his Motion.

In the period of two short weeks this past February. five homes on my street were demolished. Those five homes were *in addition to* two others already under construction. and another vacant house that is sure to come down soon. making EIGHT homes all together in *three block stretch* of Harper Ave. This isn't planned construction. this is a takeover. Our home was designed and built in 1932 by an Italian architect for his daughter — a graceful home with large windows. great air circulation. and a wonderful layout. scaled to the size of the land. **Please don't be persuaded by the developers — or your colleagues — who say the older homes need to be demolished and replaced with oversized homes crammed onto small lots (that feature grass and pools no less).** Reasonable renovations, appropriately scaled, should be our collective short- and long-term goal.

Karen Schmidt
501 N. Harper Ave
Los Angeles 90048

Sharon Gin
City of Los Angeles
Office of the City Clerk



Etta Armstrong <etta.armstrong@lacity.org>

Fwd: Please Strengthen the ICO, Council File#14-0656

1 message

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

Mon. Apr 27. 2015 at 7:51 AM

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

From: **Bennett Wolk** <bmwinla@sbcglobal.net>
Date: Sun. Apr 26. 2015 at 4:29 PM
Subject: Please Strengthen the ICO. Council File#14-0656
To: Councilmember Paul Koretz <paul.koretz@lacity.org>
Cc: Shawn Bayliss <shawn.bayliss@lacity.org>. "tom.labonge@lacity.org" <tom.labonge@lacity.org>. "councilmember.huizar@lacity.org" <councilmember.huizar@lacity.org>. "councilmember.cedillo@lacity.org" <councilmember.cedillo@lacity.org>. "councilmember.englander@lacity.org" <councilmember.englander@lacity.org>. "councilmember.bonin@lacity.org" <councilmember.bonin@lacity.org>. "councilmember.wesson@lacity.org" <councilmember.wesson@lacity.org>. Renee Weitzer <renee.weitzer@lacity.org>. "ben.seinfeld@lacity.org" <ben.seinfeld@lacity.org>. "sharon.gin@lacity.org" <sharon.gin@lacity.org>. GWNC Land Use Committee <landuse@greaterwilshire.org>. "info@greaterwilshire.org" <info@greaterwilshire.org>

Dear Councilmember Koretz. All Councilmembers. and PLUM Committee Members.

Thank you all for your hard work in this on-going effort to limit so-called Mansionizations in many areas of the LA City through the Interim Control Ordinance. as we realize this is a very difficult task and that negotiations get intense. Our Citrus Square Association appreciates the progress finally being made to end the building of over-sized mansions in our area. I am writing this letter on behalf of our Citrus Square Association (boarded by LaBrea Ave.. Citrus Ave.. 3rd Street. and Beverly Blvd.).

While the ICO will still permit demolition of houses in our area. we know that the size of the new houses will be restricted. Of course. we would prefer that demolition be stopped altogether pending the final revisions to the B.M.O.. but we realize this is not possible. However. we are extremely concerned and very disappointed that the "*attached garage exemption*" is in place. which will allow a builder to add an extra 400 square feet to a house that would not be counted as part of its square footage. **Attached garages** expand a structure's bloat and results in the building of a McMansion. even with the restricted size limits. It would be a carryover of one of the loopholes of the original B.M.O. and defeat our desire for property-scaled housing. A **detached** garage should not count as square footage and is encouraged as it would conform to our area's original design that provided a driveway and a buffer between houses. In addition to the negative issues of adding size (square footage) and eliminating a buffer between houses. "attached garages" in new home development do not fit in with the existing homes and they destroy the charm. character. and the integrity of our established neighborhood.

When the Citrus Square Association residents of Citrus Avenue (between 3rd Street and Beverly Blvd.) signed our "Anti-Mansionization" petition that we submitted. the petition

stated that we were seeking any new home construction to have reasonable size limits. which should be proportional to the lot size and in sync with existing homes. Such limits would encourage "detached garages". maintain appropriate setbacks. and eliminate most or all of the loopholes in the original B.M.O.

Therefore. we are requesting that the ICO for which the Citrus Square Association (specifically Citrus Avenue) is included *be strengthened to restrict attached garages*. If that is not possible. perhaps our Citrus Avenue area could be placed into a different area of LA City that does restrict attached garages. Regardless. please oppose any attempts by the builder development community to include attached garages to new developments without being counted towards the square footage of the house. While we strongly oppose having attached garages at all. if the attached garages must be included as part of the ICO. then the attached garages should count towards the total square footage of the house/structure.

Sincerely.

Bennett Wolk. Coordinating Member of the Citrus Square Association
203 S. Citrus Avenue
Los Angeles. CA 90036

Email: bmwinla@sbcglobal.net
Home: 323-935-7566

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





Etta Armstrong <etta.armstrong@lacity.org>

Fwd: Council File 14-0656 Mansionization and the ICO

1 message

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

Mon. Apr 27. 2015 at 7:51 AM

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

From: **Rosalinda Wenby** <rbwenby@gmail.com>
Date: Sun. Apr 26. 2015 at 9:07 PM
Subject: Council File 14-0656 Mansionization and the ICO
To: councilmember.cedillo@lacity.org. councilmember.huizar@lacity.org. councilmember.wesson@lacity.org. councilmember.koretz@lacity.org. councilmember.bonin@lacity.org. sharon.gin@lacity.org. ken.bernstein@lacity.org. tom.rothmann@lacity.org. councilmember.englander@lacity.org

The current ICO must be extended.

Mansionization is doing irreversible damage to our city.
The most highly-regulated neighborhoods in the city are HPOZs and RFAs. and their property values do just fine. The ICOs and BMO amendments are not game changers. Zoning already limits property rights. but current LA zoning is too lax to stop mansionization.
The proposed regulations permit spacious. comfortable homes that also respect their neighbors and neighborhood.
LA needs more affordable housing. When flashy McMansions replace modest homes. they price out all but the most affluent buyers.
The City must extend the ICOs and get going immediately on Councilmember Koretz's amendments to the permanent citywide mansionization ordinance.

Rosalinda Wenby
606 N. Stanley Ave
Los Angeles. CA 90036
Council District 5

Sharon Gin
City of Los Angeles
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213.978.1074
Sharon.Gin@lacity.org





Etta Armstrong <etta.armstrong@lacity.org>

Fwd: Council File 14-0656 - Please stop McMansions!

1 message

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

Mon. Apr 27. 2015 at 7:51 AM

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

From: **susan collette** <susanhc90025@yahoo.com>

Date: Mon. Apr 27. 2015 at 12:30 AM

Subject: Council File 14-0656 - Please stop McMansions!

To: "councilmember.wesson@lacity.org" <councilmember.wesson@lacity.org>. "councilmember.huizar@lacity.org" <councilmember.huizar@lacity.org>. "councilmember.cedillo@lacity.org" <councilmember.cedillo@lacity.org>. "councilmember.englander@lacity.org" <councilmember.englander@lacity.org>. "councilmember.bonin@lacity.org" <councilmember.bonin@lacity.org>. "councilmember.koretz@lacity.org" <councilmember.koretz@lacity.org>. "sharon.gin@lacity.org" <sharon.gin@lacity.org>. "ken.bernstein@lacity.org" <ken.bernstein@lacity.org>. "tom.rothmann@lacity.org" <tom.rothmann@lacity.org>

The City must extend the ICOs and get going immediately on Councilmember Koretz's amendments to the permanent citywide mansionization ordinance.

Mansionization is doing irreversible damage to our city.

The most highly-regulated neighborhoods in the city are HPOZs and RFAs, and their property values remain strong and even seem to hold value more during recessions.

The ICOs and BMO amendments are not game changers. Zoning already limits property rights, but current LA zoning is too lax to stop mansionization.

The proposed regulations permit spacious, comfortable homes that also respect their neighbors and neighborhood.

LA needs more affordable housing. When flashy McMansions replace modest homes, they price out all but the most affluent buyers.

The McMansions require too much energy to heat and cool. And too many trees are cut to build the new structures.

The McMansions in our neighborhood seem to be purchased by single people or couples who can afford them rather than those with large families. Also, average family size has decreased over the decades, and the larger families did just fine in the existing houses. Yet the developers argue that the smaller families need larger houses.

Please extend the ICOs and expedite the amendments before more damage is done to the neighborhoods.

Thanks!

Susan Collette



Etta Armstrong <etta.armstrong@lacity.org>

Fwd: File 14-0656 comment for April 28, 2015 PLUM

1 message

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

Mon. Apr 27. 2015 at 8:04 AM

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

From: **Gerry Hans** <gerryhans51@gmail.com>
Date: Mon. Apr 27. 2015 at 7:44 AM
Subject: File 14-0656 comment for April 28. 2015 PLUM
To: Councilmember.Huizar@lacity.org. Sharon.Gin@lacity.org
Cc: councilmember.wesson@lacity.org. councilmember.cedillo@lacity.org. councilmember.englander@lacity.org. councilmember.bonin@lacity.org. councilmember.koretz@lacity.org. ken.bernstein@lacity.org. tom.rothmann@lacity.org. Tom.labonge@lacity.org

All.

Please find our attached letter regarding ICO extensions - file 14-0656 - for Tuesday's PLUM meeting. Please confirm receipt for the Council file.

Thank you.
The Oaks Homeowners Association

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



2015 04 PLUM ICO.pdf
62K



PO Box 29155
Los Angeles, CA 90029-0155

April 27, 2015

Councilmember Jose Huizar, Chair
Planning Land Use Management Committee
City of Los Angeles
Los Angeles, CA 90012

Honorable Councilmember Huizar,

On March 25, 2015, Los Angeles City Council adopted two Interim Control Ordinances (ICOs) for a period of 45 days to address the proliferation of large, out-of-scale homes in twenty neighborhoods throughout the City. The City Council must renew them prior to May 8, 2015 for them to remain in effect for up to two years. The Oaks Homeowners Association, representing the homeowners of The Oaks (one of the designated neighborhoods) strongly urges that you renew these ICOs.

As you may know, our new ICO corrects unintended negative consequences to regulations already in place for our neighborhood. These *Oaks D limitations* were created in a detailed grass-roots public process with the goal of limiting house size relative to lot size (and therefore preventing oversize and out-of-scale homes). The community worked with the planning department and the council office to create regulations that were simple and fair. However, the subsequent adoption of the Baseline Hillside Mansionization Ordinance created new definitions that undermined the intention of the Oaks D Limitations. Specifically, the definition of basements exempts those spaces from being counted as Residential Floor Area. This led to homes being constructed nearly twice the size as what would normally be allowed under the Oaks D limitations, and enormous amounts of earth being exported from the homes site. The ICOs adopted on March 25th eliminated the basement-space loophole and solidified the protections contained in our D Limitations. For this reason we support the extension of the ICOs.

Current building codes, as enhanced by this ICO allow any home within reason to be built and help maintain the character and livability of the neighborhood within which a home is built. They do not allow over-sized houses, which crowd their lots and eliminate outdoor space, to be built by developers seeking quick profit at the expense of the well-being of those who live around the small-lot mansions thus created.

Please protect the homes and the homeowners of Los Angeles. Extend the ICO.

Sincerely,

Linda Othenin-Girard
President

Cc: Councilmembers Wesson, Cedillo, Englander, Bonin, Koretz, LaBonge
Ken Bernstein, Manager, Office of Historic Resources
Tom Rothman, Planning Department



Etta Armstrong <etta.armstrong@lacity.org>

Fwd: PLUM HEARING 4/28/15 2:30 PM ROOM 350 PLEASE EXTEND DURATION OF ICO/HPOZ ORDINANCES!!! CITY COUNCIL FILE NO. 14-0656

1 message

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

Mon. Apr 27. 2015 at 10:24 AM

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

From: **Constance Boukidis** <constanceellen@sbcglobal.net>

Date: Mon. Apr 27. 2015 at 9:53 AM

Subject: PLUM HEARING 4/28/15 2:30 PM ROOM 350 PLEASE EXTEND DURATION OF ICO/HPOZ ORDINANCES!!! CITY COUNCIL FILE NO. 14-0656

To: councilmember.wesson@lacity.org. "councilmember.huizar@lacity.org" <councilmember.huizar@lacity.org>. "councilmember.cedillo@lacity.org" <councilmember.cedillo@lacity.org>. "councilmember.englander@lacity.org" <councilmember.englander@lacity.org>. "councilmember.koretz@lacity.org" <councilmember.koretz@lacity.org>. "tom.rothmann@lacity.org" <tom.rothmann@lacity.org>. "ken.bemstein@lacity.org" <ken.bemstein@lacity.org>. "sharon.gin@lacity.org" <sharon.gin@lacity.org>

Subj: Council File 14-0656

Thank you for your unanimous vote to put the ICO/HPOZ Ordinances into place for 45 days. Please note that the Westwood Neighborhood Council on April 8th at our regular Board of Directors meeting voted unanimously to urge you to vote to extend the duration periods of these Ordinance Numbers 183496 and 183497 to the full 24 months. in other words to extend them another 22 months and 15 days.

If these Ordinances expire. 20 hard-hit neighborhoods will have no protection and we will be setting a harmful precedent for the proposed permanent citywide solution and historic districts. Property values in existing HPOZ and RFA zones are at all-time highs so no evidence exists that these regulations hurt property values. Our zoning ordinances and other land use regulations already limit our property rights. These ordinances are reasonable proposals to curb our too lax regulations. The spacious. comfortable homes allowed under these ordinances are the middle ground. The million dollar and upwards McMansions that are replacing modest homes all over our city have nothing to do with increasing our affordable housing stock.

I fully support Councilmember Koretz's efforts to achieve a simple. effective. and permanent citywide fix to this problem. I urge you to move forward on his sensible proposed amendments to the BMO with all possible speed and a fully transparent process.

Very truly yours.

Constance Boukidis.
1545 Ensley Avenue. Los Angeles. CA 90024
Chairman of Land Use and Planning Committee
Westwood Neighborhood Council



Etta Armstrong <etta.armstrong@lacity.org>

Fwd: Council File 14-0656 Mansionizaiton and the ICO

1 message

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

Mon. Apr 27. 2015 at 10:24 AM

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

From: **Rosalinda Wenby** <rbwenby@gmail.com>
Date: Mon. Apr 27. 2015 at 10:19 AM
Subject: Council File 14-0656 Mansionizaiton and the ICO
To: sharon.gin@lacity.org

The current ICO must be extended.

Mansionization is doing irreversible damage to our city.

The most highly-regulated neighborhoods in the city are HPOZs and RFAs. and their property values do just fine. The ICOs and BMO amendments are not game changers. Zoning already limits property rights. but current LA zoning is too lax to stop mansionization.

The proposed regulations permit spacious. comfortable homes that also respect their neighbors and neighborhood.

LA needs more affordable housing. When flashy McMansions replace modest homes. they price out all but the most affluent buyers.

The City must extend the ICOs and get going immediately on Councilmember Koretz's amendments to the permanent citywide mansionization ordinance.

Rosalinda Wenby

606 N. Stanley Ave
Los Angeles. CA 90036
Council District 5

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





Etta Armstrong <etta.armstrong@lacity.org>

Fwd: from CA Roberts - Vote yes to extend the ICOs, Council File 14-0656

1 message

Sharon Gin <sharon.gin@lacity.org>

Mon. Apr 27. 2015 at 11:28 AM

To: Etta Armstrong <etta.armstrong@lacity.org>

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

From: **Cathy Roberts** <crmaisn@gmail.com>

Date: Mon. Apr 27. 2015 at 11:27 AM

Subject: from CA Roberts - Vote yes to extend the ICOs. Council File 14-0656

To: "councilmember.labonge@lacity.org" <councilmember.labonge@lacity.org>. "councilmember.koretz@lacity.org" <councilmember.koretz@lacity.org>. "councilmember.huizar@lacity.org" <councilmember.huizar@lacity.org>. "councilmember.cedillo@lacity.org" <councilmember.cedillo@lacity.org>. "councilmember.english@lacity.org" <councilmember.english@lacity.org>. Herb Wesson <councilmember.wesson@lacity.org>. "councilmember.krekorian@lacity.org" <councilmember.krekorian@lacity.org>. "Councilmember.Blumenfield@lacity.org" <Councilmember.Blumenfield@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.bonin@lacity.org" <councilmember.bonin@lacity.org>. "councilmember.ofarrell@lacity.org" <councilmember.ofarrell@lacity.org>. "Councilmember.buscaino@lacity.org" <Councilmember.buscaino@lacity.org>. "Michael.logrande@lacity.org" <Michael.logrande@lacity.org>. "tom.rothmann@lacity.org" <tom.rothmann@lacity.org>. "Tanner.Blackman@lacity.org" <Tanner.Blackman@lacity.org>. "sharon.gin@lacity.org" <sharon.gin@lacity.org>. "ken.bernstein@lacity.org" <ken.bernstein@lacity.org>. Renee Weitzer <renee.weitzer@lacity.org>. "shawn.bayliss@lacity.org" <shawn.bayliss@lacity.org>. "erick.lopez@lacity.org" <erick.lopez@lacity.org>. "mayor.garcetti@lacity.org" <mayor.garcetti@lacity.org>. "jonathan.brand@lacity.org" <jonathan.brand@lacity.org>

Thank you for your vote to put the ICO in place while the BMO is amended per the motion set forth by Councilmember Koretz.

I own a home in the La Brea Hancock neighborhood in CD4 and I support the ICO being extended for 2 years.

McMansions are destroying the character of this city.

NONE of the McMansions that have been built or are being built in La Brea Hancock are expansions of the house by the family. They are ALL the work of DEVELOPERS who tear down a perfectly respectable normal sized family home and then build a 4,200+ sq ft house and sell it for prices out of reach of most families.

The McMansions also have an attached garage with a double wide driveway which is out of character with the neighborhood and takes away one street parking space and one street tree. The loss of the parking space is a problem in an area such as ours. And the loss of a tree is terrible.

I support people remodeling their homes. Some day I would like to consider that option myself. However, it

must be done with consideration for the scale of the lot and maintaining the detached garage which keeps it within the character of my neighborhood.

The issue of homeowners remodeling their homes is really a separate issue than Mansionization.

Mansionization is about developers exploiting neighborhoods. The houses are too large for the lot and out of scale with the neighborhood. They are too expensive for the average family. They are destroying the character of our neighborhoods and ripping apart the fabric of community.

Please vote to extend the ICO for two years while the BMO is amended.

Thanks!

Cathy Roberts

415 S. Orange Drive

Los Angeles. CA 90036

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





Etta Armstrong <etta.armstrong@lacity.org>

14-0656

1 message

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

Mon. Apr 27. 2015 at 11:49 AM

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

From: <amyg93@aol.com>
Date: Mon. Apr 27. 2015 at 11:37 AM
Subject: Fwd: The Big Lie about extended family's a reason for gigantic houses
To: councilmember.english@lacity.org. councilmember.huizar@lacity.org. councilmember.krekorian@lacity.org. tom.rothmann@lacity.org. ken.bernstein@lacity.org. sharon.gin@lacity.org

---Original Message---

From: amyg93 <amyg93@aol.com>
To: herb.wesson <herb.wesson@lacity.org>; Paul.Koretz <Paul.Koretz@lacity.org>; mike.bonin <mike.bonin@lacity.org>; tom.labonge <tom.labonge@lacity.org>
Sent: Mon. Apr 27. 2015 11:32 am
Subject: Fwd: The Big Lie about extended family's a reason for gigantic houses

---Original Message---

From: amyg93 <amyg93@aol.com>
To: gilbert.cedillo <gilbert.cedillo@lacity.org>
Sent: Mon. Apr 27. 2015 9:40 am
Subject: The Big Lie about extended family's a reason for gigantic houses

Attached

From
To
Subject continue the ICO Please
Date Sun. 26 Apr 2015 22:30:53 -0400

To Who It May Concern:

Soon you will vote again on the ICO. Being that I live there I can tell you they are not building for extended family. They are Speculators that get hold of property's before it could come on the market. They are build for the ultra rich. and the middle class cannot afford to buy the house. Also they do not get the chance to even bid. Because the house does not come onto the open market.

It is bought by investors who are told by Realtors in advance. or by private letters sent to the homeowners.

That is the big lie. extended family's. Extended families do not demolish a house that is livable. if needed they remodel. No one needs a 3,000,000 house to provide for an extended family. The homes where I live are occupied by 1 or 2 people. very rich

people

soon we will run out of the very rich. Now where are the middle class supposed to live. They work here.

What about the DROUGHT? Do you know the amount of water consumed by watering down construction. We have no water.

most of these developer's don't even live here. they don't vote. They tear down and move on. and destroy a neighborhood.

Please Please Help.

Amy Challener

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



 **Attachment**
1K



Etta Armstrong <etta.armstrong@lacity.org>

14-0656

1 message

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

Mon. Apr 27. 2015 at 1:20 PM

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

From: **tom martin** <thomas.martin@roadrunner.com>

Date: Mon. Apr 27. 2015 at 1:12 PM

Subject: RE: Opposition to ICO

To: sharon.gin@lacity.org. councilmember.cedillo@lacity.org. councilmember.krekorian@lacity.org.
councilmember.blumenfield@lacity.org. erick.lopez@lacity.org. noah.muhlstein@lacity.org.
tom.rothmann@lacity.org. mayor.garcetti@lacity.org. jesus.d.orozco@lacity.org. joan.pelico@lacity.org.
etta.armstrong@lacity.org. councilmember.buscaino@lacity.org. shawn.bayliss@lacity.org.
councilmember.huizar@lacity.org. Councilmember.Englander@lacity.org. councilmember.ofarrell@lacity.org

Sharon. I would like this document entered into the public record. As of today there are 832 signatures. in a limited area as defined in the opposition document. that are opposed to the ICO. The document will be coming in two separate email. The first email contains the signatures the second the comments corresponding to the signatures.

Thanks

Thomas Martin

Deerbrook Development. Inc.

www.deerbrookdevelopmentinc.com

Ph: 310-430-1190

F: 310-557-3424

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



April 26, 2015

The following petition was started and circulated by constituents of Los Angeles City Council District 5 on the www.change.org website. The petition went live on 2/23/2015 and, as of 4/26/2015, has received 830 signatures. The specific action requested in the petition is delivery of the letter below to Councilmen Koretz and Bonin.

Respectively submitted,

Diane and Mitchell Gross
Residents of "Lower Council District 5"
Los Angeles, CA 90064

Petitioning Councilman Paul Koretz, District 5 and Councilman Mike Bonin, District 11

Remove Lower Council District 5, Kentwood, and Mar Vista/East Venice (which includes 90064, 90024, 90025, 90066, 90045, 90291) from the Proposed Interim Control Ordinance which will further restrict construction on residential lots within our community.

The ongoing active petition can be found at: <https://www.change.org/p/petitioning-councilman-paul-koretz-district-5-and-councilman-mike-bonin-district-11-remove-lower-council-district-5-kentwood-and-mar-vista-east-venice-which-includes-90064-90024-90025-90066-90045-90291-from-the-proposed-interim-control-ordinance-which> (accessed 4/26/2015)

The complete text of the petition is found below:

Remove Lower Council District 5, Kentwood, and Mar Vista/East Venice (which includes 90064, 90024, 90025, 90066, 90045, 90291) from the Proposed Interim Control Ordinance which will further restrict construction on residential lots within our community.

Councilmen Paul Koretz and Mike Bonin are under the impression that most people want stricter limits on the size of new or remodeled homes because that is what is reported in newspapers and what a few vocal residents are pushing. Lower Council District 5, Kentwood, and Mar Vista/East Venice are family friendly neighborhoods comprised mostly of single-story,

1920's and 1930's homes. Residents wish to have the ability to expand these homes to suit their needs, while maintaining the charm of the neighborhood.

Over the past several months, the City of Los Angeles has been working to further restrict buildable area on residential lots, including removal of the density bonus. The City's Planning Department expects to have these new restrictions prepared within 18 months. However, now Councilmen Paul Koretz and Mike Bonin have introduced an Interim Control Ordinance (ICO) that if adopted would immediately restrict construction on residential lots. Of particular concern is that the ICO would apply to most of the Westside including zip codes 90064, 90024, 90025, 90066, 90045, and 90291. This proposed ICO would not only remove the 20% bonus density so that homeowners would only be able to build up to 50% of the size of their lot but now mandatory covered parking, detached accessory buildings, porches, patios, and breezeways would count towards the livable residential floor area. By way of example, construction of a house on a typical lot size of 6,250 square feet would be limited to a maximum of 2,475 square feet of livable interior floor space since required covered parking, detached accessory buildings, porches, patios, and breezeways will count towards habitable living space. It should be further noted that this change in classification of covered parking, detached accessory buildings, porches, patios, and breezeways does not apply in many other areas and this ordinance is therefore creating much stricter restrictions in these zip codes than in many other neighborhoods to which it applies. In short, this ordinance will deflate our property values compared to our neighboring communities and lower property values means less financial resources for our public school and for other City services.

If you oppose this ICO that would restrict your buildable area to what is really approximately 30% of your lot size and places stricter limits on your neighborhood than others, thereby deflating your property values, then I strongly urge you to sign this petition to voice your opposition to including zip codes 90064, 90024, 90025, 90066, 90045, and 90291 to this Interim Control Ordinance. Time is of the essence as the City plans to pass this ordinance in the next few days.

Thank you!

Letter to:

Petitioning Councilman Paul Koretz, District 5 and Councilman Mike Bonin, District 11
Remove Lower Council District 5, Kentwood, and Mar Vista/East Venice (which includes 90064, 90024, 90025, 90066, 90045, 90291) from the Proposed Interim Control Ordinance which will further restrict construction on residential lots within our community.

Name	City	State	Zip Code	Country	Signed On
1 Diane Gross	Los Angeles	California	90064	United States	2/23/2015
2 Mitchell Gross	Los Angeles	California	90064	United States	2/23/2015
3 Robert Kahn	Los Angeles	California	90025	United States	2/23/2015
4 allison samek	Beverly Hills	California	90212	United States	2/23/2015
5 Jonathan Silver	Los Angeles	California	90064	United States	2/23/2015
6 Ariella Silver	Los Angeles	California	90064	United States	2/23/2015
7 Terri Lubaroff	Los Angeles	California	90064	United States	2/23/2015
8 Oved Fattal	Los Angeles	California	90024	United States	2/23/2015
9 Lucinda Brown	Los Angeles	California	90064	United States	2/23/2015
10 Catherine Gopaulsingh	Los Angeles	California	90064	United States	2/23/2015
11 Bryan Nadley	Los Angeles	California	90025	United States	2/23/2015
12 Scott Friedman	Los Angeles	California	90064	United States	2/23/2015
13 steven okin	Los Angeles	California	90064	United States	2/23/2015
14 Rick Lubaroff	Los Angeles	California	90064	United States	2/23/2015
15 Matthew Liszt	Los Angeles	California	90025	United States	2/23/2015
16 Melissa Mayo	Los Angeles	California	90064	United States	2/23/2015
17 Michael Davis	Los Angeles	California	90064	United States	2/23/2015
18 jeremy ogulnick	Los Angeles	California	90064	United States	2/23/2015
19 Dave Schulz	Los Angeles	California	90064	United States	2/23/2015
20 Nicole Saacks	Los Angeles	California	90064	United States	2/23/2015
21 Virginia Bresee	Los Angeles	California	90064	United States	2/23/2015
22 krisha garvey	Los Angeles	California	90025	United States	2/23/2015
23 David Snow	Los Angeles	California	90025	United States	2/23/2015
24 Frank Huang	Los Angeles	California	90025	United States	2/23/2015
25 Paul Plotkin	Los Angeles	California	90066	United States	2/23/2015
26 Jan Plotkin	Los Angeles	California	90066	United States	2/23/2015
27 Celine Kahn	Los Angeles	California	90025	United States	2/23/2015
28 jill seidel	Los Angeles	California	90034	United States	2/23/2015
29 Polly Eshel	Los Angeles	California	90064	United States	2/23/2015
30 s millstone	Los Angeles	California	90064	United States	2/23/2015
31 Shirine Partiyeli	Los Angeles	California	90025	United States	2/24/2015
32 Nina Rosen	Los Angeles	California	90064	United States	2/24/2015
33 jocelyn silverman	Los Angeles	California	90025	United States	2/24/2015
34 Fred Partiyeli	Los Angeles	California	90025	United States	2/24/2015
35 Nikoli Partiyeli	Los Angeles	California	90025	United States	2/24/2015
36 Adelle Gross	Los Angeles	California	90035	United States	2/24/2015
37 Robert Finkel	Los Angeles	California	90035	United States	2/24/2015
38 Thomas Martin	Ventura	California	93004	United States	2/24/2015
39 Allison holtzman	Los Angeles	California	90064	United States	2/24/2015
40 Judy Kravitz	Los Angeles	California	90035	United States	2/24/2015
41 Trinity Martin	Los Angeles	California	90064	United States	2/24/2015
42 Joanne Martin	Los Angeles	California	90064	United States	2/24/2015
43 Arlene Rosin	Los Angeles	California	90024	United States	2/24/2015
44 KEN LEMUNYON	Los Angeles	California	90066	United States	2/24/2015
45 James Winett	Los Angeles	California	90064	United States	2/24/2015
46 Jacqueline Park	Los Angeles	California	90064	United States	2/24/2015
47 Stephanie Ksy	Los Angeles	California	90035	United States	2/24/2015
48 Jennie Fahn	Los Angeles	California	90025	United States	2/24/2015
49 Stephanie Elias	Los Angeles	California	90025	United States	2/24/2015

99	Phil McCreary	Los Angeles	California	90025 United States	2/25/2015
100	Matt Klein	Los Angeles	California	90064 United States	2/25/2015
101	Chad Lund	Los Angeles	California	90077 United States	2/25/2015
102	Jennifer Chen	Los Angeles	California	90024 United States	2/25/2015
103	Rio Yasa	Los Angeles	California	90064 United States	2/25/2015
104	Vivian Engle	Los Angeles	California	90064 United States	2/25/2015
105	Philip Button	Los Angeles	California	90025 United States	2/25/2015
106	Danny Brown	Los angeles	California	United States	2/25/2015
107	Patrick Luke	Los Angeles	California	90064 United States	2/25/2015
108	Barry Wollman	Los Angeles	California	90064 United States	2/25/2015
109	Judy Wollman	Los Angeles	California	90064 United States	2/25/2015
110	Daniel Beaney	Los Angeles	California	90064 United States	2/25/2015
111	chris feil	Pacific Palisades	California	90272 United States	2/25/2015
112	Ben Lee	Los Angeles	California	90064 United States	2/25/2015
113	Todd Jerry	Los Angeles	California	90066 United States	2/25/2015
114	Justin Feil	Santa Monica	California	90402 United States	2/25/2015
115	Masooma azam	Sacramento	California	95823 United States	2/25/2015
116	JR Matson	Pacific Palisades	California	90272 United States	2/25/2015
117	drew boyd	Machesney Park	Illinois	61115 United States	2/25/2015
118	satyn tomsheck	Shelby	Montana	59474 United States	2/25/2015
119	Mike Reed	Sheridan	Illinois	60551 United States	2/25/2015
120	Una Maslesa	West Hollywood	California	90069 United States	2/25/2015
121	Paulet Arndt	Wausau	Wisconsin	54401 United States	2/25/2015
122	Cheryl Wadsworth	Bentonville	Arkansas	72712 United States	2/25/2015
123	John Rabuchin	Pacific Palisades	California	90272 United States	2/25/2015
124	Brady McShane	Pacific Palisades	California	90272 United States	2/25/2015
125	Terry Travis	Ewa Beach	Hawaii	96706 United States	2/25/2015
126	mynka draper	Los Angeles	California	90042 United States	2/25/2015
127	Lillyam Barberi	Fort Lauderdale	Florida	33327 United States	2/25/2015
128	Steve Schafir	Davie	Florida	33324 United States	2/25/2015
129	conor hatch	Mpls	Minnesota	55407 United States	2/25/2015
130	Michael Moss	Warren	Michigan	48091 United States	2/25/2015
131	Julie Martin	Frederic	Wisconsin	54837 United States	2/25/2015
132	Shane McAndrew	Prospect Park	Pennsylvania	19076 United States	2/25/2015
133	Steven Andelin	Los Angeles	California	90064 United States	2/25/2015
134	John Andrews	Los Angeles	California	90064 United States	2/25/2015
135	Annette Andelin	Los Angeles	California	90064 United States	2/25/2015
136	Diamond West	Los Angeles	California	90064 United States	2/25/2015
137	Michael Klein	Los Angeles	California	90024 United States	2/25/2015
138	Suzanne Geller	Los Angeles	California	90064 United States	2/25/2015
139	Lisa Andelin	Los Angeles	California	90064 United States	2/25/2015
140	Cory Holtzman	Los Angeles	California	90064 United States	2/25/2015
141	Paul Wylie	Los Angeles	California	91403 United States	2/25/2015
142	John Stewart	Beverly Hills	California	90210 United States	2/25/2015
143	James Bremner	Los Angeles	California	90064 United States	2/25/2015
144	Devony Hastings	Los Angeles	California	90064 United States	2/25/2015
145	Taylor Carlson	Los Angeles	California	90066 United States	2/25/2015
146	Richard Schulman	Los Angeles	California	90064 United States	2/26/2015
147	Yasir Shawgi	Greensboro	North Carolina	27407 United States	2/26/2015
148	Michael Trepp	Seattle	Washington	98125 United States	2/26/2015

149 Bryce Overend	Paramount	California	90723 United States	2/26/2015
150 David Bartman	Los Angeles	California	90049 United States	2/26/2015
151 Jay Lappen	Los Angeles	California	90064 United States	2/26/2015
152 SALVATORE CENTO	brooklyn	New York	11234 United States	2/26/2015
153 Ramon & Sol Lopez	Los Angeles	California	90064 United States	2/26/2015
154 Alisha Sherman	Tampa	Florida	33647 United States	2/26/2015
155 stephanie burt	Clovis	New Mexico	88101 United States	2/26/2015
156 Selega Suafoa-Yanez	Dinuba	California	93618 United States	2/26/2015
157 Matthew Zarcufsky	Los Angeles	California	90025 United States	2/26/2015
158 hilda hutcherson	Cleveland	Ohio	44125 United States	2/26/2015
159 jer johnson	Iowa City	Iowa	52240 United States	2/26/2015
160 Thomas Beadel	Los Angeles	California	90064 United States	2/26/2015
161 Sylvie Schenker	San Diego	California	92104 United States	2/26/2015
162 Rylee Sullivan	Oklahoma City	Oklahoma	73160 United States	2/26/2015
163 NICHOL HIEMSTRA	Los Angeles	California	90066 United States	2/26/2015
164 Jeffrey Guilliat	Los Angeles	California	90066 United States	2/26/2015
165 Brianna Rasmussen	Los Angeles	California	90045 United States	2/26/2015
166 Carla MacDonald	Los Angeles	California	90045 United States	2/26/2015
167 Sharon Head	DeSoto	Missouri	63020 United States	2/26/2015
168 Jim Quandt	Venice	California	90291 United States	2/26/2015
169 Thomas Beadel	Los Angeles	California	90045 United States	2/26/2015
170 heather harden Olgamaria Carmen	Seffner	Florida	33584 United States	2/26/2015
171 Forsyth Sanchez	Waukesha	Wisconsin	53188 United States	2/26/2015
172 Jennifer Campos	Los Angeles	California	90024 United States	2/26/2015
173 Jason Engle	Los Angeles	California	90064 United States	2/26/2015
174 Lisa Kolieb	Los Angeles	California	90035 United States	2/26/2015
175 Mia Feil	Pacific Palisades	California	90272 United States	2/26/2015
176 Federico Bianchi	Los Angeles	California	90066 United States	2/26/2015
177 Caitlin Owens	Playa Vista	California	90094 United States	2/26/2015
178 Brooke Taylor	San Francisco	California	94110 United States	2/26/2015
179 JOE ABRAHAMS	Santa Monica	California	90404 United States	2/26/2015
180 Jennifer Abrahams	Venice	California	90291 United States	2/26/2015
181 James Aldous	Dedham	Massachusetts	2026 United States	2/26/2015
182 Catherine Boynton	Mountain View	California	94041 United States	2/26/2015
183 Kym Young	Superior	Wisconsin	54880 United States	2/26/2015
184 Julia Feil	Santa Monica	California	90402 United States	2/26/2015
185 Michael Harmon	Torrance	California	90504 United States	2/26/2015
186 Kevin Chan	Monterey Park	California	91755 United States	2/26/2015
187 Esther L Sage	Rocklin	California	95765 United States	2/26/2015
188 Louise Pacheco	Denver	Colorado	80203 United States	2/26/2015
189 Cynthia Viar	East Ridge	Tennessee	37412 United States	2/26/2015
190 Travis Marsh	Kennett Square	Pennsylvania	19348 United States	2/26/2015
191 Shirley Serure	Los Angeles	California	90035 United States	2/26/2015
192 McKenna Fisher	Portland	Oregon	97206 United States	2/26/2015
193 Terry Stone	Scottsboro	Alabama	35768 United States	2/26/2015
194 sherryann pardee	riverside	California	92503 United States	2/26/2015
195 Yvonne Lemunyon	Los Angeles	California	90066 United States	2/26/2015
196 Abdul Karmi	Los Angeles	California	90027 United States	2/26/2015
197 Whitney Gosden	Marina del Rey	California	90292 United States	2/26/2015

198	Cindy Feit	Los Angeles	California	90024 United States	2/26/2015
199	Wendy Wong	Saint Paul	Minnesota	55128 United States	2/26/2015
200	Zach Nivens	Los Angeles	California	90029 United States	2/26/2015
201	Michael Sherman	Los Angeles	California	90035 United States	2/26/2015
202	Jason Moy	Los Angeles	California	90025 United States	2/26/2015
203	Alfred Griffith	Miami	Florida	33172 United States	2/26/2015
204	Michael Dotson	Carterville	Illinois	62918 United States	2/26/2015
205	Cora Allen	Riverdale	Georgia	30274 United States	2/26/2015
206	David Mousiki	Los Angeles	California	90049 United States	2/27/2015
207	julie merchant	Los Angeles	California	90064 United States	2/27/2015
208	Laura Neibart	Los Angeles	California	90024 United States	2/27/2015
209	Nicholas Merkin	Los Angeles	California	90035 United States	2/27/2015
210	Paul Ayers	Madison	Mississippi	39110 United States	2/27/2015
211	William Derry	Philadelphia	Pennsylvania	19142 United States	2/27/2015
212	Veronica Assmar	Addison	Illinois	60101 United States	2/27/2015
213	Katrina White	Chicago	Illinois	60619 United States	2/27/2015
214	Gregory Evert	Garfield Hts.	Ohio	44125 United States	2/27/2015
215	Mila Popovich	Aurora	Colorado	80014 United States	2/27/2015
216	Paul Langhorn	Elk Grove Village	Illinois	60007 United States	2/27/2015
217	Kirti Gadhale	Coppell	Texas	75019 United States	2/27/2015
218	Jorge Alvarez	Orange Park	Florida	32065 United States	2/27/2015
219	Mohammed Boudaia	Indianapolis	Indiana	46278 United States	2/27/2015
220	miklos bosarge	Cincinnati	Ohio	45239 United States	2/27/2015
221	Carlos Hernandez	Ponce	Puerto Rico	733 United States	2/27/2015
222	robin konczal	lebanon	Ohio	45036 United States	2/27/2015
223	Ken Franklin	Concord	California	94520 United States	2/27/2015
224	leora edut	New York	New York	10016 United States	2/27/2015
225	steven pinola	Stuart	Florida	34997 United States	2/27/2015
226	Derrick Lacy	Carrollton	Alabama	72956 United States	2/27/2015
227	David Jacques	Escanaba	Michigan	49829 United States	2/27/2015
228	maria morrill	Omaha	Nebraska	68127 United States	2/27/2015
229	Tracy Liu	Vienna	Virginia	22180 United States	2/27/2015
230	yolanda lopez	Pittsburg	Texas	75686 United States	2/27/2015
231	geysi peterson	Kissimmee	Florida	34746 United States	2/27/2015
232	Zena Macias	San Antonio	Texas	78225 United States	2/27/2015
233	Brenda Gordon	Norwalk	California	90650 United States	2/27/2015
234	Ava Cunningham	Fort Worth	Texas	76116 United States	2/27/2015
235	louie farah	Lincoln Park	Michigan	48146 United States	2/27/2015
236	Ryan Boggs	Kenosha	Wisconsin	53140 United States	2/27/2015
237	William Sanders	Fort Lauderdale	Florida	33334 United States	2/27/2015
238	esray melendez	Los Angeles	California	90008 United States	2/27/2015
239	Sarena Leal	San Antonio	Texas	78210 United States	2/27/2015
240	James Royse	Grayslake	Illinois	60030 United States	2/27/2015
241	Brandon Robinson	West Palm Beach	Florida	33407 United States	2/27/2015
242	Katherine Tichenor	Slidell	Louisiana	70460 United States	2/27/2015
243	Candy Larson-Soete	Washington	Missouri	63090 United States	2/27/2015
244	Tanika Fears	Saint Paul	Minnesota	55130 United States	2/27/2015
245	Melissa Miller	Mill Valley	California	94941 United States	2/27/2015
246	Peggy Lloyd	Wilmington	North Carolina	28411 United States	2/27/2015
247	Marshall McWilliams	Houston	Texas	77088 United States	2/27/2015

346	Michele Aronson	Los Angeles	California	90064 United States	3/1/2015
347	Maria Manning	Los Angeles	California	90064 United States	3/1/2015
348	jerty wise	Los Angeles	California	90064 United States	3/1/2015
349	Guillermina Monarrez	Los Angeles	California	90064 United States	3/1/2015
350	Thomas Hilal	West Hollywood	California	90069 United States	3/1/2015
351	David Galperson	Los Angeles	California	90034 United States	3/1/2015
352	Brad Downs	Los Angeles	California	90025 United States	3/1/2015
353	Tomer fedida	Los Angeles	California	90046 United States	3/1/2015
354	Christina Thau	Los Angeles	California	90064 United States	3/1/2015
355	PAUL BRADLEY	Culver City	California	90230 United States	3/1/2015
356	Elizabeth Masih	Los Angeles	California	90064 United States	3/1/2015
357	Lewis Rudzki	Los Angeles	California	90064 United States	3/1/2015
358	karen brooks	Los Angeles	California	90035 United States	3/1/2015
359	Kevin Singer	Los Angeles	California	90064 United States	3/2/2015
360	David Levine	Los Angeles	California	90064 United States	3/2/2015
361	Risa Okin	Los Angeles	California	90064 United States	3/2/2015
362	Laura Jacobs	Los Angeles	California	90064 United States	3/2/2015
363	Diana Taylor	Los Angeles	California	90025 United States	3/2/2015
364	Steven ambers	Los Angeles	California	90034 United States	3/2/2015
365	Robert Galperson	Los Angeles	California	90064 United States	3/2/2015
366	Jill Levy	Los Angeles	California	90025 United States	3/2/2015
367	Sam Aminia	Los Angeles	California	90025 United States	3/2/2015
368	Laura Baril	Los Angeles	California	90064 United States	3/2/2015
369	Ranit Efron	Los Angeles	California	90064 United States	3/2/2015
370	erica fox	Los Angeles	California	90064 United States	3/2/2015
371	Rachel Feit-Leichman	Los Angeles	California	90024 United States	3/2/2015
372	Loryn Arkow	Los Angeles	California	90064 United States	3/2/2015
373	Marianne Young	Los Angeles	California	90066 United States	3/2/2015
374	Aaron Aviera	Los Angeles	California	90064 United States	3/2/2015
375	Pamela Belperio	Los Angeles	California	90025 United States	3/2/2015
376	Jon Ghoddoussi	Los Angeles	California	90064 United States	3/2/2015
377	Ron Rosenberg	Los Angeles	California	90064 United States	3/2/2015
378	Elaine Huang	Los Angeles	California	90025 United States	3/2/2015
379	John Monterosso	Los Angeles	California	90064 United States	3/2/2015
380	Victoria Shapiro	Los Angeles	California	90064 United States	3/2/2015
381	Evan Levy	Beverly Hills	California	90212 United States	3/2/2015
382	Grace Griesbach	Los Angeles	California	90064 United States	3/2/2015
383	michelle Nissani	Beverly Hills	California	90210 United States	3/2/2015
384	Amy Roegler	Los Angeles	California	90025 United States	3/2/2015
385	Cheryl Wada	Los Angeles	California	90049 United States	3/2/2015
386	Vida Tuch	Los Angeles	California	90064 United States	3/2/2015
387	David Young	Los Angeles	California	90066 United States	3/2/2015
388	Tim Flora	Los Angeles	California	90066 United States	3/2/2015
389	Donna Duggan	Los Angeles	California	90066 United States	3/2/2015
390	andrew thau	Los Angeles	California	90064 United States	3/2/2015
391	Serge Brantman	Los Angeles	California	90064 United States	3/2/2015
392	Jennifer Drebin	Los Angeles	California	90024 United States	3/3/2015
393	Scott Carmody	Los Angeles	California	90049 United States	3/3/2015
394	Suzy Grant	Los Angeles	California	90064 United States	3/3/2015
395	Michael Harper	West Hollywood	California	90069 United States	3/3/2015

396	Kim Hoffman	Los Angeles	California	90025 United States	3/3/2015
397	Jack Ludden	Los Angeles	California	90064 United States	3/3/2015
398	Mary Lund	Los Angeles	California	90077 United States	3/3/2015
399	Brian Lazarus	Los Angeles	California	90025 United States	3/3/2015
400	Jim Kleverweis	West Hollywood	California	90046 United States	3/3/2015
401	Maggie Christie	Los Angeles	California	90046 United States	3/3/2015
402	Adam Schneider	Los Angeles	California	90064 United States	3/4/2015
403	nina kleinert	Los Angeles	California	90025 United States	3/4/2015
404	Alison Moore	Los Angeles	California	90025 United States	3/4/2015
405	Alexis Rappaport	Los Angeles	California	90064 United States	3/4/2015
406	Arthur Brody	Los Angeles	California	90025 United States	3/4/2015
407	Jonathan Christie	Los Angeles	California	90046 United States	3/4/2015
408	Jennifer Cowan	Los Angeles	California	90025 United States	3/4/2015
409	Mari Tell Peters	Los Angeles	California	90066 United States	3/4/2015
410	Justin Block	Los Angeles	California	90064 United States	3/4/2015
411	Mari Anne Kam	Burbank	California	91506 United States	3/4/2015
412	Tekea Semere	Los Angeles	California	90013 United States	3/4/2015
413	Susye Melega	Los Angeles	California	90064 United States	3/4/2015
414	Fred Larian	Los Angeles	California	90045 United States	3/5/2015
415	Tom Rann	Los Angeles	California	90048 United States	3/5/2015
416	Robert Silverman	Los Angeles	California	90064 United States	3/5/2015
417	Raphael Levy	Los Angeles	California	90024 United States	3/5/2015
418	Laurie Woolner	Venice	California	90291 United States	3/5/2015
419	Larissa Block	Los Angeles	California	90064 United States	3/5/2015
420	cary gimelstob	Santa Monica	California	90402 United States	3/5/2015
421	Arlene Aviera	Los Angeles	California	90064 United States	3/5/2015
422	Taylor Whitley	Playa del Rey	California	99293 United States	3/5/2015
423	faye sarafian-Erdman	Beverly Hills	California	90210 United States	3/5/2015
424	Andrew Y.	West Hollywood	California	90069 United States	3/5/2015
425	Jane Gavens	Los Angeles	California	90024 United States	3/5/2015
426	Michael Sahakian	Los Angeles	California	90025 United States	3/5/2015
427	Victoria Aguilar	Santa Monica	California	90401 United States	3/5/2015
428	Howard Weiss	Los Angeles	California	90025 United States	3/5/2015
429	Stacey Bronson	Los Angeles	California	90035 United States	3/5/2015
430	Emily Free	Venice	California	90291 United States	3/5/2015
431	Steve Erdman	Los Angeles	California	90024 United States	3/5/2015
432	Galina Blackman	Beverly Hills	California	90210 United States	3/5/2015
433	Jody fine	Santa Monica	California	90402 United States	3/6/2015
434	David Rosenfeld	Venice	California	90291 United States	3/6/2015
435	Diana Pollard	Venice	California	90291 United States	3/6/2015
436	Karen Selcov	Los Angeles	California	90064 United States	3/6/2015
437	Maileen phillips	Los Angeles	California	90024 United States	3/6/2015
438	Alyssa Schramm	SANTA MONICA	California	90403 United States	3/6/2015
439	Scott Tamkin	Los Angeles	California	90024 United States	3/6/2015
440	Cecilia Glorious	Los Angeles	California	90024 United States	3/6/2015
441	Kenneth Sparling	Los Angeles	California	90024 United States	3/6/2015
442	Kathryn Hirsch	Santa Monica	California	90403 United States	3/6/2015
443	Ian Hirsch	Santa Monica	California	90403 United States	3/6/2015
444	Tammy Hunt	Beverly Hills	California	90210 United States	3/6/2015
445	Patricia Dotzler	Los Angeles	California	90064 United States	3/6/2015

446	Richard Nelson	Beverly Hills	California	90210 United States	3/6/2015
447	Eric Selcov	Los Angeles	California	90064 United States	3/6/2015
448	Denise Hay	Los Angeles	California	90064 United States	3/6/2015
449	Mary Piccione	Los Angeles	California	90048 United States	3/6/2015
450	Andre David Bohbot	Los Angeles	California	90048 United States	3/6/2015
451	Karen Joseph	Los Angeles	California	90064 United States	3/6/2015
452	Timothy Taylor	Los Angeles	California	90064 United States	3/6/2015
453	Janet Park	Los Angeles	California	90064 United States	3/6/2015
454	Ann Hwang	Beverly Hills	California	90210 United States	3/6/2015
455	Roger Dauer	Beverly Hills	California	90212 United States	3/6/2015
456	dunia partow	Los Angeles	California	90025 United States	3/6/2015
457	Dmitri Kondrashov	Los Angeles	California	90064 United States	3/6/2015
458	Michael Carter	Los Angeles	California	90025 United States	3/6/2015
459	Frederick Sauls	Los Angeles	California	90024 United States	3/6/2015
460	Jack Ahn	Los Angeles	California	90064 United States	3/6/2015
461	Linda Linham	Los Angeles	California	90025 United States	3/6/2015
462	Douglas Conyers	Los Angeles	California	90045 United States	3/6/2015
463	Lee Curcio	Studio City	California	91604 United States	3/7/2015
464	Jan Hatcher	Los Angeles	California	90064 United States	3/7/2015
465	victoria billings	Los Angeles	California	90024 United States	3/7/2015
466	Elsa Mayol	Los Angeles	California	90064 United States	3/7/2015
467	Sharon Rose Smith	Los Angeles	California	90024 United States	3/7/2015
468	Lisa Barash	Los Angeles	California	90024 United States	3/7/2015
469	Julie Payne	Los Angeles	California	90064 United States	3/7/2015
470	mina solomon	Los Angeles	California	90024 United States	3/7/2015
471	Loreta Azarian	Beverly Hills	California	90212 United States	3/7/2015
472	Ravi Gadhia	Los Angeles	California	90064 United States	3/7/2015
473	Afsaneh Kamran	Beverly Hills	California	90210 United States	3/7/2015
474	Sonja Roth frederick	Los Angeles	California	90064 United States	3/7/2015
475	Tahereh Simino	Beverly Hills	California	90210 United States	3/7/2015
476	Mercedes Coronel	Los Angeles	California	90024 United States	3/7/2015
477	Tae Kim	Los Angeles	California	90064 United States	3/7/2015
478	Faithe Haimer	Los Angeles	California	90064 United States	3/7/2015
479	roya levian	Beverly Hills	California	90210 United States	3/7/2015
480	Kamran Nahid	Los Angeles	California	90024 United States	3/7/2015
481	Andrea Farber	Los Angeles	California	90046 United States	3/7/2015
482	Naomi Davis	Los Angeles	California	90024 United States	3/8/2015
483	Dan Braum	Los Angeles	California	90035 United States	3/8/2015
484	Marc Morrison	Los Angeles	California	90035 United States	3/8/2015
485	David Hekmatjah	Los Angeles	California	90025 United States	3/8/2015
486	channa wintner	Los Angeles	California	90036 United States	3/8/2015
487	Thomas Stelmach	Los Angeles	California	90024 United States	3/8/2015
488	Richard Peters	Los Angeles	California	90066 United States	3/8/2015
489	Sheri Weiss	Los Angeles	California	90024 United States	3/8/2015
490	Fred Schwartz	Los Angeles	California	90024 United States	3/9/2015
491	Nicole Roberts	Los Angeles	California	90064 United States	3/9/2015
492	Lisa Larian	Los Angeles	California	90066 United States	3/9/2015
493	Farhad Larian	Los Angeles	California	90066 United States	3/9/2015
494	Mary Beth Woods	Santa Monica	California	90402 United States	3/9/2015
495	Douglas Staples	Los Angeles	California	90025 United States	3/9/2015

496 Emanuel Yashari	Santa Monica	California	90404 United States	3/9/2015
497 Michael Arzani	Santa Monica	California	90404 United States	3/9/2015
498 shervanloo shervanloo	Beverly Hills	California	90210 United States	3/10/2015
499 Mitra Bakhtiari	Los Angeles	California	90025 United States	3/10/2015
500 Danny Mahelka	Los Angeles	California	90035 United States	3/10/2015
501 Lily Nathan	Los Angeles	California	90067 United States	3/10/2015
502 Faye Farzani	Beverly Hills	California	90210 United States	3/10/2015
503 Nina Moahkovich	Los Angeles	California	90035 United States	3/10/2015
504 Rose Bradford	Los Angeles	California	90036 United States	3/10/2015
505 Larry Serna	Los Angeles	California	90064 United States	3/10/2015
506 Theresa Shapiro	Carlsbad	California	92009 United States	3/10/2015
507 Michael Bradford	Laguna Beach	California	92651 United States	3/10/2015
508 sebastian ruiz	Beverly Hills	California	90211 United States	3/10/2015
509 Sam Grayeli	Los Angeles	California	90024 United States	3/11/2015
510 Marcelle Navid	Los Angeles	California	90048 United States	3/11/2015
511 Bruce Nahid	Los Angeles	California	90045 United States	3/11/2015
512 michelle kuner	Los Angeles	California	90064 United States	3/11/2015
513 Elena Jablonski	Los Angeles	California	90048 United States	3/11/2015
514 Michael Townsend	Venice	California	9.03E+08 United States	3/11/2015
515 Tirdad Rouhani	Marina del Rey	California	90292 United States	3/11/2015
516 Audrey Peters	Beverly Hills	California	90212 United States	3/11/2015
517 Sean Constine	Los Angeles	California	90064 United States	3/11/2015
518 vanessa auerswald	Marina del Rey	California	90292 United States	3/11/2015
519 Christina Venezia	Venice	California	90291 United States	3/11/2015
520 Erik Penn	Los Angeles	California	90066 United States	3/12/2015
521 ramin haverim	Los Angeles	California	90049 United States	3/12/2015
522 Sam Chaccour	Santa Monica	California	90401 United States	3/12/2015
523 Eddie Makabi	Los Angeles	California	91356 United States	3/12/2015
524 Borna Solomon	Los Angeles	California	90024 United States	3/12/2015
525 Laura Van Loh	Los Angeles	California	90066 United States	3/12/2015
526 Joyce gottlieb	Santa Monica	California	90403 United States	3/12/2015
527 Christine Matthew	Los Angeles	California	90064 United States	3/12/2015
528 Geanina Balint	Tarzana	California	91356 United States	3/12/2015
529 Tanya Baron	Los Angeles	California	90064 United States	3/12/2015
530 Adam Surnow	Los Angeles	California	90064 United States	3/12/2015
531 Alison Schur	Los Angeles	California	90064 United States	3/12/2015
532 Michelle Beiley	Los Angeles	California	90064 United States	3/12/2015
533 steven taylor	Los Angeles	California	90024 United States	3/12/2015
534 Allison Bloom	Los Angeles	California	90024 United States	3/12/2015
535 christine campbell	Los Angeles	California	90064 United States	3/12/2015
536 Jordan Woollard	Los Angeles	California	90027 United States	3/12/2015
537 S Wong	Los Angeles	California	90028 United States	3/12/2015
538 Lori Pantel	Los Angeles	California	90064 United States	3/12/2015
539 Todd Beiley	Los Angeles	California	90064 United States	3/12/2015
540 Chris Yamashita	Los Angeles	California	90013 United States	3/12/2015
541 Tencia Lee	Los Angeles	California	90034 United States	3/12/2015
542 sam shakerchi	Los Angeles	California	90024 United States	3/12/2015
543 John Nicoll	Los Angeles	California	90032 United States	3/12/2015
544 FUCK THIS PETITION	Los Angeles	California	90024 United States	3/12/2015
545 Angela Chen	Los Angeles	California	90025 United States	3/12/2015

546 AJ Teppy	Los Angeles	California	90038 United States	3/13/2015
547 Hunter Kenihan	Los Angeles	California	90066 United States	3/13/2015
548 emmanuel labranche	Los Angeles	California	90064 United States	3/13/2015
549 Joshua Bernstein	Los Angeles	California	90045 United States	3/13/2015
550 Ed Bernstein	Canoga Park	California	91304 United States	3/13/2015
551 Francie Bernstein	Los Angeles	California	90024 United States	3/13/2015
552 Michelle gertzman	Marina del Rey	California	90292 United States	3/13/2015
553 Mike Royce	Los Angeles	California	90064 United States	3/13/2015
554 Adam Gershwin	Los Angeles	California	90025 United States	3/13/2015
555 Blake Searles	Manhattan Beach	California	90266 United States	3/13/2015
556 Daniel mense	Los Angeles	California	90048 United States	3/13/2015
557 Davoud Tavassoli	Los Angeles	California	90024 United States	3/14/2015
558 elisabeth abarbanel	Los Angeles	California	90064 United States	3/14/2015
559 patricia cross	Los Angeles	California	90019 United States	3/14/2015
560 Jason Pollack	Los Angeles	California	90066 United States	3/14/2015
561 Erin mays	Los Angeles	California	90064 United States	3/14/2015
562 Vanessa Schlosser	Los Angeles	California	90064 United States	3/15/2015
563 Alyssa Weinberger	Los Angeles	California	90025 United States	3/15/2015
564 Jany Park	Los Angeles	California	90064 United States	3/15/2015
565 Tiffany Von Banck	Los Angeles	California	90066 United States	3/15/2015
566 Chloe King	Los Angeles	California	90024 United States	3/15/2015
567 Deborah Heald	Los Angeles	California	90024 United States	3/15/2015
568 Mark Appleman	Los Angeles	California	90049 United States	3/15/2015
569 Charlene Huang	Los Angeles	California	90064 United States	3/16/2015
570 Laura Rogers	Los angrkes	California	90024 United States	3/16/2015
571 Josh Heald	Los Angeles	California	90024 United States	3/16/2015
572 Allison Burnett	Los Angeles	California	90024 United States	3/16/2015
573 Lynelle Kerstine	Los Angeles	California	90066 United States	3/16/2015
574 Tracy Alvy	Los Angeles	California	90024 United States	3/16/2015
575 Carrie Haber	Los Angeles	California	90024 United States	3/16/2015
576 Louis Leal	Venice	California	90291 United States	3/16/2015
577 Samantha Kinnon	Venice	California	90291 United States	3/16/2015
578 Kirk Wickstrom	Venice	California	90291 United States	3/16/2015
579 Tracey Becker	Venice	California	90291 United States	3/16/2015
580 Ashley de Harde	Playa del Rey	California	90293 United States	3/16/2015
581 Emma Petersen	Redondo Beach	California	90277 United States	3/16/2015
582 Tami Pardee	Venice	California	90291 United States	3/16/2015
583 Jessica Pfeiffer	Venice	California	90291 United States	3/16/2015
584 Vanessa Lessard	Venice	California	90291 United States	3/16/2015
585 Christina Dogan	Venice	California	90291 United States	3/16/2015
586 Kelley Christine	Los Angeles	California	90045 United States	3/16/2015
587 Sherlyn Zerbey	Santa Monica	California	90405 United States	3/16/2015
588 Aline Grunwald Wurman	Los Angeles	California	90066 United States	3/16/2015
589 Patrice kinnon	Culver City	California	90232 United States	3/16/2015
590 Sharon Beam	Venice	California	90291 United States	3/16/2015
591 Emily Emerson	Venice	California	90291 United States	3/16/2015
592 Kerry Ann Sullivan	Venice	California	90291 United States	3/16/2015
593 Lindsey Materne	Venice	California	90291 United States	3/16/2015
594 Taylor Materne	Venice	California	90291 United States	3/16/2015
595 laura Mesing	Culver City	California	90230 United States	3/16/2015

596	Alexandra Malloy	Venice	California	90291 United States	3/16/2015
597	Timan Khoubian	Los Angeles	California	90064 United States	3/16/2015
598	Chelsey Kinnon	Culver City	California	90232 United States	3/16/2015
599	Edmond Bina	Los Angeles	California	90049 United States	3/16/2015
600	Jacqueline Cahen	Venice	California	90291 United States	3/16/2015
601	Lucia Bartholomew	Venice	California	90291 United States	3/16/2015
602	Kim Gordon	Venice	California	90291 United States	3/16/2015
603	Benjamin Denckla	Los Angeles	California	90024 United States	3/16/2015
604	Derek Leavitt	Los Angeles	California	90066 United States	3/16/2015
605	Cassandra Monnastes	Venice	California	90291 United States	3/16/2015
606	Joanne Wilson	Venice	California	90291 United States	3/16/2015
607	ashton ramsey	Los Angeles	California	90046 United States	3/16/2015
608	Travis Hollman	Irving	Texas	75038 United States	3/16/2015
609	alec perelman	Los Angeles	California	90046 United States	3/16/2015
610	Brendan Lee	Los Angeles	California	90024 United States	3/16/2015
611	Heidi Bright	Venice	California	90291 United States	3/16/2015
612	Judy Kwon	Marina del Rey	California	90292 United States	3/16/2015
613	janice batter	Venice	California	90291 United States	3/16/2015
614	Steven Fernandez	Venice	California	90294 United States	3/16/2015
615	Shane King	Los Angeles	California	90034 United States	3/17/2015
616	DAVID HERTZ	Venice	California	90291 United States	3/17/2015
617	Julie Smith-Clementi	Venice	California	90291 United States	3/17/2015
618	Sherwin Aryeh	Los Angeles	California	90067 United States	3/17/2015
619	eric lindeman	Venice	California	90291 United States	3/17/2015
620	Thomas Myers	Los Angeles	California	90066 United States	3/17/2015
621	Graham Turner	Marina del Rey	California	90292 United States	3/17/2015
622	Kate Federico	Venice	California	90291 United States	3/17/2015
623	Kristopher Moller	Santa Monica	California	90405 United States	3/17/2015
624	Dan Brunn	Los Angeles	California	90005 United States	3/17/2015
625	george ghiz	santa monica	California	90402 United States	3/17/2015
626	Wes Furuta	Santa Monica	California	90401 United States	3/17/2015
627	Cayley Lambur	Venice	California	90291 United States	3/17/2015
628	Johannes Girardoni	Venice	California	90291 United States	3/17/2015
629	Christian Navar	Los Angeles	California	90034 United States	3/17/2015
630	Daniel Afari	Los Angeles	California	90025 United States	3/17/2015
631	Michael King	Venice	California	90291 United States	3/17/2015
632	Sabine Gebser	Venice	California	90291 United States	3/17/2015
633	Christopher Craigo	Los Angeles	California	90066 United States	3/17/2015
634	Tim Cason	Los Angeles	California	90046 United States	3/17/2015
635	Timothy McCarthy	Los Angeles	California	90066 United States	3/17/2015
636	Hatem Dhiab	Marina del Rey	California	90292 United States	3/17/2015
637	Eric Drachman	Venice	California	90291-344: United States	3/17/2015
638	Michael Pardee	Venice	California	90291 United States	3/17/2015
639	Richard Flippo	El Segundo	California	90245 United States	3/17/2015
640	Anthony Coscia	Los Angeles	California	90025 United States	3/17/2015
641	Katie Pardee	Los Angeles	California	90066 United States	3/17/2015
642	Karen Manfield	Venice	California	90291 United States	3/17/2015
643	ELlen Turner	Marina del Rey	California	90292 United States	3/17/2015
644	Tracy Ng	Los Angeles	California	90066 United States	3/17/2015
645	mario romano	Venice	California	90291 United States	3/17/2015

646	Lois Whitman	Venice	California	90291 United States	3/17/2015
647	Anya Romano	Venice	California	90291 United States	3/17/2015
648	Larry Sanchez	Culver City	California	90232 United States	3/17/2015
649	Mason Sachs	Venice	California	90291 United States	3/17/2015
650	Todd Stein	Venice	California	90291 United States	3/17/2015
651	Colin Wellman	Los Angeles	California	90066 United States	3/17/2015
652	Sarah Schroeder	Los Angeles	California	90066 United States	3/17/2015
653	Jennifer Portnoy	Venice	California	90291 United States	3/17/2015
654	Joseph Ahdoot	Los Angeles	California	91316 United States	3/17/2015
655	Dee Clay	Los Angeles	California	90067 United States	3/17/2015
656	Glen Irani	Venice	California	90291 United States	3/17/2015
657	Rod Findley	Venice	California	90291 United States	3/17/2015
658	Jason Teague	Venice	California	90291 United States	3/17/2015
659	Darren McClure	Venice	California	90291 United States	3/17/2015
660	patricia jones	marina del rey	California	90292 United States	3/17/2015
661	craig jerris	Venice	California	90291 United States	3/17/2015
662	Tiffany rochelle	Venice	California	90291 United States	3/17/2015
663	stacey foxson	Venice	California	90291 United States	3/17/2015
664	Patrick McGurk	Los Angeles	California	90066 United States	3/17/2015
665	Elizabeth Donaldson	Los Angeles	California	90066 United States	3/17/2015
666	Jonathan Azal	Los Angeles	California	91335 United States	3/17/2015
667	Noelle Koeppe	Beverly Hills	California	90211 United States	3/17/2015
668	Jo brown	Venice	California	90291 United States	3/17/2015
669	Saman Younai	Los Angeles	California	90046 United States	3/17/2015
670	Roy livyatan	Beverly Hills	California	90211 United States	3/17/2015
671	Richard Whitman	Venice	California	90291 United States	3/17/2015
672	Jack Hoffmann	Venice	California	90291 United States	3/17/2015
673	Amin Pakatchian	Los Angeles	California	90025 United States	3/17/2015
674	H s	Los Angeles	California	90046 United States	3/17/2015
675	Gary Frutkoff	Venice	California	90291 United States	3/17/2015
676	Ricarda Ankenbrand	Venice	California	90291 United States	3/17/2015
677	Diane Raben	Los Angeles	California	90045 United States	3/17/2015
678	Stephanie Tokar	Los Angeles	California	90066 United States	3/17/2015
679	ariou saberi	Los Angeles	California	90025 United States	3/17/2015
680	Anthony Low	Los Angeles	California	90091 United States	3/17/2015
681	Paola Pini	Venice	California	90291 United States	3/17/2015
682	Leslie Rainer	Venice	California	90291 United States	3/17/2015
683	suzy Frank	Venice	California	90291 United States	3/17/2015
684	Louisa Velis	Beverly Hills	California	90212 United States	3/17/2015
685	Barbara chen	Los Angeles	California	90046 United States	3/17/2015
686	Mary Ann Hereford	Los Angeles	California	90066 United States	3/17/2015
687	mauricio suarez	Venice	California	90291 United States	3/17/2015
688	Laura Donovan	Venice	California	90291 United States	3/17/2015
689	Caroline Buhler	Santa Monica	California	90405 United States	3/17/2015
690	ashley halverson	los angeles	California	90066 United States	3/17/2015
691	Ben Goodman	Los Angeles	California	91605 United States	3/17/2015
692	ronald senso	Los Angeles	California	90045 United States	3/17/2015
693	Darren Hereford	Los Angeles	California	90066 United States	3/17/2015
694	Stan Lim	Venice	California	90291 United States	3/17/2015
695	keith Adler	los angeles	California	90025 United States	3/17/2015

696	Jesse Brunner	Malibu	California	90265 United States	3/17/2015
697	Ferrell McDonald	Venice	California	90291 United States	3/17/2015
698	Scott Perry	Los Angeles	California	90066 United States	3/17/2015
699	Jillian Allen	Venice	California	90291 United States	3/17/2015
700	sparks landen	Venice	California	90291 United States	3/17/2015
701	Sonia Sharma	Venice	California	90291 United States	3/17/2015
702	Gloria castellanos	Los Angeles	California	91411 United States	3/17/2015
703	Antonia Allen	Venice	California	90291 United States	3/17/2015
704	Adriana Mollica	Culver City	California	90232 United States	3/17/2015
705	Anna Martinez	Los Angeles	California	90066 United States	3/17/2015
706	David Peters	Venice	California	90291 United States	3/17/2015
707	sally maslon	Los Angeles	California	90066 United States	3/17/2015
708	Maya Sahafi	Santa Monica	California	90405 United States	3/18/2015
709	Brandon Halverson	Los Angeles	California	90066 United States	3/18/2015
710	Courtney Mono	Santa Monica	California	90403 United States	3/18/2015
711	Allan Grossman	Los Angeles	California	90066 United States	3/18/2015
712	K Kell	Malibu	California	90265 United States	3/18/2015
713	Chris Williams	Venice	California	90291 United States	3/18/2015
714	Hugo Guajardo	Los Angeles	California	90043 United States	3/18/2015
715	Tom OBrien	Los Angeles	California	90045 United States	3/18/2015
716	Steve Welsberg	Los Angeles	California	90066 United States	3/18/2015
717	Mary Mortensen	Pacific Palisades	California	90272 United States	3/18/2015
718	Michael Hanttula	Los Angeles	California	90066 United States	3/18/2015
719	Arlene Forster	LOS ANGELES	California	90066 United States	3/18/2015
720	Sebastian salvado	Los Angeles	California	90066 United States	3/18/2015
721	Peter mortensen	Santa Monica	California	90404 United States	3/19/2015
722	michele berg	Los Angeles	California	90024 United States	3/19/2015
723	Ivan Puchalt	Santa Monica	California	90405 United States	3/19/2015
724	Against This Petition	Venice	California	90291 United States	3/19/2015
725	Craig Natvig	Pacific Palisades	California	90272 United States	3/19/2015
726	judy csatho	Los Angeles	California	90066 United States	3/19/2015
727	Charles Baxter	Los Angeles	California	90064 United States	3/19/2015
728	Bela Csatho	LA. Mar Vista.	California	90066 United States	3/19/2015
729	Howard Perlow	Los Angeles	California	Los Angeles: United States	3/19/2015
730	Guity Namvar	Beverly Hills	California	90210 United States	3/19/2015
731	Shaun Rance	Los Angeles	California	90066 United States	3/19/2015
732	Martin Burns	Los Angeles	California	90066 United States	3/19/2015
733	Tim Sheridan	Los Angeles	California	90066 United States	3/19/2015
734	Sherril Schlesinger	MDR	California	90292 United States	3/19/2015
735	ian strano	Los Angeles	California	90064 United States	3/19/2015
736	Kenneth Marek	Los Angeles	California	90066 United States	3/20/2015
737	Dana Sheridan	Los Angeles	California	90066 United States	3/20/2015
738	Jefferson Schierbeek	Los Angeles	California	90066- 22C United States	3/20/2015
739	John Owens	Venice	California	90291 United States	3/20/2015
740	Rin Kahla	Los Angeles	California	90066 United States	3/21/2015
741	Lisa Lew	Los Angeles	California	90025 United States	3/24/2015
742	Roman Reiterer	Santa Monica	California	90405 United States	3/30/2015
743	Tom Dunlap	West Hollywood	California	90069 United States	3/31/2015
744	Deborah Grossman	Los Angeles	California	90024 United States	4/2/2015
745	Roni Weisberg-Ross	Los Angeles	California	90024 United States	4/2/2015

746 RAY REISLER	Los Angeles	California	90064 United States	4/3/2015
747 Cordelia Bacher Sweetland	Los Angeles	California	90024 United States	4/3/2015
748 John Sweetland	Los Angeles	California	90024 United States	4/3/2015
749 ann bruno	Los Angeles	California	90024 United States	4/3/2015
750 Mark Ross	Los Angeles	California	90024 United States	4/4/2015
751 Timothy Hall	Los Angeles	California	90024 United States	4/5/2015
752 Kay Trethewey	Los Angeles	California	90004 United States	4/5/2015
753 Alison White	Los Angeles	California	90045 United States	4/8/2015
754 keith abouaf	Los Angeles	California	90066 United States	4/17/2015
755 Marmar Maj	Hacienda Heights	California	91745 United States	4/18/2015
756 leilani Dowding	Beverly hills	California	90211 United States	4/20/2015
757 Christy tai	tampa	Florida	33618 United States	4/20/2015
758 Renee moore	Renton	Washington	98059 United States	4/20/2015
759 Victoria Silver	Los Angeles	California	90046 United States	4/20/2015
760 Hadas Abouaf	Los Angeles	California	90066 United States	4/21/2015
761 ANDREA PENN-KRAUS	Los Angeles	California	90066 United States	4/21/2015
762 carl grooms	Los Angeles	California	90066 United States	4/21/2015
763 Susan Levitt	Los Angeles	California	90066-692 United States	4/21/2015
764 Igor Eric Abelev	Los Angeles	California	90066 United States	4/21/2015
765 Garrett Nichols	Los Angeles	California	90066 United States	4/21/2015
766 Alison Betts	Los Angeles	California	90067 United States	4/21/2015
767 Jasan Sherman	Los Angeles	California	90064 United States	4/21/2015
768 Dhia Saleh	Los Angeles	California	90066 United States	4/21/2015
769 Stephanie Younger	Los Angeles	California	90045 United States	4/21/2015
770 Arthur Toy	Los Angeles	California	90066 United States	4/21/2015
771 Andrea Gressinger	Playa Vista	California	90094 United States	4/21/2015
772 Angela Day	Los Angeles	California	90064 United States	4/21/2015
773 Eduard Gindin	Los Angeles	California	90066 United States	4/21/2015
774 mark fellman	Los Angeles	California	90066 United States	4/21/2015
775 Ben Johnson	Los Angeles	California	90066 United States	4/21/2015
776 Mike Thiebold	Los Angeles	California	90066 United States	4/21/2015
777 Rick Penn-Kraus	Los Angeles	California	90066 United States	4/21/2015
778 Baker Todd	Playa Vista	California	90094 United States	4/21/2015
779 Allison Meyer	Los Angeles	California	90066 United States	4/21/2015
780 Nathan Meyer	Los Angeles	California	90066 United States	4/21/2015
781 Stephanie Dekin	Santa Monica	California	90405 United States	4/21/2015
782 Cynthia Eisfelder Hormidl	Los Angeles	California	90066 United States	4/21/2015
783 Stephan Kaden	Los Angeles	California	90066 United States	4/21/2015
784 Michael Giordano	Los Angeles	California	90025 United States	4/21/2015
785 Brian Kim	Los Angeles	California	90020-350 United States	4/21/2015
786 Sara Martins	Los Angeles	California	90066 United States	4/21/2015
787 Craig Jaffe	Los Angeles	California	90066 United States	4/21/2015
788 Veronica Davey	Los Angeles	California	90066 United States	4/21/2015
789 Allen Loeb	Los Angeles	California	90046 United States	4/21/2015
790 Stacey Staples	Los Angeles	California	90066 United States	4/21/2015
791 Christine Min	Los Angeles	California	90066 United States	4/21/2015
792 Millicent Shelton	Los Angeles	California	90034 United States	4/21/2015
793 Jean Rhee	Los Angeles	California	90064 United States	4/21/2015
794 Micahel Min	Los Angeles	California	90066 United States	4/21/2015
795 Michael Davoodpour	Beverly Hills	California	90211 United States	4/21/2015

796	Ian Haufrect	Los Angeles	California	90066 United States	4/21/2015
797	cynthia L Wall	Marina del Rey	California	90292 United States	4/22/2015
798	Lucille Gentry	Martinez	California	94553 United States	4/22/2015
799	Eric Yerby	Marina del Rey	California	90292 United States	4/22/2015
800	Claudia Border	Los Angeles	California	90066 United States	4/22/2015
801	Hana Meglic	Los Angeles	California	90066 United States	4/22/2015
802	Patrick Whelan	Los Angeles	California	90066 United States	4/22/2015
803	Justin Anderson	Los Angeles	California	90066 United States	4/22/2015
804	David Kaplan	Los Angeles	California	90066 United States	4/22/2015
805	Richard Rubinstein	Los Angeles	California	90066 United States	4/22/2015
806	Igor Meglic	Los Angeles	California	90066 United States	4/22/2015
807	DeeDee Altamura	LA	California	90066 United States	4/22/2015
808	Jay Lusita	Los Angeles	California	90066 United States	4/22/2015
809	Audrey Berkovitz	Venice	California	90291 United States	4/22/2015
810	Rosemary Lichtman	Marina del Rey	California	90292 United States	4/22/2015
811	Shlomit Levy	Los Angeles	California	90035 United States	4/22/2015
812	Ben Sharabi	Los Angeles	California	91403 United States	4/22/2015
813	Julie Lasry	Los Angeles	California	90045-301 United States	4/22/2015
814	Boaz Miodovsky	Los Angeles	California	90066 United States	4/22/2015
815	fariba hekmati	Los Angeles	California	90067 United States	4/22/2015
816	Sonny Benudiz	Studio City	California	91604 United States	4/22/2015
817	Nava Hackmon	Gardena	California	90248 United States	4/23/2015
818	Gillian Barlow	Los Angeles	California	90064 United States	4/23/2015
819	Louis Perez	Santa Monica	California	90404 United States	4/23/2015
820	Mordecai Finley	Los Angeles	California	90066 United States	4/23/2015
821	Glen Dobson	Los Angeles	California	90064 United States	4/23/2015
822	william clark	Los Angeles	California	90034 United States	4/23/2015
823	Esther Warschaw	Los Angeles	California	90064 United States	4/24/2015
824	Stuart McElhinney	Los Angeles	California	90049 United States	4/24/2015
825	McGuire Kathryn	Los Angeles	California	90066 United States	4/24/2015
826	Paul Brooks	Marina Del Rey	California	90292 United States	4/24/2015
827	Robert Wilkinson	Los Angeles	California	90066 United States	4/25/2015
828	Keith Bussell	Los Angeles	California	90064 United States	4/25/2015

Name	City	State	Zip	Comment
Mitchell Gross	Los Angeles	CA	90064	I want to preserve the value of my home and our quality of life.
Robert Kahn	Los Angeles	CA	90025	It needs further study and vetting and does not appear to be fair to those that may already be in process.
Terri Lubaroff	Los Angeles	CA	90064	I do not agree with any zoning ordinance that restricts the size of a house to a percentage of lot size. I also vehemently disagree that mandatory covered parking, breezeways and patios should be counted in square footage. Please REPEAL the anti-mansionization ordinance and definitely do not support any further restrictions. Our property value has already been negatively affected due to the EXPO line across the street. Don't do anything else that will make it hard for us to sell or expand as we meet the needs of our growing family. Thank you.
Oved Fattal	Los Angeles	CA	90024	Oppose these new restrictions
Rick Lubaroff	Los Angeles	CA	90064	One size (restriction) does not fit all.
Michael Davis	Los Angeles	CA	90064	Restrictions like these are just going to force people with families out of the area.
Virginia Bresee	Los Angeles	CA	90064	Property owners should be able to control what is built on their property, not the city council.
Thomas Martin	Los Angeles	CA	90064	I believe what the city is proposing will be detrimental to my communities way of life.
Joanne Martin	Los Angeles	CA	90064	This will have a devastating financial effect on this community. Please forward to all your contacts if you are reading this.
KEN LEMUNYON	Los Angeles	CA	90066	These restrictions would be detrimental not only to property values but also to businesses in the area that provide materials and services. The larger homes also provide a substantial increase in property taxes.
Jim Winett	Los Angeles	CA	90064	I believe that ordinances should only be enacted after VERY careful, thoughtful, open, transparent review to ensure total fairness to those affected and the surrounding areas. I don't feel this has been followed in this instance. How did we, those affected, not know about this??
Robert Guszak	Torrance	CA	90505	I am signing this petition because, I am in full support of building, remodeling, and increasing the size of homes if the owners wish to do so. I live in a neighborhood in which these restrictions have been implemented, and as a home owner, it is very upsetting to me. I'd hate to see it happen in other areas, especially to friends of mine that live in those areas.
Anne Singleton	Hemet	CA	92545	I am a homeowner in 90064 and do not want restrictions placed on future renovations, redevelopments and other modifications of single family homes such as min.
Donna Gottlieb	Los Angeles	CA	90064	I do not agree with the ICO for this area

Malkeet Gupta	Los Angeles	CA	90064	This will negatively affect the ability of families to move into this area. Please oppose these restrictions
Eva Fogg	Los Angeles	CA	90025	The proposed ordinance will have the opposite effect of what it seeks to do. Rather than making our neighborhoods more beautiful, it will discourage the building of homes with features that enhance aesthetics (patios, balconies) since it counts such features as part of the allowable footage - the result will be boxy houses built out to maximize the diminished allowable square footage. The Council needs to take a close look at the history of the existing ordinance and be reminded that the it was crafted after much careful thought, input, and compromise, something which is sorely lacking in the current proposed ordinance. This is the result of an extreme and vocal minority and it is a sort-sighted appeasement.
Beverly Sheldon	LOS ANGELES	CA	90035	I think you can go from one extreme to the other..some of these homes need upgrading and improvements and these restriction are to much.
Daniel Beaney	Los Angeles	CA	90064	The proposed ICO does NOT reflect my views as a property owner and resident of the City, Lower District 5 and/or Rancho Park neighborhood. The proposed ICO amounts to a "taking" of value and diminishes my rights as a property owner. I am vehemently opposed to the ICO and ask that the Council reevaluate the subjective application of the proposed ICO.
Cynthia Waldman	Los Angeles	CA	90064	Our community has had no notice of these restrictions and no opportunity to have a full understanding of the impact of these proposed regulations. Many of the affected houses are in need of repair, and are not suited to today's lifestyle. The residents of our community should not have their hands tied in such an overreaching way. Also, we need full awareness of the implications. What about the impact it will have on city coffers? This is an attempt to railroad through restrictions without a full study of the impact.
Patrick Roberts	Los Angeles	CA	90064	I am for a new ordinance, but this is way too punitive and will stop all new development. Mar Vista needs more new development, not less.
Kasi Beaney	Los Angeles	CA	90064	I don't agree with home owners rights being controlled in such a manner. Limiting development only further hurts our local economy and growth, pushing families to other areas. Property values will drastically decrease by these limitations. The building standards and restrictions in place are more than appropriate to contain over building on these properties.
Joel Avery	Los Angeles	CA	90064	I am in favor of nicer homes in the area. It improves the community and businesses around it, and it doesn't hurt anybody. It even provides jobs to many people
Danny Brown	Los angeles	CA	Los Angeles	New restictions will choke the local economy which is just starting to gain traction after the long, Great Recession.
Barry Wollman	Los Angeles	CA	90064	This will adversely affect my home values.
Judy Wollman	Los Angeles	CA	90064	I believe in free enterprise. I didn't buy in a planned community. This will adversely affect our home values.

Todd Jerry	Los Angeles	CA	90066	The ordinance is too restrictive, particularly for smaller lots since the exceptions for garage, etc are now excluded.
JR Matson	Pacific Palisades	CA	90272	Keep gov out of private property
James Bremner	Los Angeles	CA	90064	I am signing because I am against this change because builders are only making these big house because that is what people want. It will economically harm everyone if you curtail the construction of homes that the people buying want.
Bryce Overend	Paramount	CA	90723	I support community revitalization
Jim Quandt	Venice	CA	90291	Significantly lowers my property value and controls all of my options to fully develop my property .
JOE ABRAHAMS	Santa Monica	CA	90404	I LOVE MY WIFE
Yvonne Lemunyon	Los Angeles	CA	90066	This will be detrimental to my property value.
Douglas Teiger	Richardson	TX	75080	I oppose the new ordinance. It will discourage creative massing and lead to ugly boxes
Joan Swartz	Santa Monica	CA	90402	The proposal is over the top: TOO EXTREME. You may be trying to legislate good taste through this effort but you'd be punishing too many people. No, no, no.
Bryan Koss	Los Angeles	CA	91316	This ordinance will have an adverse effect on property values... There's No upside to it.
Giancarlo Tallarico	Los Angeles	CA	90077	This ordinance is an infringement on my property rights.
Michele Aronson	Los Angeles	CA	90064	I oppose further restriction on construction.
Lewis Rudzki	BEVERLY HILLS	CA	90211	I am vehemently opposed to ICO
karen brooks	Los Angeles	CA	90035	I am against this unfair decision to limit the potential value of my property. All areas should be regulated and treated equally.
Kevin Singer	Los Angeles	CA	90064	This ordinance was done without proper public notice and is unfair to those who want to do the same constructions that their neighbors have done
Robert Galperson	Los Angeles	CA	90064	Nobody should be restricting our property values this much by this ordinance.
Loryn Arkow	Los Angeles	CA	90064	These requirements are unevenly applied to different neighborhoods. This is stripping homeowners of their property rights.
Aaron Aviera	Los Angeles	CA	LA CA 90064	I am signing this petition to protect the value of our property, and to prevent unfair limitations to our building rights
John Monterosso	Los Angeles	CA	90064	I don't yet know which side I am on and don't like that this is being rushed through without a chance for discussion.
Evan Levy	Los Angeles	CA	90035	30% is way too excessive.
michelle Nissani	Beverly Hills	CA	90210	To be specific, the part of this document I take issue with is the part that now makes the garage and covered balconies a part of the livable

				<p>square footage of the building - and it is this I address with the following comments;</p> <p>I sell real estate and I work with some exceptional people who build beautiful, efficient homes that the neighbors are happy to have on their block. Now not everyone that builds has this level of integrity or ability, and so I understand the need to limit building size and keep this proportionate to the lot size. However making the garage and patios a part of the livable allowable square footage takes this too far. On a 5000 square foot lot this reduction could be as much as another 20% reduction in the space for actual rooms in a home.</p> <p>Currently with the 20% bonus on a 5000 sq ft lot which is pretty average for most areas, you are currently able to build a 3000 sq ft home. Now on that same lot you will only be able to build a 2500 sq ft home and that must include garages and covered patios. Which will take the actually livable space to a maximum of 2000 if you want a small covered patio and garage which is typically 400 square feet for a 2 car garage which is required by the City.</p> <p>2000 square feet is not big enough to build the kind of home that the buyers in this market want or that the cost of constructing this home will support. If a buyer is looking to buy new construction they have a good solid financial background because most new construction is at least 1,800,000 in this City, and when spending that kind of money and a lot more the buyer expects certain things. Just looking at a regular family with two kids, most couples want 4 bedrooms, one for themselves, one for each child and a guest. And assuming that the buyer, doesn't have kids, many plan for that or plan for extended family members to stay, when spending this kind of money expectations are high. They look for an in home office, and really want the formal living room and a place where the family or friends can hang out. Doing this is 2000 sq ft makes for a very boxy home, which is precisely what looks ugly and we want to avoid. Utilitarianism is rarely aesthetically pleasing, and without extra spaces homes will have to become that.</p> <p>If on the other hand the garage and patio were not included in the livable square footage - and lets face it who lives in their garage??? - building the kind of home that buyers of new construction are looking for would be very doable with 2500 sq ft, and would still have a very generous back yard, which is also something these buyer's desire. Ultimately builders and developers are in business to make a profit - even the ones that are very well intentioned and care about the environment and community. Land is not cheap in LA, and prices currently are at premium, no one is getting a deal, and so consequently it is already hard to make a profit, and the only way of making a profit is to add square footage to existing homes. If the profit margin is very lean which under the restrictions you indicate suggest, then I can see the following happening;</p> <p>1) Builders will halt projects and stop buying - this will impact the</p>
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			<p>value of properties negative, investors make up a huge portion of todays market, if the investor goes away in the market, volume will go down, tear downs and fixers will sit on the market and as the fixer kind of property far out weighs the new construction segment of the market, ultimately we will be left with more inventory than we can sell. The law of supply and demand dictates when there is more product than buyers prices go down. And this will effect all of the home owners in the neighborhood impacted by this ruling.</p> <p>2) If a builder determines that there is a small profit, and does go ahead and build, they certainly won't be putting in pretty balconies or patio's that take advantage of the beautiful weather we have here in Southern California, because they will need that square footage to ensure they squeeze in all the necessary rooms. The ugly boxes that no one wants to see will be what returns, because with the limited space the builder will choose to make sure they squeeze everything that is required in, as there is not the space for beauty. This will impact how homes look, I would rather see a beautiful 2500 soft home than a 200 sq ft box - and you think 400 sq ft doesn't make a difference - that 400 sq ft is the the family room where the kids get to hang out with their parents, it is the guest room for the elderly parent who comes to live with their children, it is the office space that means less congestion or fuel consumption because the owners work from home. It is important.</p> <p>3) If builders are forced to build smaller homes, will there be a market for them? In Westwood to buy a 5000 sq ft lot with a fixer on is around 1,350,000, to build a 2000 home with a garage is going to cost just in terms of construction \$500,000 and then there is at least another \$250,000 + which includes planning, contractor, architect fees and landscaping, holding costs, selling costs. Just to break even the value of the resulting home would need to be \$2,100,000, to give just a 10% return on investment the selling price would need to be \$2,175,000, which is over \$1000 a sq ft. The area's that you have identified here are not going to support this dollar amount easily. The builder won't be able to work in this market place, the buyers won't have the product they want and everyone loses.</p> <p>And of course these comments could be seen as self serving as I am the realtor! However I sell homes when the market is going up and I sell homes when the market goes down. In a down turn of the market, volume doesn't tend to fluctuate, many realtor prospered tremendously from the downturn with the sheer volume of foreclosure and short sales. So while this may seem like a self serving commentary, it really isn't, I will make money whether builders build or not, because real estate is fundamentally driven by life change, and the economy going up or down imposes change on peoples lives. I am taking the time out of my busy day because I am in the market everyday, and I understand the numbers of the market and the people who are buying in the market and the impact that this will have. The</p>
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				<p>people who will loose if you make building in these areas unprofitable are not the investors and developers, they will take their money else where, it is not the buyers, they too will look to areas of the city that support building homes that they want and desire, it won't be the realtor community, we sell all over the city and all kinds of property and proper regardless of the market dynamic - it will be the homeowners, they will be the ones who bear the brunt of this decisions in a decrease in value, and it will only impact the neighborhoods defined here. And most people don't even know this is a discussion, including the real estate community. Most people know that the 20% bonus may go way which is by the way making builders shy away from more investment, but few people know about the suggestion to include garages and covered patios in the livable square footage or the impact this will have.</p> <p>And that is the part that makes me scratch my head, the inconsistency. If this is a good idea, why is it not City wide, at least then the market would be effected across the board, at least then there would be an even playing field, why target certain neighborhoods and make just those neighborhoods bare the burden that this will dictate. Do these homeowners in the areas effected know how this will effect value, and while the community and the environment should always be considered above fnancials - the people in the ares in question should know what is being considered here so they can weigh the factors at play here. And I know the people are unaware as I go door to door for my business, and when I ask if people have heard about this, their answer for the most part is no, same in the real estate offices.</p> <p>And last of all, there will be a further inconsistency in how properties are measured. Currently realtors take square footage from the public records, public records show square footage as livable space that does not include the garage or covered balconies and patios. The way this is written will cause confusion amongst the buyers and sellers, amongst the appraisers, lender's and the real estate community - and why create such an inconsistency where certain segments of certain areas on new construction will now be measured differently to all homes in LA? This will lead to inconsistent appraisals which would more than likely lead to fewer loans being given out and again once properties don't appraise, the buyer pool in the market will shrink which will have a negative impact.</p> <p>At least if the City determines that homes should be built on 40% of the lot size instead of 50%-60% - then at the very least keep the way that homes are measured consistent to avoid confusion in the market place over what is considered livable square footage.</p>
David Young	Los Angeles	CA	90066	I disagree with the ordinance restricting homeowners' freedom to build on their own property.
Tim Flora	Los Angeles	CA	90066	The proposed ICO will stifle economic development.

Donna Duggan	Los Angeles	CA	90066	The proposed ICO will lower property values and force new development in other areas. The City needs the fee revenue associated with new development and higher property tax revenue.
Serge Brantman	Los Angeles	CA	90064	This remind me a Soviet Union where I immigrated from, where one person was allowed to have only certain square footage of the leaving space. I immigrated from this and do not want to see a move in same direction in the so far a free country.
Scott Carmody	Beverly Hills	CA	90212	I think this is a terrible idea and it restricts personal choice.
Alexis Rappaport	Los Angeles	CA	90064	I am not opposed to removing the 20% bonus options, BUT changing garages, covered porches, etc. to count as part of residential floor area is excessive and will stop even responsible, contextually appropriate projects from being built. It will also unfairly penalize homeowners in these zip codes by lowering their property values in comparison to areas with less restrictive square footage limitations under the ordinance. This ordinance should not be passed as it is currently written.
Jonathan Christie	Los Angeles	CA	90046	I'm signing because this is an absolutely outrageous restriction of liberty
Fred Larian	Los Angeles	CA	90045	We don't need more restrictions and disincentives for modernizing our housing stock.
Tom R	Los Angeles	CA	90046	<p>I agree with the sentiments of Michelle Nissani and I am a homeowner in the proposed area - While I am a supporter of the No More McMansions movement in our area and I do not want to see any more period properties torn down to make way for these hideous 3000sqft shoe boxes crammed on to a 6000sqft lot, this legislation does not make sense in it's current form.</p> <p>The part I take issue with is that it makes garages, covered balconies, porches, and patios part of your living space allowance, and that is ludicrous;</p> <p>For instance, a single family home is REQUIRED by the city of LA panning to include a two car garage. That means your house is automatically limited to only 2000sqft due to the 400sqft or so that has to go to the garage, and that remaining space may have to include patios, breezeways and porches. You could end up only being able to have 1500sqft of usable living space and that is not only a poor use of available land, but will mean only relatively small houses - too small for families.</p> <p>This will in turn have a massive economic impact on property values as no one will buy a 6000sqft lot that you can only ever put a 2 bedroom house on.</p> <p>Unless this part of the bill is dropped, we will see our property values plummet and families move away from the area.</p>
Laurie Woolner	Venice	CA	90291	This is ridiculous. It would crush the economy. You guys sent the film business out of LA and now you want to ruin real estate and construction.

Jane Gavens	Los Angeles	CA	90024	Further restriction on building size is not needed or desired and will result in a decrease in value of my and my neighbors property value
Galina Blackman	Beverly Hills	CA	90210	These restrictions are going to negatively affect home values.
David Rosenfeld	Venice	CA	90291	I am a Venice resident and I am opposed to the ICO. It is restrictive and counter productive.
Diana Pollard	Venice	CA	90291	<p>This is grossly unfair & is an end run around the recode:la effort.</p> <p>The whole point of this ICO is to shut down growth & change, its that simple. Let the Planning Department do their job & fully vet zoning code changes with the community in a fully transparent way. This is not the way to manage organic growth & is a major factor driving up housing costs. Zoning law changes in LA are reactive not proactive ... creating instability & further driving up housing costs.</p> <p>The point of the area incentives for porches, patios, breezeways, proportional stories & front facade articulation is to encourage architectural variety. Without these incentives people will build boxes ... the very thing most neighborhoods don't want.</p> <p>The clause restricting building area & the inclusion of Mar Vista & east Venice were added less than 1 week prior to the hearing. This is very troubling, as though opposition was expected.</p> <p>These areas should be removed from the ICO.</p>
Maileen Phillips	La		90024	it is the right thing to do,
Scott Tamkin	Los Angeles	CA	90024	I believe in limited restrictions, but not such extreme restrictions.
Cecilia Glorious	Los Angeles	CA	90024	I fear that we are losing the integrity of the original design of our neighborhoods.
Richard Nelson	Beverly Hills	CA	90210	I strongly oppose this measure.
Karen Joseph	Los Angeles	CA	90064	Large residences are destroying the charm of our area.
Roger Dauer	Beverly Hills	CA	90212	I agree
Jan Hatcher	Los Angeles	CA	90064	I am shocked that a proposed change of this magnitude--and economic consequences--could get this far in the political process without the neighborhood homeowners being included in the discussion. How did this happen?
mina solomon	Los Angeles	CA	90024	I am signing this petition because you are picking on areas that are beautifying and improving, are wonderful family areas and are not building the megamansions that you find in Bel Air and Beverly Hills, areas that you know you cannot bully and have not done anything about (Bel Air).
Sonja Roth	Los Angeles	CA	90064	This is my home.
Mercedes Coronel	Los Angeles	CA	90024	I oppose the restriction. I do not want property values lowered in my area

Faithe Haimer	Los Angeles	CA	90064	I'm Opposed to this ordinance.
Kamran Nahid	Los Angeles	CA	90024	Reactive policy decisions are always short sighted.
Dan Braum	Los Angeles	CA	90035	I own property in the 90025 zip code and don't want additional restrictions placed on it.
Marc Morrison	Los Angeles	CA	90035	I want to hear from both "camps" in an open forum and then decide on which side is correct for me.
channa wintner	los angeles	CA	90036	I'm signing because I disagree with limiting the size of buildable area in 90036, 90048,90035,90004,90020. As a realtor, my buyers are running away from buying in the restricted areas and my sellers are having a harder time selling in the restricted zones. The newer expanded properties raise everyone's values, they are doing everyone a service. It's win win for all.
Thomas Stelmach	Los Angeles	CA	90024	I'm a property owner that bought my investment for future expansion. Why should my property rights be diminished by the vocal few?
Fred Schwartz	Los Angeles	CA	90024	i am against political stuff that is snuck in without anyones knowledge as to what an ICO is. Stop the sneaky in reality dishonesty
Bruce Nahid	Los Angeles	CA	90045	Devaluation of residential properties is not to anybody's benefit except for the activists who don't care about the economy.
Michael Townsend	Venice	CA	9.03E+08	My lot is 6000 sq. feet. 2600 sq feet of living space is barely suitable for a family of five. We bought this lot with the idea of building a family home for our kids to grow up in.
Ted Rouhani	Los Angeles	CA	90049	This is not a reasonable ordinance and will result in most home owners and investors to lose money when the ordinance should focus on zip codes that contain historic buildings. Not run down homes built in the 30s that have mold and structural damage.
Audrey Peters	Beverly Hills	CA	90212	I concur with Michelle Nissani and I would also add that the reduction of home values by this policy will have consequential reduction in the City of LA's property tax revenue. Did they consider that?
Sean Constine	Los Angeles	CA	90064	I'm signing as both a concerned citizen and an angry property tax payer. The socialist violation of property rights is unacceptable...
Erik Penn	Los Angeles	CA	90066	I would like to continue seeing my property value to increase and limiting new home size will create a limit on my appreciation.
Laura Van Loh	Los Angeles	CA	90066	This ordinance will decrease the value of my property. And while an 80 to 90 year old house could be charming, the old ones in this neighborhood are tiny and dilapidate. As the saying goes: trash attracts trash. Let's let this neighborhood grow with the times.
Erik Penn	Los Angeles	CA	90066	I would like to continue seeing my property value to increase and limiting new home size will create a limit on my appreciation.
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Michelle Beiley	Los Angeles	CA	90064	This is ridiculous that they can change a law without public debate.
Chris Yamashita	Los Angeles	CA	90013	Teds the man
Sam Shakerchi	Los Angeles	CA	90024	I am a home owner in the 90024 zip code and also a real estate professional who does business in that neighborhood. This benefits NO ONE other than a few bored and angry yentas!
John Nicoll	Los Angeles	CA	90032	I am signing this because this action by the politicians and supporters of this ordinance was never opened to public debate. We live in a democracy not an autocracy or dictatorship. We all have to live with the laws that are created so therefore we all have a right to discuss and dispute legislation prior to it becoming law. As a property owner I find this restrictions to my freedom unconscionable and offensive. Please do not allow this ordinance to be come law.
This Is Dumb	Obvious	AK	2523	I am signing this to leave a comment that I think this petition is bogus and is used for the financial gain of a few individuals who run a business of constructing poor quality large houses for a profit. They are not worried about the community or market prices of current properties. They are only worried about their new construction values which will be hindered. If you read the ordinance and think it through, this will not lower you property value. In fact, with the requirement of new constructions to be smaller, it may actually raise your property value as these are sought after areas that are now going to have less inventory on the market. Do not be fooled by a few smooth words of individuals in it for themselves. Please think and use your brain people.
AJ Teppy	Los Angeles	CA	90038	I don't want this law to pass. You are limiting my property rights!
emmanuel labranche	Los Angeles	CA	90064	I don't agree with the extent of the ICO for Cheviot Hills, I would suggest having it reflect Beverlywood
Francie Bernstein	Los Angeles	CA	90024	I am opposed to this restriction especially in the Westchesyer area where homes from the 40s have detached garages which should not be counted as living space.
Daniel mense	Los Angeles	CA	90048	i think this has a long term negative impact on neighborhoods and property values
elisabeth abarbanel	Los Angeles	CA	90064	I think the proposal is too restrictive. I understand restricting mc mansions, but this goes too far and will ultimately hurt our community.
patricia cross	Los Angeles	CA	90019	Construction needs careful over seeing by the community.
Jason Pollack	Los Angeles	CA	90066	this ordinance is a bad idea and is too restrictive
Erin Mays	Playa Vista	CA	90094	i want to build a home there one day
Charlene Hang	Los Angeles	CA	90064	I want to keep the quality and value of my neighborhood homes acceptable

Louis Leal	Venice	CA	90291	I'm a property owner. I do not want this to pass. This effects my property value. This effects what I can do to my property. This effects me and I didn't get to vote!
Samantha Kinnon	Venice	CA	90291	I think it is ridiculous
Kirk Wickstrom	Venice	CA	90291	This is completely ridiculous.
Emma Petersen	Redondo Beach	CA	90277	Because it will be effecting my friends houses!
Tami Pardee	Marina Del Rey	CA	90292	This is just simply unfair to homeowners, it is sad that our government official think that they have the power to do this.
Jessica Pfeiffer	Brooklyn	NY	11222	News Flash! Please sign!
Sherlyn Zerbey	santa monica	CA	90401	I'm signing because I work in real estate and this is going to effect all of my clients in a negative way. My livelihood will suffer because of this ordinance.
aline wurman	Los Angeles	CA	90066	Part of the Ordinance is too overreaching and will lower value of land.
Sharon Beam	Venice	CA	90291	Further restrictions are not necessary -
Emily Emerson	Venice	CA	90291	I live in Venice & I think ordinances like this should be voted on.
Kerry Ann Sullivan	Venice	CA	90291	I am adamantly opposed to this. It is a violation of our rights as land owners as well as an attempt to change tax codes.
Alexandra Malloy	Santa Monica	CA	90405	The public should have a say in this before anything is decided as it affects the community greatly.
kim gordon	venice	CA	90291	We need to discuss this as a community and not simply listen to a louder group of people!! And what is wrong with the well thought plan for Mansionization already in place?
Derek Leavitt	Los Angeles	CA	90066	I don't feel we should further restrict housing opportunities in Los Angeles.
Cassandra Monnastes	Venice	CA	90291	The economic consequences of this proposed ordinance are far reaching and unacceptable.
joanne wilson	new york	NY	10014	it is an absolutely ridiculous petition
ashton ramsey	Los Angeles	CA	90046	I hate that you would limit me. This is a free country and that doesn't mean only free to build a house the size or the old house.
Travis Hollman	Irving	TX	75038	I own 2 houses that this area that are affected by this bad legislation.
Heidi Bright	Venice	CA	90291	They are trying to pass this ordinance without public knowledge & without a vote!
Steven Fernandez	Venice	CA	90294	As an architect and longtime resident of this community, I have opposed over-scaled development and I hate boxy McMansions as well. However, the proposed ICO for this area is misguided for many reasons. Removing incentives to step back and vary facades will create MORE

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				<p>mass and bulk at the front of a site, not less. Reduced allowable floor area translates into lower property value for us homeowners, who will look much more closely at construction costs, especially if property values drop. Nicer features such as overhangs, windows, doors, and details will give way to Home Depot quality as homeowners will be averse to spending more on their properties than they may be worth. Requiring the garage to be counted towards area calculations similarly impacts livable area.</p> <p>Requiring covered exterior areas to be counted as interior area will remove any incentive to enjoy our fabulous weather under shade from the sun if the trade-off may be the loss of a whole bedroom! Can you imagine not having a nice covered entrance or a nice extended eave to protect against rain or solar heat gain?</p> <p>Finally, by the City's own calculations, the number of properties in this area that can be expected to undergo substantial construction during the proposed ICO period is only 0.33% of current housing stock. That's right, LESS THAN 1%! This is clearly not a public emergency to health or otherwise, that necessitates an ICO without CEQA findings to be implemented. This issue should be given adequate time for the professionals in the City Planning department to work with the public to craft an ordinance that makes sense. Please remove Mar Vista, East Venice, Lower Council District 5 and Kentwood from the ICO.</p>
David Hertz	Venice	CA	90291	<p>This should not be a decision made by a single councilman's vote without a free and open community process! Venice is already restricted by substandard lots in size and area and has additional restrictions within the coastal zone. Since the LCP is up for renewal there should be a discussion about land use and planning issues at the same time. Venice is different from the other areas in District 11 and in the City and should be excluded from any Interim Control Ordinance. There is already an incredibly difficult process that takes into consideration important land use and planning issues that were determined by a democratic public process when the Venice Specific Plan was enacted, lets not usurp this public process in a knee jerk reaction in response to a vocal minority while creating significant restrictions to the Cities, tax base and limited economic growth in the area which can be used to fund beneficial needs in the City! I urge you TO EXCLUDE VENICE FROM THE ICO until a fair and public rational process can take place. Thank you</p>
Julie Smith-Clementi	Venice	CA	90291	<p>I am signing this because I live on a very small Venice lot that under this ordinance would allow us to put an 892 sq ft home instead of the still modest 2,200 sq. ft. home we have. This is not a one size fits all ordinance!</p>
Eric Lindeman	Los Angeles	CA	90016	<p>I vehemently object to this ICO (Council File No. 14-0656)</p>
Kristopher Moller	Santa Monica	CA	90405	<p>I don't believe in the Ordinance.</p>

				because those property tax dollars are going to drop! I can't believe that you want to try to pass this, just as home values have started to climb out of the gutter! This is stupid!!!!
michele berg	qslm;l	CA	90024	I oppose the ICO that Koretz and Bonin have introduced.
Ivan Puchalt	Santa Monica	CA	90405	This should be carefully considered, not hastily decided.
Against This Petition	Venice	CA	90291	What part of "Interim" do these petitioners not understand? Is each signer willing to stop using his or her garage as living or work space and park the damn car there? Is each signer willing to register the above-garage rental as the commercial use that it is? Is each signer willing to do more than complain about an urgent measure that is designed to help stop the bleeding of affordable housing from the entire city while a best practice is developed? Time will tell.
Craig Natvig	Pacific Palisades	CA	90272	You should restrict homeowners to what existing property owners can have the choice to potentially build on a property. The City is making a wrong decision.
judy csatho	Los Angeles	CA	90066	I believe I should have the right to upgrade my property how I wish!! and make my living area as beautiful and spacious as I want! I mean seriously who wants a closet the size they had in the 50's?? and I believe the neighborhood should be upgraded!!
Bela Csatho	LA. Mar Vista.	CA	90066	Bela Csatho
Martin Burns	Ascot	ENG	SL57DG	This is bad legislation which negatively impacts the value of my property. I don't want it. Please remove my district from the list of included areas (90066)
Sherril Schlesinger	MDR	CA	90292	This will hurt property values!
Dana Sheridan	Los Angeles	CA	90066	The restrictions will decrease property values in the neighborhoods affected.
Jefferson Schierbeek	los angeles	CA	90066	I see no logical reason to limit the ability to develop single family residences more than they are currently restricted.
Deborah Grossman	Los Angeles	CA	90024	The ordinance goes too far in restricting construction. I agree that there should be limits and guidelines for new construction but further discussion is needed. I do not think the majority of homeowners in the affected zip codes realize the impact on property values. Buyers will be turned off by the restrictions thus lowering property values.
Cordelia Bacher Sweetland	Los Angeles	CA	90024	I completely disagree with the restrictiveness of the petition.... It needs to be modified.
John Sweetland	Los Angeles	CA	90024	We strongly object to such tight restrictions. We vigorously oppose the ICO and want Little Holmby exempted from its provisions. However a move to limit construction to 50 percent or some other similar relative provision of lot size be manageable. We protest this present idea- it is simply not suitable for this area!

Dan Brunn	Los Angeles	CA	90005	I am an architect representing my clients' best interest. This strongly affects profession
Daniel Afari	Las Vegas	NV	89123	The City is overreaching by further limiting a property owner's right to improve his land.
Michael King	Los Angeles	CA	90049	I do not want an I.C.O. Further restriction my buildable area has nothing to do with whether the area that will be built will be charming or address Mass, character or scale.. Ugly knows no restriction.
Sabine Gebser	Venice	CA	90291	This is politically unfair, a violation of our rights!
Christopher Craigo	Los Angeles	CA	90066	As a new home owner in the 90066 zip code this will significantly decrease the property value of my 3700 sq foot home. This needs to go to a public vote or legal action needs to be started
Timothy McCarthy	Los Angeles	CA	90066	If an ordinance is passed (without) any public hearings...is this legal and/or ethical and will it actually come back to hunt the folks to were involved in its passing ?
Hatem Dhiab	Marina del Rey	CA	90292	It impeded on our rights to build homes that are fitting and modern
Michael Pardee	Venice	CA	90291	I'm signing this petition because it's ridiculous that the city council is trying to pass this ordinance without informing us beforehand. This would have a major impact on what you can or can not do with one of your most important assets. And will adversely affect the value of your property if it goes through.
Richard Flippo	El Segundo	CA	90245	We need to allow building larger homes so more property taxes will be collected and schools can be improved.
Anthony Coscia	Los Angeles	CA	90025	An ICO directed toward an unstudied problem when there is a mandate for an 18 month review and code change is a stop gap measure to appease the loud vocal reactionary few. It is an emotional response that is misstep. Furthermore, this push for an ICO with out a hearing isn't American.
K Pardee	Venice	CA	90291	Why shouldn't I be able to build a home that fits my family?
Ellen Turner	Marina del Rey	CA	90292	My husband and I are first time home buyers. if we hope to stay in our area and live in the city we work we will have to buy a fixer upper. nothing else can be afforded. if this becomes problematic we'll be forced to move outside the area, and take our tax money with us
Lois Whitman	Venice	CA	90291	we dont want artificially imposed limits on our house value.
Todd Stein	Venice	CA	90291	Bc I want to remodel my house and add SF that my neighbors have
glen irani	venice	CA	90291	As an architect and resident of Venice who cares very much about the mass, scale and character of our neighborhood, it is clear to me that this ICO has not been considered visa vie public community hearing or that this ICO properly applies to lots as small as those in Venice.
Rod Findley	Venice	CA	90291	i'm signing because i have been living in Venice for 22 years and would like to be able to keep my family of four living in the area, but without being able to increase the size of my 1050sf house, I will not be able to do so.

Stacey Foxson	Los Angeles	CA	90291	I would like to see the area expand with larger houses and property owners that have a vested financial interest in the area. It is the only way Venice is going to get cleaned up!!
Roy Iivytan	Beverly Hills	CA	90211	this is the right think to do.
Richard Whitman	Venice	CA	90291	I am opposed to these restrictions and the change of the definition of livable space.
Jack Hoffmann	Venice	CA	90291	Another ill conceived plan that will only lead to less housing and higher prices.
ariou saberi	Los Angeles	CA	90025	I would like to see home value go up in this area to improve the streets and for the state to collect more taxes to improve the neighborhoods
suzy Frank	Venice	CA	90291	It will effect many new buyers and their property values. Mostly owner users moving into area with families
ashley halverson	los angeles	CA	90066	The ICO will take away our property rights.
ronald senso	Los Angeles	CA	90045	I am a homeowner in 90045 and this is unfair!!
keith Adler	los angeles	CA	90025	It will kill values that are finally coming back to our city. What was built 30-40 yrs ago is no longer suitable for todays growing families. At the very least, this should be put to a public vote.
Scott Perry	Los Angeles	CA	90066	I live here
Jillian Allen	Venice	CA	90291	I'm signing because property owners should be able to do whatever they want to their properties, within a reasonable scope. We should not be limited this much, what would be the point of owning a property then?
Antonia Allen	Venice	CA	90291	I don't want restrictions on property development
Anna Martinez	Los Angeles	CA	90066	I'm signing because I don't agree with the restriction being imposed
David Peters	Venice	CA	90291	I disagree, I don't think it is fair that my patio or porch or carport be considered livable space and thus count against any square footage I would want to add to my existing home. I don't live in my patio or porch, so why should it be considered living space. Why don't you concern yourself with the homeless population instead of the population with homes.
Courtney Mono	Santa Monica	CA	90403	I want to participate.
Chris Williams	Venice	CA	90291	Stop meddling with our properties and concentrate on infrastructure.
Thomas OBrien	Los Angeles	CA	90045	I value private property rights
Steve Weisberg	Los Angeles	CA	90066	I oppose the ICO
Mary Mortensen	Pacific Palisades	CA	90272	This will dramatically affect future home values and incoming taxes for the state. The city better be prepared to reassess home values

				because those property tax dollars are going to drop! I can't believe that you want to try to pass this, just as home values have started to climb out of the gutter! This is stupid!!!!
michele berg	qslm;l	CA	90024	I oppose the ICO that Koretz and Bonin have introduced.
Ivan Puchalt	Santa Monica	CA	90405	This should be carefully considered, not hastily decided.
Against This Petition	Venice	CA	90291	What part of "Interim" do these petitioners not understand? Is each signer willing to stop using his or her garage as living or work space and park the damn car there? Is each signer willing to register the above-garage rental as the commercial use that it is? Is each signer willing to do more than complain about an urgent measure that is designed to help stop the bleeding of affordable housing from the entire city while a best practice is developed? Time will tell.
Craig Natvig	Pacific Palisades	CA	90272	You should restrict homeowners to what existing property owners can have the choice to potentially build on a property. The City is making a wrong decision.
judy csatho	Los Angeles	CA	90066	I believe I should have the right to upgrade my property how I wish!! and make my living area as beautiful and spacious as I want! I mean seriously who wants a closet the size they had in the 50's?? and I believe the neighborhood should be upgraded!!
Bela Csatho	LA. Mar Vista.	CA	90066	Bela Csatho
Martin Burns	Ascot	ENG	SL57DG	This is bad legislation which negatively impacts the value of my property. I don't want it. Please remove my district from the list of included areas (90066)
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John Sweetland	Los Angeles	CA	90024	We strongly object to such tight restrictions. We vigorously oppose the ICO and want Little Holmby exempted from its provisions. However a move to limit construction to 50 percent or some other similar relative provision of lot size be manageable. We protest this present idea- it is simply not suitable for this area!

Kay Trethewey	Los Angeles	CA	90004	I'm signing because it's the right thing to do for the good of our property values.
Marmar Maj	Hacienda Heights	CA	91745	I support this petition
Christy tai	tampa	FL	33618	I think it is unfair that people not be allowed to add on to their existing homes. Often, they are doing so to accommodate a growing family.
carl grooms	los angeles	CA	90066	my house could not be built as it is if we were building today. i am against this new law
Igor Eric Abelev	Los Angeles	CA	90066	I am a homeowner in Mar Vista. This ordinance changes the rules AFTER the fact - ie - people buy homes and then get told, "oh, there are restrictions now." This is unfair. It is un-American.
Garrett Nichols	Los Angeles	CA	90066	I'm a home owner in Mar Vista who wishes to expand my home to accommodate my growing family within the next five years and don't want to be further limited with more restrictions and ordinances. We just remodeled our home in 2014 and felt very frustrated by all the design limitations already in place and don't wish to have further restrictions pushed upon us. Thank you for your time and consideration.
Andrea Gressinger	Playa Vista	CA	90094	I'm signing because this hurts property values.
Nathan Meyer	Los Angeles	CA	90066	In my area of Mar Vista, the plurality of the homes are already above the maximum under the new ICO. The sole effect of the new ICO will be to reduce the value of our home, by limiting our ability to bring it up to the standard of the area. This is a problem, as our home, and most of the homes in Mar Vista, were built in the 1940s and nearing the end of their useful lifespan.
Eduard Gindin	Los Angeles	CA	90066	I'm signing because the measure is not anchored in any degree of reality. People with large families need living space.
mark fellman	los angeles	CA	90066	I don't like the way square footage is being calculated.
Baker Todd	Playa Vista	CA	90094	The ordinance will have grave unintended consequences for property values and homeowners who don't understand that their original homes, functionally obsolete homes will surely and significantly sink in value.
Stephanie Dekin	Santa Monica	CA	90405	I do not believe it is right for the city to restrict what homeowners can do with their properties. We have the right to build a large home to house our growing families. It is not right!
Stephan Kaden	Los Angeles	CA	90066	I live in a rebuilt house in Mar Vista, older style. I find that the growth of the neighborhood to be interesting, and of value to the entire region. NO ONE wants to be stuck in a 2 bedroom, 1 bath house. Ruining the value of a tear-down-upgrade or similar makes absolutely no sense to me. The 2/1 houses are mostly degenerating due to age and inability of the elderly residents to maintain them. I am older I get it. I think the neighborhood should grow to accommodate the industry that wants to be here - lest that cave in and they leave - losing value

				an life for all of us. The bungalow era is over. And the new builds are generally of a nice variety and design.
Michael Giordano	Los Angeles	CA	90025	I'm signing because this is unnecessarily and absurdly restrictive against homeowners who bought in neighborhoods where they had a reasonable presumption that they would be about to build.
Veronica Davey	Los Angeles	CA	90066	The city needs to protect the real people! Those of us who have struggled to buy our homes and want to do modest improvements to help our families. Don't toss us out to stop irresponsible developers!
Millicent Shelton	Los Angeles	CA	90034	I want to build a house in the area large enough for my two children plus a home office and a room for my 80 year old mother.
Lucille Gentry	Martinez	CA	94553	I am supporting the rights of people to build modest improvements to their properties.
Claudia Border	Los Angeles	CA	90066	Each homeowner should have the right to increase their home to their needs..a practical maximum formula was set and now for those who didn't make the deadline of approval are likely to see thousands of dollars go down the drain..This ordinance will hurt many sellers whose buyers will go elsewhere and home owners who bought with the intent to build larger when affordable, will have missed the date..
Hana Meglic	Los Angeles	CA	90066	This ICO is unjust. We bought our 1200 sq house at the top of the market, we saved so we can build our dream house, our kids are growing and we need more space. we were in the process of designing our house and then the ICO came. We are surrounded by big houses and the size we are allowed to build now doesn't even come close. Our property value will forever be lower compared to the big houses. We were going to build architectural, low carbon footprint house. We are fighting global warming and this ICO eliminates "green bonus". This is a step in the wrong direction.
Justin Anderson	Los Angeles	CA	90066	I don't think it's appropriate to legislate good taste. As long as the structures being built meet local safety codes and zoning restrictions, it's not our business to choose what they should look like.
DeeDee Altamura	LA	CA	90066	Paying 750,000.00 should enable me to do what i like to my property with in the restrictions already in place.
Ben Sharabi	Los Angeles	CA	91403	I work in the construction industry and see this as NIMBY-ism at its worst. This will damage the economy and infringe on property owner rights.
Julie Lasry	Los Angeles	CA	90045-3011	This is extreme overreaching.
fariba hekmati	Los Angeles	CA	90067	I vote against it because it is hurting development and the value of the properties in the area.
Sonny Benudiz	Studio City	CA	91604	this is a lame law
Louis Perez	Santa Monica	CA	90404	Small owners should have the right to build a reasonably sized house.
Mordecai Finley	Los Angeles	CA	90066	I THINK IT GOES TOO FAR.

Glen Dobson	Los Angeles	CA	90064	This though possibly well intentioned is unfair and disproportionate in it's scope. Prohibiting the construction of additional livable area that in no way exceeds that of established neighboring property amounts to unequal treatment under the law.
Esther Warschaw	Los Angeles	CA	90064	New ordinance goes too far and doesn't allow modest remodels for existing homeowners



Etta Armstrong <etta.armstrong@lacity.org>

Fwd: PLUM HEARING 4/28/15 ROOM 350 2:30 PM ICO/HPOZ ORDINANCE EXTENSIONS COUNCIL FILE NO. 14-0656

1 message

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

Mon. Apr 27. 2015 at 2:51 PM

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

From: **Jean** <jeanbush@aol.com>
Date: Mon. Apr 27. 2015 at 2:47 PM
Subject: PLUM HEARING 4/28/15 ROOM 350 2:30 PM ICO/HPOZ ORDINANCE EXTENSIONS COUNCIL FILE NO. 14-0656
To: "councilmember.wesson@lacity.org" <councilmember.wesson@lacity.org>. "councilmember.huizar@lacity.org" <councilmember.huizar@lacity.org>. "councilmember.cedillo@lacity.org" <councilmember.cedillo@lacity.org>. "councilmember.englander@lacity.org" <councilmember.englander@lacity.org>. "councilmember.koretz@lacity.org" <councilmember.koretz@lacity.org>. "tom.rothmann@lacity.org" <tom.rothmann@lacity.org>. "ken.bernstein@lacity.org" <ken.bernstein@lacity.org>. "sharon.gin@lacity.org" <sharon.gin@lacity.org>

Subj: Council File 14-0656

On behalf of the Comstock Hills Homeowners Association, just north of Century City, I thank you for your unanimous vote to put the ICO/HPOZ Ordinances into place for 45 days. I am now urging you to please vote to extend the duration periods of these Ordinance Numbers 183496 and 183497 to the full 24 months, in other words to extend them another 22 months and 15 days.

If these Ordinances expire, 20 hard-hit neighborhoods will have no protection and we will be setting a harmful precedent for the proposed permanent citywide solution and historic districts. Property values in existing HPOZ and RFA zones are at all-time highs so no evidence exists that these regulations hurt property values. Our zoning ordinances and other land use regulations already limit our property rights. These ordinances are reasonable proposals to curb our too lax regulations. The spacious, comfortable homes allowed under these ordinances are the middle ground. The million dollar and upwards McMansions that are replacing modest homes all over our city have nothing to do with increasing our affordable housing stock.

I fully support Councilmember Koretz's efforts to achieve a simple, effective, and permanent citywide fix to this problem. I urge you to move forward on his sensible proposed amendments to the BMO with all possible speed and a fully transparent process.

Very truly yours,

Jean Bushnell
10348 Eastborne Ave
Los Angeles, CA 90024

Sharon Gin
City of Los Angeles
Office of the City Clerk
213.978.1074



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>

Mon. Apr 27. 2015 at 3:21 PM

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

From: **Stacy Courtney** <courtney1108@gmail.com>

Date: Mon. Apr 27. 2015 at 3:17 PM

Subject: Council File 14-0656

To: councilmember.labonge@lacity.org. councilmember.koretz@lacity.org. councilmember.huizar@lacity.org. councilmember.cedillo@lacity.org. councilmember.englander@lacity.org. councilmember.wesson@lacity.org. councilmember.krekorian@lacity.org. Councilmember.Blumenfield@lacity.org. councilmember.fuentes@lacity.org. councilmember.parks@lacity.org. Councilmember.Price@lacity.org. councilmember.bonin@lacity.org. councilmember.ofarrell@lacity.org. Councilmember.buscaino@lacity.org. Huey and Narelle Benjamin <hueyb@mac.com>

Cc: mayor.garcetti@lacity.org. Michael.logrande@lacity.org. tom.rothmann@lacity.org.

Tanner.Blackman@lacity.org. sharon.gin@lacity.org. ken.bernstein@lacity.org. renee.weitzer@lacity.org. shawn.bayliss@lacity.org. erick.lopez@lacity.org

To all city council members,

The City must extend the ICOs and begin work immediately on Councilmember Koretz's Baseline Mansionization Ordinance Amendments, as well as the RFAs and HPOzs. Without proper zoning our beloved neighborhoods are being destroyed by buildings that take away our privacy and are hurting are property values.

Sincerely,

Stacy Courtney
600 block of S. Sycamore Ave

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





Etta Armstrong <etta.armstrong@lacity.org>

14-0656

1 message

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

Tue, Apr 28, 2015 at 9:29 AM

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

From: **J Reichmann** <jreichmann@sbcglobal.net>

Date: Mon, Apr 27, 2015 at 6:19 PM

Subject: ICO extension

To: Sharon Gin <sharon.gin@lacity.org>. "councilmember.wesson@lacity.org" <councilmember.wesson@lacity.org>. "councilmember.koretz@lacity.org" <councilmember.koretz@lacity.org>. Councilmember Mitchell Englander <councilmember.english@lacity.org>. "Sr. Gil Cedillo" <councilmember.cedillo@lacity.org>. "councilmember.bonnin@lacity.org" <councilmember.bonnin@lacity.org>. "councilmember.huizar@lacity.org" <councilmember.huizar@lacity.org>. "councilmember.labonge@lacity.org" <councilmember.labonge@lacity.org>. Shawn Bayliss <shawn.bayliss@lacity.org>

Council File 14-0656

On behalf of the Comstock Hills Homeowners Association, just north of Century City, I thank you for your unanimous vote to put the ICO/HPOZ Ordinances into place for 45 days. I now urge you to vote to extend the duration periods of these Ordinance Numbers 183496 and 183497 to the full 24 months.

If these Ordinances expire, 20 hard-hit neighborhoods will have no protection and we will be setting a harmful precedent for the proposed permanent citywide solution. Property values in existing HPOZ and RFA zones are at all-time highs and do nothing to hurt property values. Our zoning ordinances and other land use regulations already limit our property rights. These ordinances are reasonable proposals to curb our too lax regulations. The spacious, comfortable homes allowed under these ordinances are the middle ground. **The Mansions that are replacing modest homes all over our city do nothing to increase affordable housing.**

I fully support Councilmember Koretz's efforts to achieve a simple, effective, and permanent citywide fix to this problem. I urge you to move forward on his sensible proposed amendments to the BMO with all possible speed and a fully transparent process.

Kindly make this a part of your comment record on this vital issue.

Very truly yours,
Jan Reichmann, President
Comstock Hills Homeowners Association

--
Sharon Gin
City of Los Angeles
Office of the City Clerk



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>

Tue. Apr 28. 2015 at 9:31 AM

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

From: **Kristen W. Tostado** <kwstostado@yahoo.com>

Date: Mon. Apr 27. 2015 at 9:25 PM

Subject: Council File 14-0656

To: "councilmember.labonge@lacity.org" <councilmember.labonge@lacity.org>. "councilmember.koretz@lacity.org" <councilmember.koretz@lacity.org>. "councilmember.huizar@lacity.org" <councilmember.huizar@lacity.org>. "councilmember.cedillo@lacity.org" <councilmember.cedillo@lacity.org>. "councilmember.englander@lacity.org" <councilmember.englander@lacity.org>. "councilmember.wesson@lacity.org" <councilmember.wesson@lacity.org>. "councilmember.krekorian@lacity.org" <councilmember.krekorian@lacity.org>. "Councilmember.Blumenfield@lacity.org" <Councilmember.Blumenfield@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.bonin@lacity.org" <councilmember.bonin@lacity.org>. "councilmember.ofarrell@lacity.org" <councilmember.ofarrell@lacity.org>. "Councilmember.buscaino@lacity.org" <Councilmember.buscaino@lacity.org>. "mayor.garcetti@lacity.org" <mayor.garcetti@lacity.org>. "Michael.logrande@lacity.org" <Michael.logrande@lacity.org>. "tom.rothmann@lacity.org" <tom.rothmann@lacity.org>. "Tanner.Blackman@lacity.org" <Tanner.Blackman@lacity.org>. "sharon.gin@lacity.org" <sharon.gin@lacity.org>. "ken.bernstein@lacity.org" <ken.bernstein@lacity.org>. "renee.weitzer@lacity.org" <renee.weitzer@lacity.org>. "shawn.bayliss@lacity.org" <shawn.bayliss@lacity.org>. "erick.lopez@lacity.org" <erick.lopez@lacity.org>

Dear Council Members.

The City must extend the ICOs and begin work immediately on Councilmember Koretz's Baseline Mansionization Ordinance Amendments, as well as the RFAs and HPOzs. The most highly regulated neighborhoods are HPOZs and RFAs and their property values do just fine. Our proposed regulations allow for comfortable spacious homes that respect neighbors and our beautiful neighborhood. Please help us preserve our wonderful, charming and beautiful neighborhood.

Thank you,
Kristen Tostado

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



Etta Armstrong <etta.armstrong@lacity.org>

Fwd: Vote yes to extend the ICOs, Council File 14-0656

1 message

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

Tue. Apr 28. 2015 at 9:31 AM

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

From: **Howard Kim** <howardhkim@hotmail.com>

Date: Mon. Apr 27. 2015 at 9:40 PM

Subject: Vote yes to extend the ICOs. Council File 14-0656

To: "councilmember.labonge@lacity.org" <councilmember.labonge@lacity.org>. "councilmember.koretz@lacity.org" <councilmember.koretz@lacity.org>. "councilmember.huizar@lacity.org" <councilmember.huizar@lacity.org>. "councilmember.cedillo@lacity.org" <councilmember.cedillo@lacity.org>. "councilmember.englander@lacity.org" <councilmember.englander@lacity.org>. "councilmember.wesson@lacity.org" <councilmember.wesson@lacity.org>. "councilmember.krekorian@lacity.org" <councilmember.krekorian@lacity.org>. "Councilmember.Blumenfield@lacity.org" <councilmember.blumenfield@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.bonin@lacity.org" <councilmember.bonin@lacity.org>. "councilmember.ofarrell@lacity.org" <councilmember.ofarrell@lacity.org>. "Councilmember.buscaino@lacity.org" <councilmember.buscaino@lacity.org>. "Cc:" <mayor.garcetti@lacity.org>. "Michael.logrande@lacity.org" <michael.logrande@lacity.org>. "tom.rothmann@lacity.org" <tom.rothmann@lacity.org>. "Tanner.Blackman@lacity.org" <tanner.blackman@lacity.org>. "sharon.gin@lacity.org" <sharon.gin@lacity.org>. "ken.bernstein@lacity.org" <ken.bernstein@lacity.org>. "renee.weitzer@lacity.org" <renee.weitzer@lacity.org>. "shawn.bayliss@lacity.org" <shawn.bayliss@lacity.org>. "erick.lopez@lacity.org" <erick.lopez@lacity.org>

Dear Councilmembers:

I am writing to urge the City to extend the ICOs and begin work immediately on Councilmember Koretz's Baseline Mansionization Ordinance Amendments, as well as the RFAs and HPOzs. Please help homeowners to protect the neighborhoods from destructive development.

Unfortunately it is too late for me, as I am almost completely boxed in by two of these monstrosities that metastasize into every possible square inch of their lots and rise to black out all surrounding sunlight. But I want to do what I can to prevent the rest of our neighborhoods from the same fate. Please come walk in our neighborhood and see for yourself. No reasonable human being would think these out-of-proportion mansions are ok. Tell the developers to live in the neighborhoods they harm - even they would not want to live here once they plop down these eyesores and make their quick buck. Neighborhood development is good, but not in the hands of mercenary developers who have profit, not neighborhood quality, in mind.

Thank you for your time and consideration.

Sincerely,



Etta Armstrong <etta.armstrong@lacity.org>

Fwd: Vote yes to extend the ICOs, Council File 14-0656

1 message

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

Tue. Apr 28. 2015 at 9:31 AM

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

From: <mdmeloan@aol.com>

Date: Mon. Apr 27. 2015 at 10:33 PM

Subject: Vote yes to extend the ICOs. Council File 14-0656

To: councilmember.labonge@lacity.org. councilmember.koretz@lacity.org. councilmember.huizar@lacity.org. councilmember.cedillo@lacity.org. councilmember.englander@lacity.org. councilmember.wesson@lacity.org. councilmember.krekorian@lacity.org. Councilmember.Blumenfield@lacity.org. councilmember.fuentes@lacity.org. councilmember.parks@lacity.org. Councilmember.Price@lacity.org. councilmember.bonin@lacity.org. councilmember.ofarrell@lacity.org. Councilmember.buscaino@lacity.org. Michael.logrande@lacity.org. tom.rothmann@lacity.org. Tanner.Blackman@lacity.org. sharon.gin@lacity.org. ken.bernstein@lacity.org. renee.weitzer@lacity.org. shawn.bayliss@lacity.org. erick.lopez@lacity.org. mayor.garcetti@lacity.org. jonathan.brand@lacity.org

Thank you for your vote to put the ICO in place while the BMO is amended per the motion set forth by Councilmember Koretz.

I own a home in the La Brea Hancock neighborhood in CD4 and I support the ICO being extended for 2 years.

McMansions are destroying the character of this city.

NONE of the McMansions that have been built or are being built in La Brea Hancock are expansions of the house by the family. They are ALL the work of DEVELOPERS who tear down a perfectly respectable normal sized family home and then build a 4.200+ sq ft house and sell it for prices out of reach of most families.

The McMansions also have an attached garage with a double wide driveway which is out of character with the neighborhood and takes away one street parking space and one street tree. The loss of the parking space is a problem in an area such as ours. And the loss of a tree is terrible.

I support people remodeling their homes. Some day I would like to consider that option myself. However. it must be done with consideration for the scale of the lot and maintaining the detached garage which keeps it within the character of my neighborhood.

The issue of homeowners remodeling their homes is really a separate issue than Mansionization.

Mansionization is about developers exploiting neighborhoods. The houses are too large for the lot and out of scale with the neighborhood. They are too expensive for the average family. They are destroying the character of our neighborhoods and ripping apart the fabric of community.

Please vote to extend the ICO for two years while the BMO is amended.

Thanks!

Michael Meloan
415 S. Orange Drive
Los Angeles. CA 90036



Etta Armstrong <etta.armstrong@lacity.org>

Fwd: CF 14-0656, Extending ICOs

1 message

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

Tue. Apr 28. 2015 at 9:31 AM

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

From: **Marian Dodge** <president@hillsidefederation.org>

Date: Mon. Apr 27. 2015 at 10:46 PM

Subject: CF 14-0656. Extending ICOs

To: "Herb Wesson. Jr." <councilmember.wesson@lacity.org>. PLUM <Sharon.gin@lacity.org>. Jose Huizar <councilmember.huizar@lacity.org>. Gilbert Cedillo <councilmember.cedillo@lacity.org>. Councilmember Mitchell Englander <Councilmember.Englander@lacity.org>. Mike Bonin <councilmember.bonin@lacity.org>. Paul Koretz <paul.koretz@lacity.org>

Cc: Ken Bernstein <ken.bernstein@lacity.org>. "Tom Rothmann >" <tom.rothmann@lacity.org>. Tom LaBonge <tom.labonge@lacity.org>

Honorable Councilmembers.

Attached is a letter from the Hillside Federation regarding extending the ICOs.

Best regards.

Marian Dodge. President
Federation of Hillside and Canyon Associations
www.hillsidefederation.org

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



P.O. Box 27404
Los Angeles, CA 90027

PRESIDENT
Marian Dodge
CHAIRMAN
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VICE PRESIDENTS
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Wendy-Sue Rosen
SECRETARIES
Carol Sidlow
John Given
TREASURER
Don Andres

Beachwood Canyon Neighborhood
Bel Air Knolls Property Owners
Bel Air Skycrest Property Owners
Benedict Canyon Association
Brentwood Hills Homeowners
Brentwood Residents Coalition
Cahuenga Pass Property Owners
Canyon Back Alliance
CASM-SFV
Crests Neighborhood Assn.
Franklin Ave./Hollywood Bl. West
Franklin Hills Residents Assn.
Highlands Owners Assn.
Hollywood Dell Civic Assn.
Hollywood Heights Assn.
Hollywoodland Homeowners
Holmby Hills Homeowners Assn.
Kagel Canyon Civic Assn.
Lake Hollywood HOA
Laurel Canyon Assn.
Lookout Mountain Alliance
Los Feliz Improvement Assn.
Mt. Olympus Property Owners
Mt. Washington Homeowners All.
Nichols Canyon Assn.
N. Beverly Dr./Franklin Canyon
Oak Forest Canyon Assn.
Oaks Homeowners Assn.
Outpost Estates Homeowners
Rancho Verdugo Estates
Residents of Beverly Glen
Roscomare Valley Assn.
Save Coldwater Canyon!
Save Sunset Blvd.
Shadow Hills Property Owners
Sherman Oaks HO Assn.
Studio City Residents Assn.
Sunset Hills Homeowners Assn.
Tarzana Property Owners Assn.
Torreyson Flynn Assn.
Upper Mandeville Canyon
Upper Nichols Canyon NA
Whitley Heights Civic Assn.



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

April 27, 2015

Re: **CF 14-0656, Extending ICOs**

Honorable Councilmembers:

The Federation of Hillside and Canyon Associations, Inc., established in 1952 and representing 43 resident and homeowner associations spanning the Santa Monica Mountains is deeply concerned about the current loopholes in both the Baseline Hillside Ordinance (BHO) and the Baseline Mansionization Ordinance (BMO). Both ordinances are intended to assure that any development that occurs in the area is appropriate for the size and slope of the lot. Amendments have been proposed to both the BHO and the BMO. The process of completing those amendments needs to be expedited to protect *all* communities from inappropriate development.

Until such time as the BHO and BMO are amended, the Interim Control Ordinances should be extended to provide protection to those neighborhoods. However, ultimately the protection needs to be extended to *all* communities by amending the BHO and BMO.

Sincerely,

Marian Dodge
Marian Dodge

CHAIRPERSONS EMERITUS
Shirley Cohen
Jerome C. Daniel
Patricia Bell Hearst
Alan Kishbaugh
Gordon Murley
Steve Twining
CHAIRMAN IN MEMORIAM
Brian Moore
Polly Ward



Etta Armstrong <etta.armstrong@lacity.org>

14-0656

1 message

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

Tue. Apr 28. 2015 at 9:31 AM

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

From: **Nathaniel Bach** <natbach@gmail.com>

Date: Mon. Apr 27. 2015 at 11:48 PM

Subject: Yes on the ICO!

To: councilmember.huizar@lacity.org. councilmember.englander@lacity.org. councilmember.cedillo@lacity.org. councilmember.wesson@lacity.org. paul.koretz@lacity.org

Cc: "sharon.gin" <sharon.gin@lacity.org>. "ken.bernstein" <ken.bernstein@lacity.org>. "tom.rothmann" <tom.rothmann@lacity.org>. Arturo.Chavez@lacity.org. John.S.Lee@lacity.org

Dear Councilmembers.

Please vote to extend the important ICO protections so that our wonderful neighborhoods and historic Los Angeles homes are protected.

Truly, the oversized new mansionization is not suited to the lot sizes of our historic neighborhoods, and the ICO helps to remedy this problem while still permitting owners to build homes of more-than-adequate size. The current system is rife with loopholes and "bonuses" that need to be closed. The ICO is a step in the right direction to help protect our neighborhoods.

Sincerely,

Nathaniel Bach
North Beverly Grove homeowner

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





Etta Armstrong <etta.armstrong@lacity.org>

14-0656

1 message

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

Tue, Apr 28, 2015 at 9:32 AM

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

From: **Zack Lodmer** <zlodmer@gmail.com>

Date: Tue, Apr 28, 2015 at 12:01 AM

Subject: Mansionization/ICO

To: "councilmember.huizar@lacity.org" <councilmember.huizar@lacity.org>, "councilmember.englander@lacity.org" <councilmember.englander@lacity.org>, "councilmember.cedillo@lacity.org" <councilmember.cedillo@lacity.org>, "councilmember.wesson@lacity.org" <councilmember.wesson@lacity.org>, "paul.koretz@lacity.org" <paul.koretz@lacity.org>

Cc: "sharon.gin@lacity.org" <sharon.gin@lacity.org>, "ken.bernstein@lacity.org" <ken.bernstein@lacity.org>, "tom.rothmann@lacity.org" <tom.rothmann@lacity.org>, "Arturo.Chavez@lacity.org" <Arturo.Chavez@lacity.org>, "John.S.Lee@lacity.org" <John.S.Lee@lacity.org>

Dear Councilmembers.

Please vote to extend the important ICO protections so that our wonderful neighborhoods and historic Los Angeles homes are protected.

Truly, the oversized new mansionization is not suited to the lot sizes of our historic neighborhoods, and the ICO helps to remedy this problem while still permitting owners to build homes of more-than-adequate size. The current system is rife with loopholes and "bonuses" that need to be closed. The ICO is a step in the right direction to help protect our neighborhoods.

Sincerely,

Zack Lodmer

Sent from my iPhone

Zachary H. Lodmer
449 S. Beverly Drive
Suite 201
Beverly Hills, CA 90212
 p: 310.552.1670
 f: 310.552.2536
 www.zacklodmer.com

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Etta Armstrong <etta.armstrong@lacity.org>

14-0656

1 message

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

Tue. Apr 28. 2015 at 9:32 AM

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

From: **Carol Ng** <carolng38@yahoo.com>
Date: Tue. Apr 28. 2015 at 12:44 AM
Subject: Comment re: PLUM Meeting 4/28/2015
To: "Sharon.Gin@lacity.org" <Sharon.Gin@lacity.org>
Cc: "tanner.blackman@lacity.org" <tanner.blackman@lacity.org>, "afine@laconservancy.org" <afine@laconservancy.org>

Dear Ms. Gin.

Please distribute my attached comment to the committee members for today's meeting.

Thank you.

Carol Ng
960 Edgecliffe Drive
Los Angeles. CA 90026-1502

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



 **PLUM Committee letter Parker Center 4.28.15.rtf**
2K

April 28, 2015

Planning and Land Use Management Committee
Board of Public Works, Edward R. Roybal Hearing Room 350
200 North Spring Street
Los Angeles, CA 90012

ATTN: Councilmember Jose Huizar, Chair
Councilmember Gil Cedillo
Councilmember Mitch Englander

RE: Item No. 15-0127

Honorable Committee Members,

I am writing regarding the first item on your agenda on this date's meeting. I urge you to approve the report and recommendation by the Cultural Heritage Commission to include Parker Center in the city's list of Historic-Cultural Monuments.

Thank you for your consideration.

Very sincerely yours,
Carol Ng
carolng38@yahoo.com



Etta Armstrong <etta.armstrong@lacity.org>

14-0656

1 message

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

Tue, Apr 28, 2015 at 9:30 AM

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

From: <lbjpap@ca.rr.com>
Date: Mon, Apr 27, 2015 at 6:29 PM
Subject: Council File 14-0656 No More Mc Mansions in Beverlywood
To: sharon.gin@lacity.org

Ms. Gin.

Mansionization is doing irreversible damage to our city.

I have lived in Beverlywood since 1994. The house next door to me is for sale. That means within the next year I will not have sunlight on the west side of my house because of the way the builders use the property to build a Mc Mansion.

I have Multiple Sclerosis and I am home often. I love to be outside in my yard. There will be no privacy for me if a huge house is constructed next door.

The City must extend the ICOs and get going immediately on Council member Koretz's amendments to the permanent citywide mansionization ordinance.

The ICO and BMO limits DO NOT hurt property values. The most highly-regulated neighborhoods in the city are HPOZs and RFAs, and their property values do just fine

New property owners claim they have a right to do what they want with their property. The ICOs and BMO amendments are not game changers. Zoning already limits property rights. But current LA regulations are too lax. I'm wondering why people are not respecting our Beverlywood HOA regulations. Isn't this why we pay homeowners dues every year?

New property owners say they need big homes for multi-generational families. The couple that are building the huge house on my street have no children living at home. They live in their own houses with their own families. Building these Mc Mansions contribute to air pollution, and generate more waste as old homes are bulldozed. Proposed regulations permit spacious, comfortable homes that also respect neighbors & neighborhood. They are the middle ground.

Yes, the City needs more affordable housing. I agree. When flashy McMansions replace modest homes, they price out all but the most affluent buyers.

Again—

Mansionization is doing irreversible damage to our city. The City must extend the ICOs and get going immediately on Councilmember Koretz's amendments to the permanent citywide mansionization ordinance.



Etta Armstrong <etta.armstrong@lacity.org>

14-0656

1 message

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

Tue. Apr 28. 2015 at 10:17 AM

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

From: **Mtuohy** <mtuohy@gmail.com>

Date: Tue. Apr 28. 2015 at 9:48 AM

Subject: Yes on the ICO- Protect my neighbourhood!

To: councilmember.huizar@lacity.org. councilmember.english@lacity.org. councilmember.cedillo@lacity.org.
councilmember.wesson@lacity.org. paul.koretz@lacity.org

Cc: sharon.gin@lacity.org. ken.bernstein@lacity.org. tom.rothmann@lacity.org. Arturo.Chavez@lacity.org.
John.S.Lee@lacity.org

Dear Councilmembers.

Please vote to extend the important ICO protections so that our wonderful neighborhoods and historic Los Angeles homes are protected.

Truly, the oversized new mansionization is not suited to the lot sizes of our historic neighborhoods, and the ICO helps to remedy this problem while still permitting owners to build homes of more-than-adequate size. The current system is rife with loopholes and "bonuses" that need to be closed. The ICO is a step in the right direction to help protect our neighborhoods.

Sincerely,

Mark Tuohy
101 S. Kilkea Dr., LA 90048

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





Etta Armstrong <etta.armstrong@lacity.org>

Fwd: PLUM Committee Meeting Re item no. 14-0656 - ICO Ordinance No. 183497

1 message

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

Tue, Apr 28, 2015 at 10:47 AM

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

From: **Hana Meglic** <hanameglic@me.com>
Date: Tue, Apr 28, 2015 at 10:35 AM
Subject: PLUM Committee Meeting Re item no. 14-0656 - ICO Ordinance No. 183497
To: Sharon.Gin@lacity.org

Sharon:

Please forward to council members prior to today's meeting re item no. 14-0656. Thank you.

Re: Z.I. NO. 2443, INTERIM CONTROL ORDINANCE (ICO) FOR 15 NEIGHBORHOOD CONSERVATION AREAS

I object to the extension of the ICO for the next 2 years. Please see my reasons below:

The March 25, 2015 ICO is **extremely unfair**.

It further deepens the **discrepancy in property values** between the properties developed before and after the subject ICO.

It is impacting **the newer homeowners, the younger generation**, who bought their properties at the top of the market. Now, if they want to develop the property they are very limited. The value of their property will be forever considerably lower than the value of the previously developed properties. In today's market square footage drives the price. The limitations have negative impact on the financial decisions related to new construction.

The younger generation needs the space: We are the generation that has young children and aging parents at the same time. We need bigger homes to be able to raise our **children**, take care of our **aging parents** and **work from home**. We do need the space. **The proponents of the ICO are not considering these new needs.**

In practice, **the square footage restrictions do not allow development of second units that is promoted by state legislature as we are in need of affordable housing**. This ICO does not allow for maximum use of the limited land resources we have here on the Westside. According to the state legislature, the local rules should be reasonable and should not arbitrarily and excessively restrict the development of second-units. Unfortunately that is the effect of the subject ICO.

The square footage **limitation impacts the design** choices the homeowners will have to make. No open spaces, no porches, breezeways, to maximize the habitable area, houses will need to be **boxy** without interesting design features.

There is no incentive for people to build green. **It is not acceptable in today's climate that for the next 2 years there is no incentive program to build green. The city is failing us.**

Many proponents of this ICO state that this ICO protects the character of the neighborhoods. It does not. a) At least with respect to Mar Vista, **by no stretch of imagination can one describe post World War II track houses as having a character**. b) **no ordinance addressing sq footage can ever protect the "character" of**

neighborhoods; c) no ordinance should ever regulate "character".

The houses with limited sq footage do not bring the needed revenue to the city that would in turn be invested back in the neighborhoods.

The city already got a shot at regulating the sizes of the homes few years ago with the BMO. The subject ICO is another slice of freedom taken away from homeowners.

We are Mar Vista residents. We want to be free to built the house of our dreams. House that is architecturally beautiful. has low carbon footprint. house where I can raise my children. take care of my aging parents. House where we can have an office. so we don't have to commute to work everyday and contribute the traffic and pollution.

I urge you not to extend the ICO.

Hana Meglic

12112 Marine St., LA. CA 90066

310-913-0372

hanameglic@mac.com

--

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



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Etta Armstrong <etta.armstrong@lacity.org>

Fwd: VOTE YES TO EXTEND ICO's Council File 14-0656

1 message

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

Tue, Apr 28, 2015 at 11:39 AM

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

From: **Donna Eteson** <deteson@ucla.edu>

Date: Tue, Apr 28, 2015 at 11:37 AM

Subject: VOTE YES TO EXTEND ICO's Council File 14-0656

To: "councilmember.labonge"@lacity.org. councilmember.koretz@lacity.org. councilmember.huizar@lacity.org. councilmember.cedillo@lacity.org. councilmember.englander@lacity.org. councilmember.wesson@lacity.org. councilmember.krekorian@lacity.org. Councilmember.Blumenfield@lacity.org. councilmember.fuentes@lacity.org. councilmember.parks@lacity.org. Councilmember.Price@lacity.org. councilmember.bonin@lacity.org. councilmember.ofarrell@lacity.org. Councilmember.buscaino@lacity.org. "Cc: mayor.garcetti"@lacity.org. Michael.logrande@lacity.org. tom.rothmann@lacity.org. Tanner.Blackman@lacity.org. sharon.gin@lacity.org. ken.bernstein@lacity.org. renee.weitzer@lacity.org. shawn.bayliss@lacity.org. erick.lopez@lacity.org. "THANKS! councilmember.labonge"@lacity.org

Dear Plum Committee Members and Los Angeles City Council Members

As a twenty year resident home-owners in the Hancock-Labrea neighborhood. we are observing the devastation of our historic neighborhood by mansionization by developers whose only interest is quick profit. We strongly urge each of you to vote to extend the ICO's recently put in place.

Developers are trying desperately to derail what we need.

Pro-mansionizationers claim that: (1) *Tighter limits hurt property values, in reality, however the most highly regulated neighborhoods in the city are HPOZ's and RFAs, and their property values are doing well* (2) *They have a right to do what they want with their own property, in reality, however The ICOs and BMO amendments still allow homeowners to rebuild and expand their houses. These are homeowners who will actually live in the houses. not money grabbing developers who have no interest in our neighborhoods except making money.* (3) *Zoning already limits property rights. Yes. however current LA regulations are too lax.* (4) *Big/multi-generational/ "new American" families need big homes, however proposed regulations permit spacious, comfortable homes that also respect neighbors & neighborhood. They are the middle ground.* (5) *the City needs more affordable housing. True, however, flashy McMansions replace modest homes, they price out all but the most affluent buyers. McMansions on my block are selling at 2.7 million dollars, is that affordable housing?*

The City must extend the ICOs and begin work immediately on Councilmember Koretz's Baseline Mansionization Ordinance Amendments, as well as the RFAs and HPOzs.

Donna & John Kishibay
 645 S. Mansfield Avenue
 90036

—
 Sharon Gin
 City of Los Angeles
 Office of the City Clerk
 213.978.1074



Etta Armstrong <etta.armstrong@lacity.org>

Fwd: Public comment for 4-28 PLU meeting CF 14-0656

1 message

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

Tue. Apr 28. 2015 at 12:05 PM

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

From: **William Kuzmin** <william-kuzmin@outlook.com>
Date: Tue. Apr 28. 2015 at 12:04 PM
Subject: Public comment for 4-28 PLU meeting CF 14-0656
To: "sharon.gin@lacity.org" <sharon.gin@lacity.org>

Hello Sharon.

Attached is a written public comment on the extension of the ICO agenda item 2. Please upload the comment to the council file.

Sincerely.

William Kuzmin
Real Estate Counselor
BRE# 00850279
Mel Wilson & Assoc.. Realtors
18860 Nordhoff St. - suite 200
Northridge CA 91324

Phone: 818-634-5344

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



4-28-15 LACCPLU public comment ICO.pdf
860K

ITEM NO. (2)

14-0656

TIME LIMIT: 5/9/15; LAST DAY FOR COUNCIL ACTION: 5/8/15

Consider for adoption a written report and two revised resolutions relative to the extension of Interim Control Ordinances No. 183496 and 183497.

I. William Kuzmin. Realtor for 33 years and resident/property owner in the Old Granada Hills (OGH) area for 28 years. I currently own a 2 bedroom home built in 1927 with 1296 sq ft and a 1 car garage situated on a 12.600 sq ft lot. If the proposed extension of the Interim Control Ordinance 183497 is approved. I would only be able to add 260 sq ft leaving me with a maximum sq footage of 1.456 sq ft and eliminating the possibility of adding a second garage leaving me with a maximum FAR of 11.5% while the ICO is in effect. This exemplifies how unreasonably restrictive the ICO 120% rule is for myself and the OGH owners who have not been noticed of the hearings and not noticed that they are now subject to the provisions of the ICO. Under the first ICO we were allowed to go to 140%. There is no problem as purported. so how is this fair? Most all areas with a real (not perceived) mansionsization problem were granted far more lenient restriction under the ICO but OGH. a neighborhood that is not under siege. now has a more restrictive ICO than the first two OGH ICOs in 2005 and 2007.

Upon performing an expert analysis of the Old Granada Hills (OGH) Neighborhood sales data (most previous 2.7 years) and based on my professional expertise as a Realtor. I hereby submit the following comments:

Whereas; The Categorical Exemptions and related California Environmental Quality Act findings, reports from the Department of City Planning and City Attorney and Interim Control Ordinances (ICO) are inaccurate and lack factual substantiation to conclude there is a current mansionsization problem in Old Granada Hills. There is NOT "a rapid increase of property values in Old Granada Hills and there are no hulking, box like structures or significantly remodeling existing structures with bulky two story additions that are out of scale with neighboring properties."

Whereas; CD-12 did not provide the Department of City Planning any proof of a current or future trend of large 2 story boxlike structures that are or may be likely to pose a threat to the public health, safety, or welfare when submitting the Old Granada Hills (OGH) Area.

Whereas; The inclusion of OGH was never an on an agenda posted by the Planning and Land Use committee agend which circumvented the hearing of public comment which is a violation of the Brown Act. The owners were not notified by the Council District or the local Neighborhood Council.

Whereas; The OGH was included in the ICO motion scheduled via a "hostile friendly amendment" and illegally included in the consent calendar at the October 17, 2015 PLUM meeting. The item was CF-14-0656 identified as "continued" because the PLUM committee did not have a quorum when the proposed ICO was first heard at the October 7, 2015 PLUM committee meeting. This is a Brown Act Violation and a violation of Council rule Chapter II number 7.

Whereas; ICO 183497 is in violation of Governmental code 65858 (c). There are no "legislative findings" or factual evidence to substantiate "a proliferation of large 2 story boxlike structures" being built to justify an "immediate current threat to the public health, safety and welfare" for the affected residential property owners of Old Granada Hills.

Whereas; The ordinance was not fully vetted and review by the city attorney for form and legality per City Council rule Chapter VI number 38. as the letter of the law was not followed in the language and there were no legislative findings to satisfy the requirements set forth in governmental code 65858.

Whereas; Old Granada Hills has been subject to Two previous ICOs. The first 176860 amended with 177159 in 2005 (Urgency clause did not pass city council). The second ICO number 178455 passed with an Urgency clause but there were no legislative findings to indicate the same conditions still existed. Per California governmental code 65858 (3)(1f) "a legislative body shall not adopt or extend any interim ordinance unless there is a set of circumstances different from the event, occurrence or set of circumstances that led to the adoption of the prior interim ordinance".

Whereas; The current ICO 183497 has established a more restrictive maximum of 120% of the existing structures where the previous ICO allowed up to 140%

Whereas; Old Granada Hills is not an affluent community as stated in the DCP reports without substantiation. The average price of a home in Old Granada Hills is \$447,895 (50% less than the lowest average for Valley Village). The average price for all other communities included in the 18496 ICO have an average price ranging from \$905,065 to \$2,796,923.

Whereas: The Community impact statement (CIS) submitted by the Granada Hills South neighborhood council is invalid. The CIS was borne out of their Planning and Land Use committee whose make up is 80% members of the Old Granada Hills Residents Group (initiators of the RFA district and down zoning) is invalid because the committee members engaged in serial meetings that led to a consensus of support for the ICO prior discussing the item at a GHSNC PLU committee meeting. The GHSNC PLU committee did not post their agendas for 18 months preceding the August 28 2013 meeting. This was done to keep the public in the dark about the land use issues.

Whereas; Regulations Impacting The Economic Return of Property Can Give Rise To a Claim For Just Compensation.

the United States Supreme Court recognized that a regulation of property that "goes too far" may effect a taking of that property.

relevant factors such as whether the regulation affects the existing or traditional use of the property and thus interferes with the property owner's "primary expectation", and whether the regulation 'permits [the property owner] . . . to profit [and] . . . to obtain a 'reasonable return' on . . . investment'.

I hereby request the removal of the Old Granada Hills area from the proposed extension of ICO number 183497 because there is no evidence that a "proliferation of large 2 story box like structures" are being built in the neighborhood based on factual data for the last 8 years. The facts indicate the opposite is true- there is no out of scale hulking 2 story boxlike structure new construction in Old Granada Hills. All single family home "flips" have been modest one story additions or no additions at all (see MLS data). All have floor area ratios (FAR) less than 32% which is well below the current BMO limitations. Construction permits for homes that are owner occupied have not resulted in any out of scale homes.

It was a violation of the City Charter and current municipal codes to exercise an urgency clause to circumvent the public notice and hearing requirement for including Old Granada Hills in the proposed ICO extension. Because, there is no factual justification there is an "urgent need" for

There are no "large hulking 2 story boxlike structures" similarities between Old Granada Hills and the referenced affluent communities seeking relief from a mansionization problem similar to that of Beverly Grove.

In addition the time period for council to approve the OGH RFA district expired in August of 2013 and therefore there is no justification for inclusion in the ICO up for extension today.

- 1) When the the homeowners are informed of the change by individual efforts, there is significant opposition to the RFA. Additionally, all 1,211 Old Granada Hills (OGH) residential property owners have never been formally noticed and informed of the proposed RFA district or the accompanying zoning changes by the Department of City Planning. This is a failure to comply with the noticing requirements for a "project". The inclusion of the Old Granada Hills RFA district in the proposed new community plan is illegal as it circumvents the "project" noticing requirements. Why hasn't the councilman done anything to correct the DCP failure to communicate the proposed changes to the affected property owners? Another individual and myself have collected 350 petition signatures (on file with the DCP) from GH property owners that oppose the OGH RFA in the proposed plan. In addition nearly half of the business owners on Chatworth St. have signed a petition opposing the RFA. In perspective only 311 people had signed up with the DCP to receive updates on the new GH community plan and 350 have stated their opposition to the RFA aspect in the proposed plan.
- 2) The evidence submitted in the attached Realtor's Multiple Listing sales data for the 1211 homes in the proposed OGH district that demonstrates that the homes being "flipped" ARE NOT large box like structures that are out of scale with the neighborhood. The ICO report from the Department of City Planning report states that the communities included in the ICO **all have** a "PROLIFERATION OF LARGE BOX LIKE STRUCTURES". For Old Granada Hills this is **FALSE**. On the contrary the largest floor area ratio for a flipped property was a blighted 1583 sq ft house on a 6749 sq ft lot that was expanded (one story) to 2,167 sq. ft. (17507 Andasol Ave.) resulting in a FAR of only 32.1 percent (subject property maximum BMO FAR is 50%). There is only one new home built on a previously vacant lot on Tribune St. in the last 5 years. It is a one story home with 2329 sq ft on a 9,500 sq ft lot with a FAR of 24.5%. Most of the flipped homes had no added sq. footage. This is factual proof there is not a problem or an indication of a future problem or trend towards out of scale development. (see attached MLS data). As a matter of record there is 1 home which is a remodel of 2 story 1,700 home on a 30,000 sq ft flag lot (not visible from street) which will be a multi-generational home occupied by the owner, which will be 5,000 sq. ft., a very low FAR of 17%.
- 3) The DCP report states that the problem of out of scale building is happening in affluent communities. Old Granada Hills area is a median income San Fernando Valley suburban neighborhood there is no evidence to conclude it is affluent community in comparison to the other communities included in the ICO. Note: most of the problems appear in council districts 4 and 5 where the median price of a home is over 1.5 million and the median price in old Granada hill area is about \$450,000. The DCP is comparing an apple to an orange. Granada Hills is not similar to these other affluent communities. There has only been one sale in the neighborhood close to 1 million and that was at the top of the market in 2007. OGH is not affluent as described in the reports.

	Highest Price	Average Price
Old Granada Hills:	\$ 730,000	\$ 447,895
Bel Air	\$12,985,000	\$ 1,506,222
Beverlywood	\$ 3,655,000	\$ 1,646,042
Faircrest Heights	\$1,850,000	\$ 791,793
Fairfax	\$3,300,000	\$ 1,264,223
Inner CD 5	\$3,700,000	\$ 1,952,890
Lower CD 5	\$24,000,000	\$ 2,796,923

Kentwood:	\$2,095,000	\$ 973,156
La Brea Hancock	\$2,930,000	\$ 1,527,931
Larchmont heights	\$2,650,000	\$ 1,143,871
Mar Vista/East Venice	\$5,000,000	\$ 1,364,848
Miracle Mile	\$2,695,000	\$ 1,100,308
South Hollywood	\$2,700,000	\$ 1,231,380
The Oaks Los Feliz	\$4,120,000	\$ 1,608,642
Valley Village	\$2,550,000	\$ 905,065

4) Ordinance is be in violation of governmental Code 65858.

Old Granada Hills first ICO 177,159 was adopted Nov. 9, 2005 amending Ord. No. 176860 effective Sept 14, 2005 for 365 day. The ICO expired on September 14, 2006.

Old Granada Hills second ICO 178455 was passed and expired September 14, 2007

Problem: The conditions that gave rise to the need for 17860 were not still present in the community and there were no legislative findings or factual evidence to support that the original problem still existed. This 2nd ICO was in violation of code 65858 requiring legislative finding for a new ICO where one has previously been enacted.

This second ICO stated it was going to be effective for 215 days or until the Community Plan is amended, whichever comes first. It expired on September 14, 2007. For some reason the Urgency Clause passed on this one even though there was no evidence of a threat or potential threat to the public's general health, welfare, or safety.

After the City passed the Baseline Mansionation Ordinance (BMO) in 2008 to address the original concern of out of scale homes. The issue of any out of scale building was addressed and there is no longer any actual or perceived threat to the public's, health welfare or safety. The character of the community is not threatened as supported by the factual evidence of real estate activity resulting in additions or rebuilds that have floor area ratios that are far below the limitations set forth in the BMO. The data does not indicate any problem with the demolition of old houses being replaced by large 2 story boxlike structures.

The new third ICO 183497 did not contain findings that the original conditions for the 1st and 2nd ICOs still existed in Old Granada Hills. By including OGH in the ICO is a direct violation of the conditions for an ICO set forth in code 65858.

5) As a realtor. the property owners must be notified as this is a critical real estate disclosure issue or law suits will most likely result just from the non-disclosure of the restrictions by Sellers to prospective buyers. To keep homeowners in the dark is to invite disaster. Ignorance is not bliss!

For comparison sake I have included the MLS data (post 2008) of the 48 large 2 story boxlike homes out of 750 flipped in the Current Beverly Grove RFA district as of November 2014 which illuminates what a true problem looks like when based on facts and accurate legislative findings.

OLD GRANADA HILLS


William Kuzmin
 Real Estate Counselor - Mel Wilson, BRASSON
 The Right Step In Success
 Granada Hills 91344
 Residential
 Fax: 818-993-1923
 William@Williamkuzmin.com
 LP \$315,000 - SP \$550,000
 CAIBRE: 00850279

Saturday, March 14, 2015

ML#: F12007460 Status: Sold Sale Type: SPAY COE: 10/25/13
 Bdr/Ba: 4/2 Pool: No View: No Sqft (S): 1.583 (A)
 Yr Built: 1952/SEE Type: SFR Gar: 2 Ac/LSqft(S): 0.15/6.74 (A)



10507 Andasol AV Granada Hills 91344

ML#: SR14190992 Status: Sold Sale Type: STD COE: 10/28/14
 Bdr/Ba: 5/2 Pool: No View: Yes Sqft (S): 2.167 (A)
 Yr Built: 1952/ASR Type: SFR Gar: 0 LP \$549,999 - SP \$550,000



10523 Andasol AV Granada Hills 91344

ML#: SR13205509 Status: Sold Sale Type: STD COE: 11/06/12
 Bdr/Ba: 3/1 Pool: No View: No Sqft (S): 1.418 (A)
 Yr Built: 1952/ASR Type: SFR Gar: 2 Ac/LSqft(S): 0.16/6.74 (A)



10523 ANDASOL AV Granada Hills 91344

ML#: 14739571 Status: Sold Sale Type: STD COE: 05/02/14
 Bdr/Ba: 4/2 Pool: No View: Yes Sqft (S): 1.722 (S)
 Yr Built: 1952 Type: SFR Gar: 2 Ac/LSqft(S): 0.16/6.74 (A)



10539 Louise AV Granada Hills 91344

ML#: OC14109000 Status: Sold Sale Type: STD COE: 06/06/14
 Bdr/Ba: 5/2 Pool: No View: No Sqft (S): 1.552 (A)
 Yr Built: 1953/ASR Type: SFR Gar: 2 Ac/LSqft(S): 0.16/6.882 (A)



10539 Louise AV Granada Hills 91344

ML#: SR14236777 Status: Sold Sale Type: STD COE: 01/05/15
 Bdr/Ba: 4/2 Pool: No View: Yes Sqft (S): 1.552 (A)
 Yr Built: 1953/ASR Type: SFR Gar: 2 Ac/LSqft(S): 0.16/6.882 (A)



10545 White Oak AV Granada Hills 91344

ML#: 611140558 Status: Sold Sale Type: SPAY COE: 05/15/13
 Bdr/Ba: 2/2 Pool: No View: No Sqft (S): 1.973 (A)
 Yr Built: 1948/ASR Type: SFR Gar: 2 Ac/LSqft(S): 0.52/22.499 (A)



10545 White Oak AV Granada Hills 91344

ML#: OC14029992 Status: Sold Sale Type: STD COE: 05/28/14
 Bdr/Ba: 3/2 Pool: No View: No Sqft (S): 1.973 (A)
 Yr Built: 1948/EST Type: SFR Gar: 2 Ac/LSqft(S): 0.52/22.499 (A)



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Accuracy of square footage, lot size and other information is not guaranteed.

Saturday, March 14, 2015

Granada Hills

Customer Thumbnail Report - Residential

2 of 3

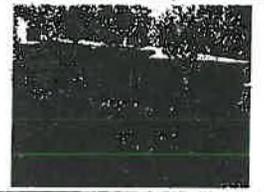
LP: \$519,000



10823 Aldea AV Granada Hills 91344

ML#: OC15048074 Status: Active
STD Bdr/Ba: 3/2 Pool: No

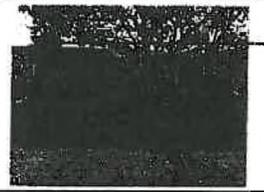
List: 03/06/15
Sqft (S): 1.266 (A)
Ac/LSqft(S): 0.14/6.127 (A)
Sale Type: SFR
View: Yes Yr Built: 1954/ASR Type: SFR Gar:



10823 Aldea AV Granada Hills 91344

ML#: 314032304 Status: Sold
Bdr/Ba: 3/2 Pool: No
Yr Built: 1954 Type: SFR

LP \$439,000 - SP: \$365,000
Sale Type: STD
View: No
Gar: 0
COE: 01/15/15
Sqft (S): 1.266 (A)
Ac/LSqft(S): 0.14/6.127 (A)



10865 LOUISE AV Granada Hills 91344

ML#: REO Bdr/B: 2/1
SFR Status: Sold
Pool: No
Yes Yr Built: 1947
Gar: 0

LP \$258,595 - SP: \$268,600
Sale Type: SFR
View: No
Gar: 0
COE: 08/29/12
Sqft (S): 870 ()
Ac/LSqft(S): 0.18/7.656 (A)



10865 LOUISE AV Granada Hills 91344

ML: Bdr/Ba: 3/2
YrB -- Status: Sold
Pool: No
Type: SFR

Sale Type: STD
View: No
Gar: 0
LP \$349,000 - SP: \$345,000
COE: 12/05/12
Sqft (S):
Ac/LSqft(S): 0.18/7,656



17164 Ludlow ST Granada Hills 91344

ML #: SR1309
3803 Bdr/Ba: 3/2
Yr Built: 1953/ASR
Status: Sold
Pool: Yes
Type: SFR

LP \$350,000 - SP: \$360,000
Sale Type: SPAY
View: No
Gar: 2
COE: 12/30/13
Sqft (S): 1.748 (A)
Ac/LSqft(S): 0.17/7.258 (A)



17164 Ludlow ST Granada Hills 91344

ML#: SR141
05724 Bdr/Ba: 3/2
Yr Built: 1953/ASR
Status: Sold
Pool: Yes
Type: SFR

LP \$549,900 - SP: \$552,185
Sale Type: STD
View: No
Gar: 2
COE: Sqft 06/27/14
(S): 1.748 (A)
Ac/LSqft(S): 0.17/7.258 (A)



17519 Los Alimos ST Granada Hills 91344

ML#: SR13156141
STD Bdr/Ba: 2/1
Status: Sold
Pool: No

LP \$389,000 - SP: \$370,000
Sale Type: SFR
View: No Yr Built: 1941/ASR
Gar: 37 (A)
COE: Sqft 09/13/13
(S): 0.26/11.391 (A)
Ac/LSqft(S): 0.26/11.391 (A)

17519 Los Alimos ST Granada Hills 91344

ML#:

SR14180484 Status: Sold
STD Bdr/Ba: 3/3 Pool: No

Sale Type: LP \$620,000 - SP: \$611,500
View: No Yr Built: 2014/SEE Type: SFR

17730 SAN JOSE Granada Hills 91344

COE: 11/26/14
Sqft (S): 2,068 (SEE)
Ac/L Sqft (S): 0.26/11.391 (A)

FAR # ?

LP \$357,000- SP: \$357,000

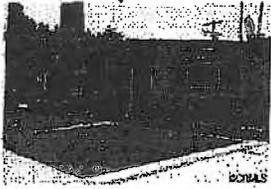


ML#: P831048 Status: Sold
SPAY Bdr/Ba: 3/2 Pool: Yes
Yr Built: 1959/APP Type: SFR
2

Sale Type: COE: Sqft 04/30/13
View: (S): 1.860 ()
Gar: Ac/LSqft(S): 0.21/9.165

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Accuracy of square footage, lot size and other information is not guaranteed.



17730 San Jose ST Granada Hills
91344

LP \$575.000- SP: \$530.000

ML #:	PW13130625	Status:	Sold	Sale Type:	STD	COE:	09/11/13
Bdr/Ba:	3/2	Pool:	Yes	View:	Yes	Sqft (S):	1.860
Yr Built:	1959/APP	Type:	SFR	Gar:	2	Ac/LSqft(S):	0.21/9.165

O £_D G-v CivR'I 0. 11s

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Customer Thumbnail Residential - Page 3 of 3

3/14/15

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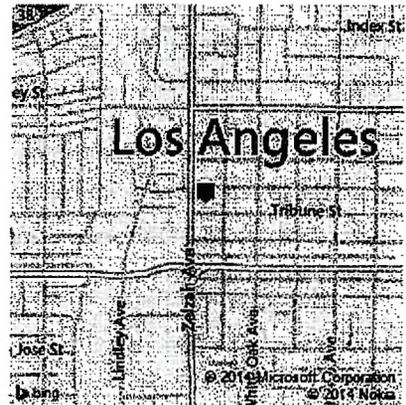
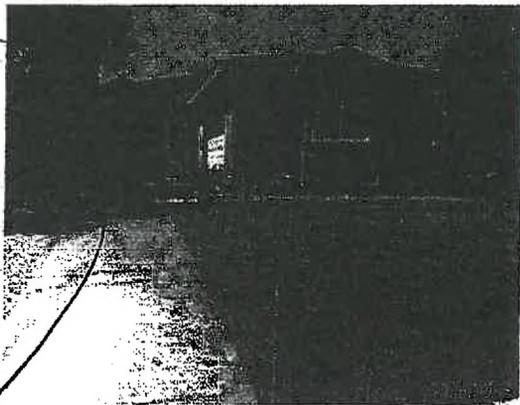
ONLY NEW HOME FROM Ground UP

Real Estate Counselor - Mer Wilson & Assoc
 The Right Step to Success
 William@Williamkuzmin.com
 CalBRE: 00850279

17833 Tribune ST Granada Hills 91344

Status: Clos
 ed Sale
 List Date: 06/14/2013
 ML#: BB13114488
 PType: Single Family Residence(D)
 Sold Price: \$ 650.000
 Orig Price: \$669.000

FAR = 125



Bed: 4	APN#: 2712020016	GH
Bath(F,T): .H.Q): 3.000	Zone:	Complex:
Sqft (S): cE29	Ac/LSqft(S): 0.26)	DOM: 68
(S): J	Lot Dim:	CDOM: 68
\$/Sqft: 279.09	#Units: 1	
Stori es: One Level	Entry Level:	#Grg Spcs:2
Stori es:	Entry Loc:	HOA:
Total:		View: Yes
SchDist:	Land: Fee	Pool: No
Elem:	Horse:	
Sale Type: Standard	Midsch:	55+: No
		Lease?: No
		Highsch:
		Patio:
		FP: Yes

Description: **_*** Brand New home, Custom Built 2013 *****_*****spacious single story 4BR+3BA with open floor plan and pool size back yard. Entry Door leads to an extremely large living room enhanced 10' High Ceilings. light and bright open floor plan with custom designed crown moldings • A Chefs Gourmet Kitchen featuring custom built cabinetry Granite Counter tops with a center island breakfast bar and marble flooring. A Ballroom size Family room with a large custom made Fireplace .recessed lighting throughout. The Spacious Master Suite with it's own fire place and 2 large walk-in closets .exquisite Master Bath accented by granite top double sink. an All-Glass over-sized Stand-up shower and a Jacuzzi Tub .Light and Bright. great location near G.H charter high school . FHA welcome.**

Features on Mats: Cooling: HOA:
 Appliance Direction Faces:
 s: Door Feat:
 Common Eat Area:
 Walls: Floors:
 Constructi Heating:

No Common
Walls

Interior Feat:
Laundry:

Ar

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View:
Windows:

Neighborhood

Central

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Breakfast
Counter / Bar
Partially
Carpeted
Forced Air

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Rooms: All
Bedrooms Down

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Sold Date:
10/28/2013
Sold Price:
\$650.000

CurLstPrc: \$669.000
Contract Date: 06/25/2013

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Accuracy of square footage, lot size and other information is not guaranteed.

Customer Full- Residential Page 1 of 1

ML#: 8813114488
00850279 on 3/14/1

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Accuracy of square footage, lot size and other information is not guaranteed.

ML#: 12608961 Status: Closed MB#: 63382 End Date: 09/21/2012
8r/Ba: 3/3.00 Pool: No View: No LO Phone: 310-614-0077
YrBit: 1925 Type: SFR (D) Gar: 2 Sqft!Ac/LSqft: 2.103/0.14/6.024
SType: SPAY

6141W 5TH ST Los Angeles
90048

LP \$2.800.000 - SP: \$2.800.000

ML#: 14734975 Status: Closed
Br/Ba: 5/6.00 Pool: Yes
YrBit: 2014/8LD Type: SFR(D)
SType: STD

End Date: 02/07/2014
LO Phone: 310-623-1300
Sqft!Ac/LSqft: 0.14/6.025

6231 DREXEL AV Los Angeles
90048

LP \$995.000- SP: \$1.000.000

ML#: 125
97945
Br/Ba: 3/2.
00

End Date: 10/23/2012
LO Phone: 323-651-2200
Sqft!Ac/LSqft: 1.696/0.14/6.049

LP \$2.749.000 - SP: \$2.649.000

Yes
SFR (D)

End Date: 03/19/2014
Phone: 310-777-7510
Sqft!Ac/LSqft: 0.14/6.050

Angeles 90048

LP \$995.000 - SP: \$1.000.000

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Status:
Pool:
Type:

End Date: 03/07/2008
LO Phone: 310-777-7510
Sqft!Ac/LSqft: 1.694/0.14/6.050

6236 DREXEL AV Los Angeles

LP \$2.395.000 - SP: \$2.350.000

ML#: 12620113
Br/Ba: 5/5.50 Pool:
YrBit: 2012 Type:
SType: STD

MB#: 63382 End Date: 10/12/2012
View: No LO Phone: 310-623-1300
Gar: 0 Sqft!Ac/LSqft: 3.701/0.14/6.024

6242 DREXEL AV Los Angeles
90048

LP \$1.099.950 - SP: \$1.150.000

ML#: 13661421 Status: Closed
Br/Ba: 3/2.00 Pool: No
YrBit: 1927 Type: SFR (D)

MB#: 63382 End Date: 05/13/2013
View: Yes LO Phone: 310-777-7510
Gar: 0 Sqft!Ac/LSqft: 1.657/0.14/6.024

Beverly Grove Comparison



6141 W 5th St Los Angeles 90048

LP \$925,000 - SP: \$950,000

6242 DREXEL AV Los Angeles 90048

LP: \$2.895.000

ML#: 14785479 Status: Active MB#: 63382 List Date: 08/13/2014
 Br/8a: 4/5.00 Pool: Yes View: Yes LA Cell: 310-614-2839
 YrBit: 2014 Type: SFR (D) Gar: Sqft/Ac/LSqft: 0.14/6.025
 SType:



6276 DREXEL AV Los Angeles 90048
\$2.999.000

MB#: 633B2
View: Yes
Gar: 2

LP:

ML#: 14773639 Status: Active MB#: [redacted] Date: 06/30/2014
 63382 LA Cell: 310-807-5598
 Br/Ba: 5/5.00 Pool: Yes View:
 Yes Status: **Closed** MB#: 633B2
 YrBit: 2014 Pool: Type: SFR (D) View: No SType:
 YrBit: **1926** Type: **SFR (D)** Gar: 0
 SType: **STD**

Handwritten: f, i G 1



6231 DREXEL AV Los Angeles 90048

Printed By William Kuzmin C.IBRE:00850279 on 8/14/14

ML#: 13715761 Status: Closed
 Br/Ba: 5/5.50 Pool:
 YrBit: 2018 Type:
 SType: **STD**

MB#: 633B2
View: Yes
Gar: 0



6236 DREXEL AV Los

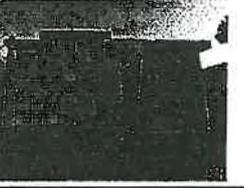
ML#: 08251811 Closed
 3/1.75 No
 1927 SFR (D)

MB#: 633B2
View: No
Gar: 0

90048

Status: Closed
Yes
SFR (D)

Handwritten: FAR=



6316 W 5TH ST Los Angeles
90048

LP: \$3.195.000

ML#:	Status: Active	M8#:	63382	List Date: LO	06/20/2014
147	Pool: Yes	View:	Yes	Phone:	- -
71713	Type: SFR (D)	Gar:	2	Sqfi/Ac/LSqft:	310-623-1300 \
8r/8a:					3.900/0.14/6.100
	5/6				
.00					
Yr81t:	201				
4/8LD					
SType:					
STD					

6317 DREXEL AV Los Angeles
90048

LP \$999.000 • SP: \$918.000

ML#:	Status: Closed	M8#:	63382	End Date: LO	05/02/2012
125	Pool: No	View:	No	Phone:	310-278-9470
83615	Type: SFR (D)	Gar:	0	Sqfi/Ac/LSqft:	1.796/0.14/6.050
8r/8a:					
	3/1				
.75					
Yr811:	19				
27					
SType:					
STD					

6317 DREXELAV Los Angeles
90048

LP \$2.599.999 • SP: \$2.550.000

ML#:	Status:	63382	End Date:	11/14/2013
136	Pool:	Yes	LO Phone:	818-986-7300
95123	Type:	0	Sqfi/Ac/LSqft:	0.14/6.051
8r/8a:				
	5/6			
.00				
Yr81t:	20			
13				
SType:				
STD				

6321 MARYLAND DR Los Angeles

LP \$864.000 • SP: \$874.000

ML#:	11558181	63382	End Date:	12/31/2011
8r/8a:	2/1.00	No	LO Phone:	310-271-2229
	1926	0	Sqfi/Ac/LSqft:	1.472/0.14/6.100

LP: \$2.695.000

63382	List Date:	07/10/2014
Yes	Sqfi/Ac/LSqft:	3.974/0.14/6.100

LP \$956.000 • SP: \$870.000

ML#:	/	Yr81t:
8	8	SType:
r	a	



6336 DREXELAV Los Angeles 90048

End Date: 01/30/2009
LO Phone: 310-724-7000
Sqft/Ac/LSqft: 1.631/0.14/6.050

LP \$2,350,000 • SP: \$2,225,000 **GH**

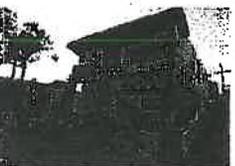


ML#: 104
58991
8r/8a: 5/5
.50
Yr81t: 20
10

Status: Closed
Pool: Yes
Type: SFR (D)

M8#: 63382
View: No
Gar: 0

End Date: 08/20/2010 **Y**
#f-
LO Phone: 310-623-1300 **r/f/**
Sqft/Ac/LSqft: 3.700/0.14/6.050 **IP**



6337 MARYLAND DR Los Angeles 90048

Closed
No
SFR (D)

MB#: **Y**
View:
Gar:

LP \$998,000 • SP: \$930,000



ML#: 11523833
8r/8a: 2/2.00
Yr81t: 1926
YrBlt: STType: STD

Status: Closed
Pool: No
Type: SFR (D)

M8#: 63382
View: No
Gar: 0

End Date: 10/17/2011
LO Phone: 310-271-2229
Sqft/Ac/LSqft: 1.771/0.14/6.100



6321 MARYLAND DR Los Angeles 90048

ML#: 12613527
ML#: ~~14756483~~
Pr/Bt: 5/5
YrBlt: 2013
SType:

Status: Closed
Status: Backup
Pool: Yes (A)
Type: SFR (D)

M8#: 63382
MB#: Yes
View: 0
Gar:

LP \$2,495,000 • SP: \$2,432,900

Sqft/Ac/LSqft: 3.650/0.14/6.099 **D**



6336 DREXEL AV Los Angeles 90048

~~08305865~~
3/1.75
1928
Status: Closed
Pool: No
Type: SFR (D)



Agent Thumbnail Report-
Residential

Page
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of 8

6340 DREXEL AV Los Angeles 90048

LP \$1,199,000- SP: \$1,238,000

ML#: 13658131 Status: Closed MB#: 63382 End Date: 04/08/2013
Br/Ba: 3/2.50 Pool: No View: No LO Phone: 310-273-3113
YrBit: 1938 Type: SFR (D) Gar: 0 Sqft/Ac/LSqft: 1.942/0.14/6.025
SType: STD

6340 DREXEL AV Los Angeles 90048

LP:
\$2,498.00

ML#: 14762439 Status: Backup MB#: List Date:
63382 LO Phone:
Br/Ba: 4/6.00 Pool: Yes View: Sqft/Ac/LSqft: 05/18/2014
Yes
YrBit: 014/BLD Type: SFR (D) Gar:

310-432-6400...
3.550/6.026
p
o
t''''

SType: STD

6352 COLGATE AV Los Angeles 90048

LP \$950,000 - SP: \$925,000

ML#: 12618267 Status: Closed MB#: End Date: 09/18/2012
63381 LO Phone: 424-202-3200
Br/Ba: 2/2.00 Pool: No View: Sqft/Ac/LSqft: 1.406/0.14/6.049
No
YrBit: 1926 Type: SFR (D) Gar:
0
SType: STD

LP: \$2,975,000
t'

6352 Colgate AV Los Angeles 90048

ML#: SR14047113 Status: List Date: 03/07/2014
B 4/5.00 Pool: Yes No
r 2014/ASR Type: SFR (D) 2 LA Cell: 818-571-2121
/ STD Sqft/Ac/LSqft: 4.000/0.14/6.050
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SType:

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6357 W 5TH ST Los Angeles
90048

LP \$2,295,000- SP: \$2,241,313

ML#: Status: End Date: 12/20/2013
137 LO Phone: 310-273-3113
03763 Sqft/Ac/LSqft: 4.266/0.14/6.002
Br/Ba: 5/5
.00
YrBit: 20
05
SType:
STD



6366 W 5TH ST Los Angeles

LP \$999,000- SP: \$950,000

s:
Date:
Phone:

End 10/14/2011
310-829-0629
LO 1.800/0.14/6.100

LSqft:

Sqft/Ac/

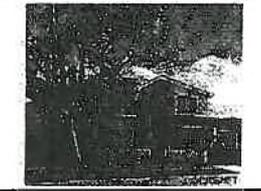


LP \$2,600,000 - SP: \$2,600,000

ML#: 63382
Br/Ba: 5/6.00
Yes
YrBit: 2012/BLD

End Date: LO 12/31/2012
Phone: 310-623-1300
Sqft/Ac/LSqft: 0.14/6.098

SType: STD



6370 LINDENHURST AV Los Angeles 90048

LP \$900,000- SP: \$865,000

ML#: 10469179 Status: Closed MB#: 633A2
Br/Ba: 3/2.00 Pool: No View: No
YrBit: 1927 Type: SFR (D) Gar: 0
SType: STD

End Date: 09/06/2010
LO Phone: 310-657-4397
Sqft/Ac/LSqft: 1708/0.14/6.200

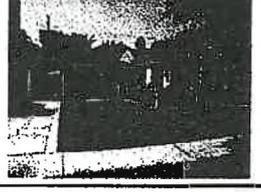


6370 LINDENHURST AV Los Angeles 90048

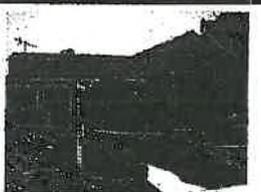
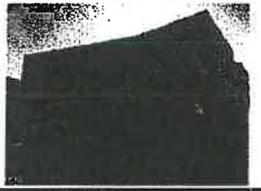
LP \$2,295,000 - SP: \$2,195,000

ML#: 115685 Status: Closed MB#: 633A2
Br/Ba: 4/4.50 Pool: Yes View: Yes
YrBit: 2011 Type: SFR (A) Gar: 0
ML#: 115678 Status: Closed MB#: 633B2
Br/Ba: 3/1.75 STD Pool: No View: No
YrBit: 1935 Type: SFR (D) Gar: 0
SType: STD

End Date: 04/19/2011
LO Phone: 310-777-7510
Sqft/Ac/LSqft: 0.14/6.200



6366 W 5TH ST Los Angeles 90048



6376 LINDENHURST AV Los Angeles 90048

LP \$989.000- SP: \$1.156.000

ML#: 07174735 Status: Closed MB#: 633A2 End Date: 05/22/2007
Br/Ba: 3/2.00 Pool: No View: No LA Cell: 310-488-4900
YrBit: 1929 Type: SFR (D) Gar: 0 SqWAc/LSqft: 1.638/0.14/6.200
SType:

6376 LINDENHURST AV Los Angeles 90048

LP \$1.995.000- SP:
\$1.900.0

ML#: 08315739 Status: Closed MB#: 633A2 End Date: 05/08/2009 -f:-
Br/Ba: 4/4.50 Pool: Yes View: Yes jdl -...
YrBit: 2008 Type: SFR (D) Gar: 0 LO Phone: 310-273-3113 \...
SType: U
SqWAc/LSqft: 3.59210.14/6.200

6411 MARYLAND DR Los Angeles 90048

LP \$2.295.000 - SP: \$2.300.000

ML#: 12607219 Status: End Date: 10/02/2013
Br/Ba: 4/4.00 Pool: YrBit: ew: ar: LO Phone: 310-777-
2004 Type: SType: STD 6200 \...
SqWAc/LSqft: 4.006/0.14/6
.098

6414 COLGATE AV Los Angeles

LP \$875.000 - SP: \$843.500

ML#: 11515527 MB#: End Date: 05/02/2011
3/1.75 View: LO Phone: 310-273-3113
1927 SqWAc/LSqft: 1.579/0.14/6.050

LP \$2.350.000 - SP: \$2.350.000

Closed 63381 End Date: 09/17/2013
No Yes
Gar: 0 SqWAc/LSqft: 0.14/6.Q49

LP \$2.595.000 - SP: \$2.525.00

ML#: MB#: 633A2 End Date: 06/25/2013
Br/Ba: 4/4.50 View: Yes
YrBit: 2013 Gar: 0 SqWAc/LSqft: 3.650/0.14/6.048 (ff)
SType: STD

6421W 5TH ST Lo Aroge!P¥ 048

LP \$2.299.000 - SP: \$2.299.000

ML#: 12599477 Closed MB#: 633A2 End Date: 07/03/2012
Br/Ba: 5/4.50 Yes View: Yes LO Phone: 310-777-7510
YrBit: 2009 SFR (D) Gar: 0 SqWAc/LSqft: 0.14/6.002
SType: STD

6430 COLGATE AV Los Angeles 90048

LP \$1.159.000 - SP: \$1.128.500

ML#: 07185677 YrBit T
Br/Ba: 3/1.00 : 1927 y
S p
e



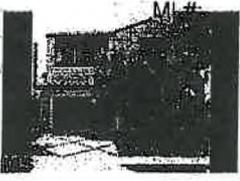
Status: Closed Pool: No Type:

MB#: 63382
View: No
Gar: 0

End Date: 05/31/2007
LA Cell: 213-494-3888
SqWAc/LSqft: 1.397/0.14/6.050

COLGATE AV Los Angeles 90048

LP \$2,450,000 - SP: \$2,365,000



ML#: 09346859
3/4.00
2009

Status: Closed
Pool: Yes

MB#: 63382
View: Yes
End Date: 03/12/2009
LO Phone: 310-623-1300

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Closed
Yes
SFR (D)

Printed By William Kuzmin C.IBRE: 00850279 on 8/14/14



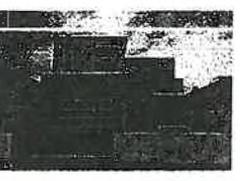
90048

Status: Closed
Pool: No
Type: SFR (D)

~~63381~~

Br/Ba:
YrBlt:
SType: STD

Gar: 0



6414 COLGATE AV Los Angeles 90048

ML#: 13673029
Br/Ba: 5/6.00
YrBlt: 2012
SType: STD

Status:
Pool:
Type:

MB#:
View:



6417 DREXEL AV Los Angeles 90048

~~6513~~

Status: Closed
Pool: No
Type: SFR (A)



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6450 5TH ST Los Angeles 90048
\$1,295,000

- Residential

5 of 8
LP \$1,295,000 - SP:

ML#: 06015529 Status: Closed
Br/Ba: 3/3.00 Pool: No
YrBit: 1927 Type: SFR {D}
2.300/0.14/6.100

MB#: 633A2 End Date: 04/18/2006
View: No
Gar: 0

LP \$2,349,000 - SP: \$2,255,000



6450 W 5TH ST Los Angeles 90048

ML#: 11538081 Status: Closed
Br/Ba: 4/5.50 Pool: No
YrBit: 2011 Type: SFR {D}
SType: STD

MB#: 07/27/2011
View: 310-777-7510
0.14/6.100

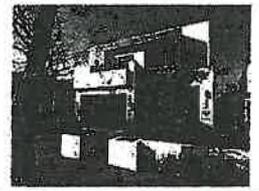


6507 DrexelAV Los Angeles 90048
\$799,000

LP \$875,000 - SP:

ML#: F11155967 Status: Closed
Br/Ba: 3/2.00 Pool: No
4877 ext.O.00 YrBit: 1926/ASR
Sqft/Ac/LSqft: 1125/0.14/6.050
SType: SPAY

End Date: 03/23/2012
Office Ph: 818-444-
2



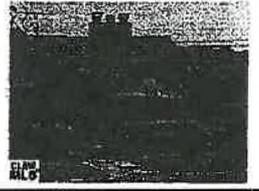
6507 DREXELAV Los Angeles

LP \$2,599,000 - SP:

~~6510 DREXELAV Los Angeles 90048~~

ML#: ~~0629530~~ 13654745
Br/Ba: ~~3/1.50~~ 4/4.50
YrBit: ~~1926~~ 2013
SType: ~~STD~~

MB#: 633A1 End Date: 06/28/2013
View: Yes LO Phone: 310-777-7510
Gar: 0 Sqft/Ac/LSqft: 0.14/6.049



6510 DREXELAV Los

LP \$985,000- SP: \$925,000

Status: Closed
Pool: No
Type: SFR {D}

MB#: 633A2
View: No
Gar: 0

End Date: 10/23/2008
LO Phone: 310-829-3939
Sqft/Ac/LSqft: 1.597/0.14/6.050



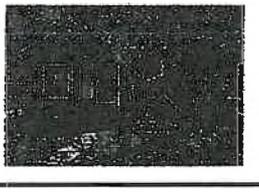
Angeles 90048
\$2,299,000

LP \$2,299,000 - SP:

ML#: Status: Closed
Br/Ba: Pool: Yes
YrBit: 2009 Type: SFR {D}
SType: STD

MB#: 633A1
View: Yes
Gar: 0

End Date: 06/08/2012
LO Phone: 310-777-7510
Sqft/Ac/LSqft: 0.14/6.050



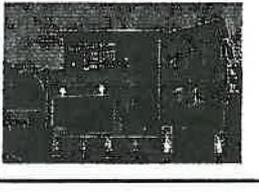
6516 MARYLAND DR Los Angeles 90048
\$955,000

LP \$979,000- SP:

ML#: 12582793 Status: Closed
Br/Ba: 3/2.00 Pool: No
YrBit: 1926 Type: SFR {D}
1.612/0.14/6.200
SType: STD

MB#: 633A2
View: No
Gar: 0

End Date: 03/30/2012
LO Phone: 818-783-7721
Sqft/Ac/LSqft:



6516 MARYLAND DR Los Angeles 90048
\$2,750,000

LP \$2,795,000- SP:

ML#: 14726439 Status: Closed MB#: 633A2 End Date: 02/21/2014
Br/Ba: 5/6.00 Pool: Yes View: No LO Phone: 310-273-3113
YrBit: 2013 Type: SFR{D} Gar: 0 Sqft/Ac/LSqft: 0.14/6.202
SType: STD

6521MARYLAND DR Los Angeles 90048
\$2,100,000

LP \$2,299,900 - SP:

ML#: 12641067 Status: Closed MB#: 633A2 End Date: 05/07/2013
Br/Ba: 5/4.00 Pool: Yes View: No LO Phone: 310-500-3900
YrBit: 2012 Type: SFR {D} Gar: 0 Sqft/Ac/LSqft: 3.951/0.14/6.100
SType: STD

6533 COLGATE AV Los Angeles
90048

LP \$899,000- SP: \$850,000

ML#: 09 Status: Closed MB#: 633A1 End Date: 10/23/2009
382495

Br/Ba: 3/2.00 Pool: No View: Yes LO Phone: 310-855-0100
YrBit: 1927 Type: SFR (D) Gar: 0 Sqft/Ac/LSqft: 1'763/0.14/6.250
SType:

6533 COLGATE AV Los Angeles
90048

LP \$1,999,000 - SP: \$1,900,000

M10445453 Status: Closed MB#: 633A1 End Date: LO 11/24/2010
L5/4.50 Pool: Yes View: No Phone: 323-651-2200
#2010 Type: SFR (A) Gar: 0 Sqft/Ac/LSqft: 0.14/6.250
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SType:

6610 MARYLAND DR Los Angeles
90048

LP \$929,000- SP: \$857,500

ML#: 12 Status: Closed End Date: 11/03/2009
127293 Pool: No

Br/Ba: 3/
2.00
YrBit: 1926 Type: SFR (D) Sqft/Ac/LSqft: 1.657/0.14/6.200
SType:

6610 MARYLAND DR Los Angeles
90048

LP \$2,295,000- SP: \$2,295,000

ML#: 10 Status: Closed 633A2 End Date: LO 02/15/2011
492861 View: Yes Phone: 310-623-1300
Br/Ba: 5/ Gar: 0 Sqft/Ac/LSqft: 3.800/0.14/6.200

5.00 LP: \$3,095,000
YrBit: 20

10
SType:
STD

ML#: 14
784361

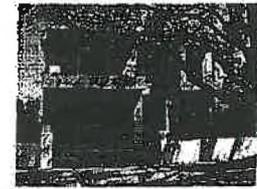
B a: 5/6.00
r YrBit:
/
B 2014/BL



D SType:

MB#: 633A2 List Date: 08/10/2014
View: Yes LA Cell: 310-614-2839
Gar: 2 Sqft/Ac/LSqft: 3.908/0.14/6.202

LP \$849,000 - SP: \$830,000



M Closed MB#: 633A2 End Date: 11/01/2004
L No View: No LA Direct: 310-738-0071
SFR (A) Gar: Sqft/Ac/LSqft: 1.680/0.14/6.200



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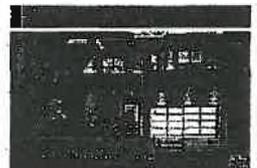
MB#: 633A2
View: No
Gar: 2



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Pool: Yes
Type: SFR (A)

SType:



~~6617 LINDENHURST AV Los Angeles 90048~~ LP \$2,095,000 - SP: \$2,105,000
90048

Status: Active
ML#: 06022687 Pool: Status: Closed MB#: 633A2 End Date: 05/19/2006
Br/Ba: 4/4.00 Type: SFR (D) Yes View: Yes
YrBit: 2006 Type: Gar: 0 Sqft/Ac/LSqft: 4.174/0.14/6.200

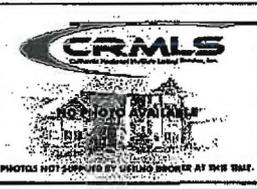
SType:



~~6620 LINDENHURST AV Los Angeles 90048~~ LP \$854,760 - SP: \$885,000
6636 DREXEL AV Los Angeles 90048

Status: ~~Active~~
ML#: ~~06022687~~ Pool: Status: Closed MB#: 633A2 End Date: 05/24/2010
Br/Ba: ~~4/4.00~~ Type: Pool: No View: No LO Phone: 310-278-9470
YrBit: 1926 Type: SFR (D) Gar: 0 Sqft/Ac/LSqft: 1.891/0.14/6.050

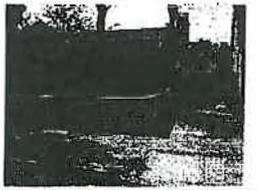
SType: REG X



6636 DREXEL AV Los Angeles 90048 LP \$2,275,000 - SP: \$2,163,000

ML#: 11536637 Status: Closed MB#: 633A1 End Date: 08/06/2011
Br/Ba: 5/5.00 Pool: No View: Yes LO Phone: 310-500-3900
YrBit: 2011 Type: SFR (A) Gar: 0 Sqft/Ac/LSqft: 3.700/0.14/6.050

SType: STD





2014

Agent Thumbnail Report- Residential

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6641 5TH ST Los Angeles 90048 LP \$1,220,000 - SP: \$1,079,000

ML#: 05066771 Status: Closed MB#: 633A2 End Date: 01/26/2006
Br/Ba: 2/1.00 Pool: No View: No
YrBit: 1927 Type: SFR (D) Gar: 0 Sqft!Ac/LSqft: 1.566/0.14/6.050
SType:



6641 5TH ST Los Angeles 90048 LP \$2,295,000 - SP: \$2,295,000

ML#: 07170341 Status: Closed MB#: 633A2 End Date: 06/07/2007
Br/Ba: 4/3.50 Pool: Yes View: No LA Cell: 213-494-3888
YrBit: 1927 Type: Gar: 0 Sqft!Ac/LSqft: 0.14/6.050
SType:



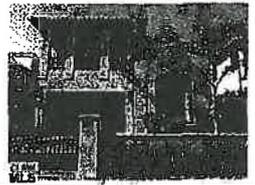
6641 LINDENHURST AV Los Angeles 90048 LP \$875,000- SP: \$875,000

ML#: 11539801 Status: Closed MB#: 633A2 End Date: 09/30/2011
Br/Ba: 4/4.00 Pool: No View: Yes LO Phone: 310-440-0523
YrBit: 1948 Type: SFR (D) Gar: 2 Sqft!Ac/LSqft: 2.181/0.14/6.185
SType: STD



6641 Lindenhurst AV Los Angeles 90048 LP \$2,549,000 - SP: \$2,468,000

ML#: Fno96668 Status: Closed MB#: End Date: 10/29/2012
Br/Ba: 5/5.00 Pool: Yes View: Yes LA Cell: 818-469-7021
YrBit: 2012/BLD Type: SFR (D) Gar: 2 Sqft!Ac/LSqft: 4.312/0.14/6.202
SType: STD



6647 5TH ST Los Angeles 90048 LP \$1,150,000 - SP: \$1,125,000

ML#: 06101513 Status: Closed MB#: 633A2 End Date: 07/06/2006
Br/Ba: 3/1.75 Pool: No View: No LA Cell: 310-578-5414
YrBit: 1926 Type: Gar: 0 Sqft!Ac/LSqft: 1.641/0.14/6.050
SType:



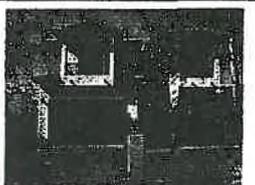
6647 W 5TH ST Los Angeles 90048 LP \$2,295,000 - SP: \$2,112,500

ML#: 08276565 Status: Closed MB#: 633A2 End Date: 07/29/2008
Br/Ba: 3/3.50 Pool: Yes View: Yes
YrBit: 2008 Type: SFR (D) Gar: 0 Sqft!Ac/LSqft: 3.750/0.14/6.050
SType:



6660 COLGATE AV Los Angeles 90048 LP \$2,799,000- SP: \$2,740,000

ML#: 1 \$73357 Status: Closed MB#: 633A1 End Date: 07/17/2013
Br/Ba: 5/5.50 Pool: Yes View: Yes LO Phone: 310-777-7510
YrBit: 2013/ASR Type: SFR(D) Gar: 0 Sqft!Ac/LSqft: 0.14/6.048
SType: STD



6661 DREXELAV Los Angeles 90048 LP \$782,496 - SP: \$815,000

ML#: Q 03083 Status: Closed MB#: 633A1 End Date: 11/20/2009
Br/Ba: 2/1.00 Pool: No View: Yes LO Phone: 818-409-0040

YrBit: 1926 Type: SFR (D) Gar: 0 Sqft!Ac/LSqft:
1.373/0.14/6.050
SType: REO

6661 DREXELAV Los Angeles 90048 LP \$2,149,000 - sP:
\$1,936,000

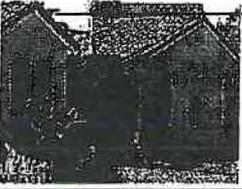
ML#: <u>10469831</u>	Status: Closed	MB#: §33A1	End Date: 11/30/2010
Br/Ba: 5/4.50	Pool: Yes	View: Yes	LO Phone: 323-651-2200
YrBit: 2010	Type: SFR (D)	Gar: 0	Sqft!Ac/LSqft: 0.14/6.050
SType: STD			



6661 COLGATE AV Los Angeles 90048
\$3,299,500

LP:

ML#: 14783739	Status: Active	MB#: 633A1	List Date: 08/07/2014
Br/Ba: 4/5.00	Pool: Yes	View: Yes	LO Phone: 310-777-7510
YrBit: 2014	Type: SFR (D)	Gar: 0	Sqft/Ac/LSqft: 3.897/0.14/6.250
SType: STD			



8366 W 4TH ST Los Angeles 90048
\$750,000

LP \$779,950- SP:

ML#: 12592039	Status: Closed	MB#: 633A1	End Date: 05/08/2012
Br/Ba: 3/2.00	Pool: No	View: No	LO Phone: 310-777-7510
YrBit: 1926	Type: SFR (D)	Gar: 0	Sqft/Ac/LSqft: 1.602/0.14/6.250
SType: STD			



8366 W 4TH ST Los Angeles 90048
\$2,450,000

LP \$2,549,000 - SP:

ML#: 1 \$44411	Status: Closed	MB#: 633A1	End Date: 05/09/2013
Br/Ba: 4/5.50	Pool: Yes	View: Yes	LO Phone: 310-777-7510
YrBit: 2013	Type: SFR (D)	Gar: 0	Sqft/Ac/LSqft: 0.14/6.249
SType: STD			

O me O my, my property value has died
It's because the council believed a lie
Old Granada Hills is not changing
The facts don't need rearranging
Contrary to the city planning louses
There's no proliferation of hulking houses
It's a lie to say there is a trend
Then stick us owners in the end.
No threat to welfare safety or health
No developers striving to create wealth
There's no affluence in my property value
But, Oh how I long for it to be true
To enjoy and average price of a million plus
Instead of 450K that's ascribed to us
The planning department missed some facts
And the council violated the brown act
The ordinance has some fatal flaws
Which circumvent the California laws
We are out here in the sticks
And being treated like we're hicks
Why haven't we been noticed of the change?
Is there going to be outreach to the range?
Is it right to keep us uninformed?
Council broke the rules and needs reform.
The neighborhood council denied public input
And engaged in serial meetings to keep afoot.
The council has taken away my property rights
Please remove OGH or face a legal fight.
Council has placed us under attack
See the reasons of the attached.



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>

Tue. Apr 28. 2015 at 12:18 PM

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

From: **Margaret** <thehealyfamily1@verizon.net>

Date: Tue. Apr 28. 2015 at 12:15 PM

Subject: COUNCIL FILE 14-0656

To: "councilmember.wesson@lacity.org. councilmemberhuizar@lacity.org.councilmembercedillo@lacity.org. councilmemberenglander@lacity.org. councilmemberbonin@lacity.org. councilmemberkoretz@lacity.org. sharon.gin@lacity.org. tomrothman@lacity.org" <councilmember.wesson@lacity.org>. "councilmemberhuizar@lacity.org" <councilmemberhuizar@lacity.org>. "councilmembercedillo@lacity.org" <councilmembercedillo@lacity.org>. "councilmemberenglander@lacity.org" <councilmemberenglander@lacity.org>. "councilmemberbonin@lacity.org" <councilmemberbonin@lacity.org>. "councilmemberkoretz@lacity.org" <councilmemberkoretz@lacity.org>. "sharon.gin@lacity.org" <sharon.gin@lacity.org>. "tomrothman@lacity.org" <tomrothman@lacity.org>

Re: COUNCIL FILE 14-0656

Dear Councilmember.

Mansionization is doing irreparable harm to my neighborhood. For example. a 4,000 square foot home going up on the next block is overwhelming every house surrounding it and is slated to be sold for 4 million dollars - a price far in excess of any other home in this middle-class neighborhood. The average person will no longer be able to afford to live in this community if this trend continues. Our area is fast becoming a speculator's paradise as properties are flipped and the developer moves on to the next tear down.

A very spacious and comfortable home. APPROPRIATE TO THE LOT SIZE. can be built under the proposed regulations. Please vote to EXTEND THE ICOs. Our city needs the Koretz amendments to the permanent citywide mansionization ordinance.

Thank you for listening to my request.

Sincerely.

Margaret Healy
Board member
Westwood South of Santa Monica Blvd. HOA

Sent from my iPad

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



Etta Armstrong <etta.armstrong@lacity.org>

14-0656

1 message

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

Wed, Apr 29, 2015 at 7:14 AM

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

From: **Constance Boukidis** <constanceellen@sbcglobal.net>

Date: Tue, Apr 28, 2015 at 6:22 PM

Subject: CITY COUNCIL HEARING 4/29/15 ROOM 340 10:00 AM ICO/HPOZ ORDINANCE EXTENSIONS
COUNCIL FILE NO. 14-0656

To: "councilmember.wesson@lacity.org" <councilmember.wesson@lacity.org>. "councilmember.huizar@lacity.org" <councilmember.huizar@lacity.org>. "councilmember.cedillo@lacity.org" <councilmember.cedillo@lacity.org>. "councilmember.englander@lacity.org" <councilmember.englander@lacity.org>. "councilmember.koretz@lacity.org" <councilmember.koretz@lacity.org>. "tom.rothmann@lacity.org" <tom.rothmann@lacity.org>. "ken.bernstein@lacity.org" <ken.bernstein@lacity.org>. "sharon.gin@lacity.org" <sharon.gin@lacity.org>. "councilmember.krekorian@lacity.org" <councilmember.krekorian@lacity.org>. "councilmember.blumenfeld@lacity.org" <councilmember.blumenfeld@lacity.org>. "councilmember.labonge@lacity.org" <councilmember.labonge@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.bonin@lacity.org" <councilmember.bonin@lacity.org>. "councilmember.ofarrell@lacity.org" <councilmember.ofarrell@lacity.org>. "councilmember.buscaino@lacity.org" <councilmember.buscaino@lacity.org>

Subj: Council File 14-0656

I thank you for your unanimous vote to put the ICO/HPOZ Ordinances into place for 45 days. I also thank PLUM for voting at its hearing today to recommend that the full City Council extend the duration of the ICO/HPOZ Ordinance periods for another 22 months and 15 days.

I urge the full City Council to follow PLUM's position today and vote in favor of extending the ICO/HPOZ Ordinance periods for another 22 months and 15 days. Agenda Item 18. Council File 14-0656.

I want to point out that at our regular Board of Directors Meeting on April 8, 2015, the Westwood Neighborhood Council voted unanimously to declare its steadfast support of the Koretz proposed amendment to the Baseline Mansionization Ordinance and to urge the City Council to vote to extend the duration period of the ICO/HPOZ Ordinances (Numbers 183496 and 183497) from 45 days to the full 24 months, i.e., for another 22 months and 15 days. A CIS re this recent motion was filed this week.

If these Ordinances expire, 20 hard-hit neighborhoods will have no protection and we will be setting a harmful precedent for the proposed permanent citywide solution and historic districts. Property values in existing HPOZ and RFA zones are at all-time highs so no evidence exists that these regulations hurt property values. Our zoning ordinances and other land use regulations already limit our property rights. These ordinances are reasonable proposals to curb our too lax regulations. The spacious, comfortable homes allowed under these ordinances are the middle ground. The million dollar and upwards McMansions that are replacing modest homes all over our city have nothing to do with increasing our affordable housing stock.

I fully support Councilmember Koretz's efforts to achieve a simple, effective, and permanent citywide fix to this problem. I urge you to move forward on his sensible proposed amendments to the BMO with all possible speed and a fully transparent process.

Very truly yours.

Constance Boukidis.
1545 Ensley Avenue. Los Angeles. CA 90024
Chairman of Land Use and Planning Committee
Westwood Neighborhood Council

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





Etta Armstrong <etta.armstrong@lacity.org>

14-0656

1 message

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

Wed. Apr 29. 2015 at 8:58 AM

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

From: **Neal** <nkaufman@aurasystems.com>

Date: Wed. Apr 29. 2015 at 8:55 AM

Subject: CITY COUNCIL HEARING 4/29/15 ROOM 340 10:00 AM ICO/HPOZ ORDINANCE EXTENSIONS
COUNCIL FILE NO. 14-0656To: councilmember.wesson@lacity.org. councilmember.huizar@lacity.org. councilmember.cedillo@lacity.org.
councilmember.englander@lacity.org. councilmember.koretz@lacity.org. tom.rothmann@lacity.org.
ken.bernstein@lacity.org. sharon.gin@lacity.org. councilmember.krekorian@lacity.org.
councilmember.blumenfield@lacity.org. councilmember.labonge@lacity.org. councilmember.martinez@lacity.
org. councilmember.fuentes@lacity.org. councilmember.parks@lacity.org. councilmember.price@lacity.org.
councilmember.bonin@lacity.org. councilmember.ofarrell@lacity.org. councilmember.buscaino@lacity.org

Thank you for your vote to put the ICO/HPOZ Ordinances into place for 45 days.

I urge the full City Council to follow PLUM's lead today and vote in favor of extending the ICO/HPOZ Ordinance periods for another 22 months and 15 days (Agenda Item 18, Council File 14-0656).

If these Ordinances expire, 20 hard-hit neighborhoods will have no protection and we will be setting a harmful precedent for the proposed permanent citywide solution and historic districts. Property values in existing HPOZ and RFA zones are at all-time highs so no evidence exists that these regulations hurt property values. Our zoning ordinances and other land use regulations already limit our property rights. These ordinances are reasonable proposals to curb our too lax regulations. The spacious, comfortable homes allowed under these ordinances are the middle ground. The million dollar and upwards McMansions that are replacing modest homes all over our city have nothing to do with increasing our affordable housing stock.

I fully support Councilmember Koretz's efforts to achieve a simple, effective, and permanent citywide fix to this problem. I urge you to move forward on his sensible proposed amendments to the BMO with all possible speed and a fully transparent process.

Very truly yours,

Neal Kaufman,

1424 Warnall Ave., Los Angeles, CA 90024

Comstock Hills Homeowners Association

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





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>

Fri, Apr 24, 2015 at 3:32 PM

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

From: **Andrew Lichtstein** <andylaca@sbcglobal.net>
 Date: Fri, Apr 24, 2015 at 3:27 PM
 Subject: Council File 14-0656
 To: sharon.gin@lacity.org

Dear Councilmember Bonin.

Why can't I have livestock on my property?
 Why can't I drill for oil in my backyard?

Are these the "patriotic" questions you hear from "property rights" voters. No?
 Then why do they want to NO LIMITS in building a home on the EXISTING valuable lots they sit on?
 Their mindset is stuck in 1940. We are a nation of laws. AND freedom. Councilmember Koretz's model ICO is MODEST and REASONABLE.
 ANY departure from that amendment by the council will be interpreted NOT as freedom. but as PANDERING.

FACT: Oversized and out of scale homes are lowering the value of my neighborhood by diluting the price per square foot. And, it minimizes the valuable 'air' space between homes that provide privacy, light, and encourages MORE vehicles by removing detached garages and allowing 4 cars parked in front...how is this 'home attached to a garage' attractive? It's making a bigger 'flop' house, but not a better home. Why not let home values mature on their own instead of creating another real estate bubble in the name of 'space for my growing family'? ...What a shallow, trivial LIE. The proof is there...homes sold for \$2.3M during the bubble of the early 2000's are now worth LESS. Why? Nobody wants them, because they're not design agnostic. They're just ...big with open floor plans that have giant foyers and useless breezeways, 5+ tiny bedrooms AND 5+ senseless and needless bathrooms, and often...A POOL! When one goes up the value of the neighbor next door DROPS, because nobody wants to live next door to a monster house. It's a vicious cycle, not a virtuous one. Sure, older homes beyond disrepair are an eyesore but the lack of enforced, meaningful regulation of new and remodeled structures has gotten FAR out of hand and MUCH worse. It must be stopped. This effort is about common sense and takes brave public servants to evade the lure of fly by night agents and speculators, are you that brave? My vote goes to those who are.

I support the ICOs and want the city to start work immediately on Councilmember Koretz's proposed amendments to the BMO.

Respectfully,

Andrew Lichtstein
 Beverly Grove homeowner



Etta Armstrong <etta.armstrong@lacity.org>

14-0656

1 message

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

Fri. Apr 24. 2015 at 10:05 AM

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

From: <TeryFlwr4U@aol.com>

Date: Fri. Apr 24. 2015 at 10:04 AM

Subject: (no subject)

To: councilmember.wesson@lacity.org. councilmember.huizar@lacity.org. councilmember.cedillo@lacity.org.
councilmember.englander@lacity.org. councilmember.bonin@lacity.org. councilmember.koretz@lacity.org.
sharon.gin@lacity.org. ken.bernstein@lacity.org. tom.rothmann@lacity.org
Cc: shelley@wagersmail.net**Reference Council File 14-0656**

Mansionization is doing irreversible damage to our city.

The most highly-regulated neighborhoods in the city are HPOZs and RFAs. and their property values do just fine.

The ICOs and BMO amendments are not game changers. Zoning already limits property rights. but current LA zoning is too lax to stop mansionization.

The proposed regulations permit spacious. comfortable homes that also respect their neighbors and neighborhood.

LA needs more affordable housing. When flashy McMansions replace modest homes. they price out all but the most affluent buyers.

The City must extend the ICOs and get going immediately on Councilmember Koretz's amendments to the permanent citywide mansionization ordinance.

Sincerely.

Terry Foreman

Resident of Miracle Mile North HPOZ

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





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>

Fri. Apr 24. 2015 at 10:16 AM

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

From: **Steven Poster** <stevenasc@mac.com>
Date: Fri. Apr 24. 2015 at 10:09 AM
Subject: Council File 14-0656
To: Steven Poster <stevenasc@mac.com>

Mansionization is doing irreversible damage to our city.

The most highly-regulated neighborhoods in the city are HPOZs and RFAs, and their property values do just fine.

The ICOs and BMO amendments are not game changers. Zoning already limits property rights, but current LA zoning is too lax to stop mansionization.

The proposed regulations permit spacious, comfortable homes that also respect their neighbors and neighborhood.

LA needs more affordable housing. When flashy McMansions replace modest homes, they price out all but the most affluent buyers.

The City must extend the ICOs and get going immediately on Councilmember Koretz's amendments to the permanent citywide mansionization ordinance.

Steven Poster ASC
Lookout Mountain Alliance
Delegate Hillside Federation

President International Cinematographers Guild. Local 600 of the I.A.T.S.E.

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





Etta Armstrong <etta.armstrong@lacity.org>

Fwd: 14-0656 ICO's

1 message

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

Fri. Apr 24. 2015 at 4:33 PM

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

From: **Tamara Bergman & Michael Schwartz** <sbsierra@gmail.com>

Date: Fri. Apr 24. 2015 at 4:16 PM

Subject: 14-0656 ICO's

To: councilmember.koretz@lacity.org. Herb Wesson <councilmember.wesson@lacity.org>. Tom LaBonge <councilmember.labonge@lacity.org>. councilmember.huizar@lacity.org. councilmember.cedillo@lacity.org. sharon.gin@lacity.org

Dear Councilmen: Thank you very much for your insight into protecting our neighborhoods. I know as news of the ICO spreads, you are now getting pushback from some people/developers etc. But as politicians, I am sure you know that you can not please all of the people all of the time. The people now giving you pushback on the ICOs are the very same people who have had a free-for-all these past few years. I am sure they do miss the ability to build quick, identical & huge houses for fast profit, but that does not mean that this was the best thing for the community as a whole. So, thank you so much for this relief. We desperately needed this help & thousands of LA residents begged you for this help. Don't lose sight of that fact. Courage & stay the course.

Additionally, don't forget that these ICO's are only required until other relief is given. But these ICO's are necessary *right now*. And, if the previous BMO had operated as it *should*, then it would have effectively prevented the very same type of building that people are now asking you to allow them to resume. In other words, these builders should never have been allowed to do to neighborhoods what they did do over the last few years. Now, with the ICO's and the revision of the BMO, we are restoring the protections that should have been in place from the outset. These developers had their fun, at our expense, but it should have never happened & now it is over. Of course they are going to give pushback.

Finally, Councilman Cedillo spoke about the "changing family" implying perhaps that maybe the box mansion is needed in some circumstances? Trust me, the box mansions are not being built for the "changing family" [where a family might have the elderly and the young in the same household]—nor can the changing family afford these community-wrecking lot line to lot line behemoths. Box mansions are making it harder for this changing family. We don't need to allow box mansions in order to help more people live in one home. Yes, perhaps an in-law suite may be added to the back of a home, or a bathroom. But, box mansions are not the answer to an adult child living at home for a few years or an older person joining a family for a few years. These houses are taking away affordable family homes and turning them into overpriced monstrosities.

We need to continue the ICO protection until we get the five HPOZ's established and until the BMO is amended to protect the character of all of the neighborhoods in the ICO areas as well as the wonderful neighborhoods around the city.

Thank you again.

**tamara bergman, Treasurer &
cheryl holland, president,
Sunset Square Neigh Org**

--
Tamara Bergman, Esq.

--

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





Etta Armstrong <etta.armstrong@lacity.org>

14-0656

1 message

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

Mon. Apr 27. 2015 at 7:48 AM

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

From: **edward hunt** <edvhunt@earthlink.net>

Date: Fri. Apr 24. 2015 at 8:10 PM

Subject: ICO hearings this coming Tuesday & Wednesday.

To: Councilmember.ofarrell@lacity.org

Cc: Melrose Hill <melrosehill@yahoogroups.com>. southhollywoodnha@gmail.com. Aaron Downes <downesaaron84@gmail.com>. barbara Broide <bbroide@hotmail.com>. "Cetrone, Carol" <perpetua99@gmail.com>. ivonneguzman45@gmail.com. "Isralowitz, Elizabeth" <eisralowitzbcba@gmail.com>. Michael Bahe <old.bahe@yahoo.com>. Irma Derrick <irma_derrick@yahoo.com>. Karen Gilman <gilperson2@gmail.com>. councilmember.wesson@lacity.org. councilmember.huizar@lacity.org. councilmember.cedillo@lacity.org. councilmember.englander@lacity.org. councilmember.bonin@lacity.org. councilmember.koretz@lacity.org. sharon.gin@lacity.org. ken.bernstein@lacity.org. tom.rothmann@lacity.org. labreacoalition@gmail.com. Cindy Cleghorn <cindycleghorn@gmail.com>. Christian Beck <towncartoyou@gmail.com>. chair <chair@hsdnc.org>. Bob Blue <camarobob@hotmail.com>. Christina Derenthal <Christina_derenthal@paramount.com>. Sharon Commins mvcc <smcommins@msn.com>. "Marlene Savage (WRAC Land Use)" <marlene.savage@ca.rr.com>. mpchicago@aol.com. tom.labonge@lacity.org. Gary Benjamin <gary.benjamin@lacity.org>. jgirodo@gmail.com

Honorable Mitch,

As you know, about 6 months ago and many times since we have asked you to include the 36-single family zoned properties that are in our proposed HPOZ Expansion Area, in the proposed ICO's for protection from horrendosities such as remodelings and demolitions of our 100 year old buildings for Mansionizations and over scale Small Lot Subdivisions and SB 1818 projects. Our request was timely, but for whatever reason you did not include us.

We still need that protection, not only for the 36-single family zoned properties but also a similar protection (RFA?) for the RD1.5 portion of the HPOZ Expansion Area. We hope you will soon accomplish this. As we have informed you, since our request, we have already had two major exterior remuddlings/stucco-overs and proposed demolition of 3 approximately Century old structures containing five moderate rent units for a luxury 9-unit SLS with zero guest parking.

City-wide, as you know, both LA PLUM and your full Council will vote on the anti-horrendosity/anti-Mansionization ICOs (Council File 14-0656) this coming Tuesday and Wednesday. Without your votes, the ICOs will expire on May 9.

Mansionization and over scale SLS's are doing irreversible damage to our City and to many older Hollywood neighborhoods. The most highly-regulated neighborhoods in the city are HPOZs and RFAs, and, like our Melrose Hill HPOZ their property values greatly exceed surrounding similar neighborhoods that have alien out of scale infill projects.

The ICOs and BMO amendments are not game changers. Zoning already limits property rights, but current LA zoning is too lax to stop Mansionization and over scale SLS's. The proposed regulations permit spacious, comfortable homes that also respect their neighbors and neighborhood.

LA needs more affordable housing. When flashy McMansions replace modest homes, they price out all but the most affluent buyers. The City must extend the ICOs and get going immediately on Councilmember Koretz's amendments to the permanent citywide Mansionization ordinance.

One last request: I understand the development community is pushing an amendment to the ICO's that will allow up to 400 square feet of attached garage space NOT be counted toward the square footage total. We hope you will strongly oppose this amendment.

Sincerely,

Edward Villareal Hunt, AIA, ASLA; Chair, Planning Committee, Melrose Hill Neighborhood Association; 323-646-6287

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

