

**SUNDAY JULY 27**

**From:** Considine, Traci

**Sent:** Sunday, July 27, 2014 1:11 PM

**To:** 'councilmember.huizar@lacity.org'; 'councilmember.cedillo@lacity.org'; 'councilmember.englander@lacity.org'; 'sharon.gin@lacity.org'

**Cc:** 'councilmember.wesson@lacity.org'; 'elizabeth.carlin@lacity.org'; 'andrew.westall@lacity.org'; 'mayor.garcetti@lacity.org'

**Subject:** Support the Motion to Amend the Baseline Mansionization Ordinance

Dear Members of the Planning & Land Use Management Committee,

As you know, the Baseline Mansionization Ordinance (BMO) has failed. Egregiously oversized houses continue to spoil the scale and character of single-family neighborhoods. Faircrest Heights (Council District 10) is one of them. You might review our [change.org petition](#), to see a photograph of one of the McMansions that has blighted Faircrest Heights, and to read some of the comments from neighbors who are gravely concerned about mansionization.

Neighborhoods all over the city – including ours – are clamoring for relief, requesting RFA overlays to protect us from reckless development. Even with recently-announced staff increases, keeping up with that demand will be a challenge. Enforcing city code across a patchwork of overlays could be a real headache, too. Councilmember Koretz has offered a smart and sensible solution with his motion to amend the BMO. While his motion would not preclude ordinances tailored to specific neighborhoods, the amendments will almost certainly eliminate a big part of the problem – and fast.

As you know, PLUM will consider Councilmember Koretz's Motion this coming Tuesday. I urge you to give it your full support.

- The base floor area ratio for R-1 lots is excessive. Ratchet it down.
- Eliminate the pointless 'green' building bonus. Building sensibly sized homes does *much* more to shrink our carbon footprint than bamboo flooring and other so-called 'green' building practices, which are required by code anyway.
- Attached garages add 400 square feet of bloat and eliminate the driveways that provide an essential buffer between lots. Eliminate the exemption and count this square footage.
- Eliminate the other self-defeating design bonuses for items like double-height entryways and balconies, which add hundreds of square feet of uncounted bulk and still leave us with McMansions that loom over our neighbors' homes.
- Make the project approval process transparent to the public.

Thoughtful development puts a premium on environmental and economic sustainability, neighborhood integrity, and a sense of community. These simple amendments could be prepared and adopted quickly, to protect neighborhoods being ravaged by unchecked, short-term real estate speculation and reckless development. They will allow renovations, expansions, and new construction that can accommodate modern family life while respecting the scale and character of established neighborhoods.

Every day brings more damage to more treasured L.A. neighborhoods, and we need your support desperately, and soon.

Sincerely,  
Traci Considine  
Faircrest Heights

From: Kathleen Clark [mailto: ]

Sent: Sunday, July 27, 2014 3:53 PM

To: councilmember.huizar@lacity.org; councilmember.cedillo@lacity.org; councilmember.englander@lacity.org; sharon.gin@lacity.org

Cc: councilmember.wesson@lacity.org; elizabeth.carlin@lacity.org; andrew.westall@lacity.org; mayor.garcetti@lacity.org

Subject: Support the Motion to Amend the Baseline Mansionization Ordinance

to: City Council Planning & Land Use Management Committee Members:  
PLUM Committee Chair / CD-14, Councilmember Jose Huizar (councilmember.huizar@lacity.org)  
CD-1, Councilmember Gilbert Cedillo (councilmember.cedillo@lacity.org)  
CD-12, Councilmember Mitchell Englander (councilmember.englander@lacity.org)  
Sharon Gin, Staff (sharon.gin@lacity.org)

cc: CD 10 Councilmember and Los Angeles Council President, Herb J. Wesson, Jr (councilmember.wesson@lacity.org)  
Elizabeth Carlin – Deputy-West, 10th Council District (elizabeth.carlin@lacity.org)  
Andrew Westall – Assistant Chief Deputy/Planning, 10th Council District (andrew.westall@lacity.org)  
Eric Garcetti – Mayor, City of Los Angeles (mayor.garcetti@lacity.org)

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Sincerely,

Kathleen Clark  
Faircrest Heights Resident

**From:** Veronika Syrop [mailto: ]

**Sent:** Sunday, July 27, 2014 3:05 PM

**To:** councilmember.huizar@lacity.org; councilmember.cedillo@lacity.org; councilmember.englander@lacity.org; sharon.gin@lacity.org

**Cc:** councilmember.wesson@lacity.org; elizabeth.carlin@lacity.org; andrew.westall@lacity.org; mayor.garcetti@lacity.org

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Sincerely,  
Veronika Syrop  
Faircrest Heights Resident

**From:** Abbey DeRocker [mailto: ]

**Sent:** Sunday, July 27, 2014 1:57 PM

**To:** councilmember.huizar@lacity.org; councilmember.cedillo@lacity.org; councilmember.englander@lacity.org; sharon.gin@lacity.org

**Cc:** councilmember.wesson@lacity.org; elizabeth.carlin@lacity.org; andrew.westall@lacity.org; mayor.garcetti@lacity.org

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Sharon Gin, Staff (sharon.gin@lacity.org)

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Elizabeth Carlin – Deputy-West, 10th Council District (elizabeth.carlin@lacity.org)

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Sincerely,

Abbey DeRocker and Gregg Kawecky

1657 Hi Point St

Los Angeles, CA 90035

**From:** Edward Lehman [mailto: ]

**Sent:** Sunday, July 27, 2014 1:47 PM

**To:** councilmember.huizar@lacity.org; councilmember.cedillo@lacity.org; councilmember.englander@lacity.org; sharon.gin@lacity.org

**Cc:** councilmember.wesson@lacity.org; elizabeth.carlin@lacity.org; andrew.westall@lacity.org; mayor.garcetti@lacity.org; hello@davidkauha.com

**Subject:** Support the Motion to Amend the Baseline Mansionization Ordinance

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Sincerely,

Faircrest Heights Resident

Edward R Lehman

1807 S. Hayworth Av.

Los Angeles, CA 90035

**From:** Laura Anderson [mailto: [REDACTED]@com]

**Sent:** Sunday, July 27, 2014 2:01 PM

**To:** councilmember.huizar@lacity.org; councilmember.cedillo@lacity.org; councilmember.englander@lacity.org; sharon.gin@lacity.org

**Cc:** councilmember.wesson@lacity.org; Elizabeth Carlin; andrew.westall@lacity.org; mayor.garcetti@lacity.org

**Subject:** RE: Support the Motion to Amend the Baseline Mansionization Ordinance

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Sincerely,  
Faircrest Heights Resident

LAURA ANDERSON  
LOS ANGELES REAL ESTATE

Laura Anderson

Keller Williams Realty Larchmont

Top Producer 2012, 2013

Leadership Council

Agent Of The Year 2013

Mobile: 323-646-6569

Office: 323-762-2564

Email: [laura@lauraandersonrealtor.com](mailto:laura@lauraandersonrealtor.com)

Web: [www.lauraandersonrealtor.com](http://www.lauraandersonrealtor.com)

From: Lorraine Kirsten [mailto: [REDACTED] com]

Sent: Sunday, July 27, 2014 2:29 PM

To: councilmember.huizar@lacity.org; councilmember.cedillo@lacity.org; councilmember.englander@lacity.org; sharon.gin@lacity.org

Cc: councilmember.wesson@lacity.org; elizabeth.carlin@lacity.org; andrew.westall@lacity.org; mayor.garcetti@lacity.org

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Sincerely,

Lorraine Kirsten

Faircrest Heights Resident

**From:** Elise Sandiford [mailto: ]

**Sent:** Sunday, July 27, 2014 2:54 PM

**To:** councilmember.huizar@lacity.org; councilmember.cedillo@lacity.org; councilmember.englander@lacity.org; sharon.gin@lacity.org

**Cc:** councilmember.wesson@lacity.org; elizabeth.carlin@lacity.org; andrew.westall@lacity.org; mayor.garcetti@lacity.org

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Elise Sandiford

Stearns Drive

Los Angeles, CA 90035

**From:** Debra House [mailto: [REDACTED]@cityofla.gov]

**Sent:** Sunday, July 27, 2014 3:57 PM

**To:** councilmember.huizar@lacity.org; councilmember.cedillo@lacity.org; councilmember.englander@lacity.org; sharon.gin@lacity.org

**Cc:** councilmember.wesson@lacity.org; elizabeth.carlin@lacity.org; andrew.westall@lacity.org; mayor.garcetti@lacity.org

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Sincerely,

Debra House

[REDACTED]

[KORETZ Motion to Amend the Baseline Mansionization Ordinance.pdf](#)

**From:** Roxann Smith [mailto: ]

**Sent:** Sunday, July 27, 2014 4:19 PM

**To:** councilmember.huizar@lacity.org; councilmember.cedillo@lacity.org; councilmember.englander@lacity.org; sharon.gin@lacity.org

**Cc:** councilmember.wesson@lacity.org; Elizabeth Carlin; andrew.westall@lacity.org; mayor.garcetti@lacity.org

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Thoughtful development puts a premium on environmental and economic sustainability, neighborhood integrity, and a sense of community. These simple amendments could be prepared and adopted quickly, to protect neighborhoods being ravaged by unchecked, short-term real estate speculation and reckless development. They will allow renovations, expansions, and new construction that can accommodate modern family life while respecting the scale and character of established neighborhoods.

Every day brings more damage to more treasured L.A. neighborhoods, and we need your support desperately, and soon.

Sincerely,

Monika Hummer

**From:** Pamela Greene [mailto: ]

**Sent:** Sunday, July 27, 2014 5:08 PM

**To:** councilmember.huizar@lacity.org; councilmember.cedillo@lacity.org; councilmember.englander@lacity.org; sharon.gin@lacity.org

**Cc:** councilmember.wesson@lacity.org; elizabeth.carlin@lacity.org; andrew.westall@lacity.org; mayor.garcetti@lacity.org

**Subject:** Support the Motion to Amend the Baseline Mansionization Ordinance

Dear Members of the Planning & Land Use Management Committee,

As a homeowner in Faircrest Heights, I urge you to support Councilmember Koretz's motion this coming Tuesday.

The overdevelopment by some home owners is ruining our neighborhood. They tear down beautiful Spanish style homes and put up "mansions" that look like a pile of boxes. It changes the whole feel of the neighborhood. Please help with this "mansionization." We hate it and what it is doing to our neighborhood. As you know, the Baseline Mansionization Ordinance (BMO) has failed. Egregiously oversized houses continue to spoil the scale and character of single-family neighborhoods. Faircrest Heights (Council District 10) is one of them.

Neighborhoods all over the city – including ours – are clamoring for relief, requesting RFA overlays to protect us from reckless development. Even with recently-announced staff increases, keeping up with that demand will be a challenge. Enforcing city code across a patchwork of overlays could be a real headache, too. Councilmember Koretz has offered a smart and sensible solution with his motion to amend the BMO. While his motion would not preclude ordinances tailored to specific neighborhoods, the amendments will almost certainly eliminate a big part of the problem – and fast.

As you know, PLUM will consider Councilmember Koretz's Motion this coming Tuesday. I urge you to give it your full support.

- The base floor area ratio for R-1 lots is excessive. Ratchet it down.
- Eliminate the pointless 'green' building bonus. Building sensibly sized homes does much more to shrink our carbon footprint than bamboo flooring and other so-called 'green' building practices, which are required by code anyway.
- Attached garages add 400 square feet of bloat and eliminate the driveways that provide an essential buffer between lots. Eliminate the exemption and count this square footage.
- Eliminate the other self-defeating design bonuses for items like double-height entryways and balconies, which add hundreds of square feet of uncounted bulk and still leave us with McMansions that loom over our neighbors' homes.
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Every day brings more damage to more treasured L.A. neighborhoods, and we need your help desperately, and soon.

Sincerely,

Pamela Greene

Stearns Drive

Los Angeles, CA 90035

**From:** Marika Sung [mailto:m[REDACTED]]

**Sent:** Sunday, July 27, 2014 5:30 PM

**To:** councilmember.huizar@lacity.org; councilmember.cedillo@lacity.org;  
councilmember.englander@lacity.org; sharon.gin@lacity.org

**Cc:** councilmember.wesson@lacity.org; elizabeth.carlin@lacity.org; andrew.westall@lacity.org;  
mayor.garcetti@lacity.org

**Subject:** Support the Motion to Amend the Baseline Mansionization Ordinance

Dear Members of the Planning & Land Use Management Committee,

As you know, the Baseline Mansionization Ordinance (BMO) has failed. Egregiously oversized houses continue to spoil the scale and character of single-family neighborhoods. Faircrest Heights (Council District 10) is one of them.

Neighborhoods all over the city – including ours – are clamoring for relief, requesting RFA overlays to protect us from reckless development. Even with recently-announced staff increases, keeping up with that demand will be a challenge. Enforcing city code across a patchwork of overlays could be a real headache, too. Councilmember Koretz has offered a smart and sensible solution with his motion to amend the BMO. While his motion would not preclude ordinances tailored to specific neighborhoods, the amendments will almost certainly eliminate a big part of the problem – and fast.

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Every day brings more damage to more treasured L.A. neighborhoods, and we need your help desperately, and soon.

Sincerely,

Marika Emiko Sung

[REDACTED] Warner Drive

Los Angeles, CA 90048

[REDACTED] 2

**From:** Brent Beath [mailto: ]

**Sent:** Sunday, July 27, 2014 6:13 PM

**To:** councilmember.huizar@lacity.org; councilmember.cedillo@lacity.org; councilmember.englander@lacity.org; sharon.gin@lacity.org

**Cc:** councilmember.wesson@lacity.org; elizabeth.carlin@lacity.org; andrew.westall@lacity.org; mayor.garcetti@lacity.org

**Subject:** Support the Motion to Amend the Baseline Mansionization Ordinance

Dear Members of the Planning & Land Use Management Committee,

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Sincerely,

--

Brent Beath

Alvira Street

Los Angeles, CA 90035

**From:** claire.knowlton@gmail.com [mailto:claire.knowlton@gmail.com] **On Behalf Of** Claire Knowlton

**Sent:** Sunday, July 27, 2014 8:42 PM

**To:** councilmember.huizar@lacity.org; councilmember.cedillo@lacity.org; councilmember.englander@lacity.org; sharon.gin@lacity.org

**Cc:** councilmember.wesson@lacity.org; elizabeth.carlin@lacity.org; andrew.westall@lacity.org; mayor.garcetti@lacity.org

**Subject:** Support the Motion to Amend the Baseline Mansionization Ordinance

Dear Members of the Planning & Land Use Management Committee,

As you know, the Baseline Mansionization Ordinance (BMO) has failed. Egregiously oversized houses continue to spoil the scale and character of single-family neighborhoods. Faircrest Heights (Council District 10) is one of them.

Neighborhoods all over the city – including ours – are clamoring for relief, requesting RFA overlays to protect us from reckless development. Even with recently-announced staff increases, keeping up with that demand will be a challenge. Enforcing city code across a patchwork of overlays could be a real headache, too. Councilmember Koretz has offered a smart and sensible solution with his motion to amend the BMO. While his motion would not preclude ordinances tailored to specific neighborhoods, the amendments will almost certainly eliminate a big part of the problem – and fast.

As you know, PLUM will consider Councilmember Koretz's Motion this coming Tuesday. I urge you to give it your full support.

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Sincerely,  
Claire Knowlton

--



**Claire Knowlton, Board President**

[www.thelifeyoucansave.org](http://www.thelifeyoucansave.org) | [claire.knowlton@thelifeyoucansave.org](mailto:claire.knowlton@thelifeyoucansave.org) | 818-606-5752 | Skype: claireknowlton | Los Angeles, United States of America

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The Life You Can Save is a 501(c)(3) - [Support us in spreading the word about effective giving](#)

From: Shellacruz [REDACTED]  
To: [councilmember.huizar@lacity.org](mailto:councilmember.huizar@lacity.org), [councilmember.cedillo@lacity.org](mailto:councilmember.cedillo@lacity.org), [councilmember.englander@lacity.org](mailto:councilmember.englander@lacity.org),  
[sharon.gin@lacity.org](mailto:sharon.gin@lacity.org)  
CC: [councilmember.wesson@lacity.org](mailto:councilmember.wesson@lacity.org), [elizabeth.carlin@lacity.org](mailto:elizabeth.carlin@lacity.org), [andrew.westall@lacity.org](mailto:andrew.westall@lacity.org), [mayor.garcetti@lacity.org](mailto:mayor.garcetti@lacity.org)  
Sent: 7/27/2014 10:33:06 P.M. Pacific Daylight Time  
Subj: Public Comment on Council File 14-0656

To the City Council Planning & Land Use Committee Members:

I reside in the city of Los Angeles and have for most of my life. I live within the boundaries of the Wilshire Community Plan (WCP), specifically within Council District 10. In recent years I have witnessed many developments being built that are completely out of scale and character for the neighborhoods in which they have been constructed.

I have to ask myself why these massive structures were allowed to pass through the City's planning department with no objections. The WCP clearly seeks to protect the scale and character of established neighborhoods.

Several years ago AB 283 (California Government Code 65860) was adopted to prevent this from happening. The City of Los Angeles spent years down zoning areas so that there was more compatibility between the Zoning and the policies set forth in the Community Plans. This was quite obviously a monumental undertaking and it is no wonder that we are still seeing fallouts from AB 283!

So here we are today.....still fighting the developers who choose to build massive structures in a neighborhood whose scale and character is in no way close to the mansions they are building.

It is time for the City of Los Angeles to take positive action to prevent these "McMansions" from spoiling the aesthetics of our established neighborhoods. Please support Councilman Koretz's motion to amend the Baseline Mansionization Ordinance..

Thank you.

Rochelle Koretz (no relation)

[REDACTED] South Ogden Drive

Los Angeles, CA 90019

From: Sylvia Schveri [mailto:████████@gmail.com]

Sent: Sunday, July 27, 2014 11:35 PM

To: councilmember.huizar@lacity.org; councilmember.cedillo@lacity.org;  
councilmember.englander@lacity.org; sharon.gin@lacity.org

Cc: councilmember.wesson@lacity.org; elizabeth.carlin@lacity.org; andrew.westall@lacity.org;  
mayor.garcetti@lacity.org

Subject: Support the Motion to Amend the Baseline Mansionization Ordinance

Dear Members of the Planning & Land Use Management Committee,

As you know, the Baseline Mansionization Ordinance (BMO) has failed. Egregiously oversized houses continue to spoil the scale and character of single-family neighborhoods. Faircrest Heights (Council District 10) is one of them. Our change.org petition shows one of the McMansions that has blighted Faircrest Heights, and provides comments from neighbors who are gravely concerned about mansionization.

Neighborhoods all over the city – including ours – are clamoring for relief, requesting RFA overlays to protect us from reckless development. Even with recently-announced staff increases, keeping up with that demand will be a challenge. Enforcing city code across a patchwork of overlays could be a real headache, too. Councilmember Koretz has offered a smart and sensible solution with his motion to amend the BMO. While his motion would not preclude ordinances tailored to specific neighborhoods, the amendments will almost certainly eliminate a big part of the problem – and fast.

As you know, PLUM will consider Councilmember Koretz's Motion this coming Tuesday. I urge you to give it your full support.

- The base floor area ratio for R-1 lots is excessive. Ratchet it down.
- Eliminate the pointless 'green' building bonus. Building sensibly sized homes does much more to shrink our carbon footprint than bamboo flooring and other so-called 'green' building practices, which are required by code anyway.
- Attached garages add 400 square feet of bloat and eliminate the driveways that provide an essential buffer between lots. Eliminate the exemption and count this square footage.
- Eliminate the other self-defeating design bonuses for items like double-height entryways and balconies, which add hundreds of square feet of uncounted bulk and still leave us with McMansions that loom over our neighbors' homes.
- Make the project approval process transparent to the public.

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Every day brings more damage to more treasured L.A. neighborhoods, and we need your support desperately, and soon.

Sincerely,

Sylvia Schveri

PICO NC resident and council member

MONDAY JULY 28:

**From:** Pam Roberts [mailto: ]  
**Sent:** Monday, July 28, 2014 9:41 AM  
**To:** sharon.gin@lacity.org  
**Subject:** Support Motion to Amend Baseline Mansionization Ordinance

Sharon,

The Baseline Mansionization Ordinance has failed, and monster houses continue to spoil the scale and character of single-family neighborhoods. I live in Beverlywood and it's ruining our beautiful community on so many levels.

Neighborhoods all over the city are clamoring for RFA Overlays to protect themselves from reckless development. But even with recently-announced staff increases, keeping up with that demand will be a challenge. Enforcing city code across a patchwork of overlays could be a real headache, too. Homes are regularly torn down in my neighborhood without filing for demolition permits until after the fact -- completely avoiding asbestos surveys and removal.

Councilmember Koretz has offered a smart and sensible solution with his Motion to amend the ordinance. His Motion does not preclude ordinances tailored to specific neighborhoods, but the amendments will almost certainly eliminate a big part of the problem – and fast.

- The base floor area ratio for R-1 lots is excessive. Ratchet it down.
- Cutting houses down to sensible size does MUCH more than bamboo flooring to shrink our carbon footprint. And so-called "green building" practices are required by code anyway. Eliminate this pointless bonus.
- Exemptions for attached garages, double-height entryways, and balconies add hundreds of square feet of uncounted bulk. Eliminate these self-defeating exemptions.

Every day brings more damage to more treasured L.A. neighborhoods. Your committee will consider Councilmember Koretz's Motion this coming Tuesday. I urge you to give it your full support.

Sincerely,  
Pam Roberts Malay  
Cresta Drive  
Los Angeles, CA 90035

**From:** M Gordon [mailto:████████@████████.com]

**Sent:** Monday, July 28, 2014 9:52 AM

**To:** councilmember.huizar@lacity.org

**Cc:** elizabeth.carlin@lacity.org; andrew.westall@lacity.org; mayor.garcetti@lacity.org; councilmember.huizar@lacity.org; councilmember.englander@lacity.org; councilmember.cedillo@lacity.org; sharon.gin@lacity.org;

councilmember.wesson@lacity.org; councilmember.wesson@lacity.org; elizabeth.carlin@lacity.org; andrew.westall@lacity.org

**Subject:** Support the Motion to Amend the Baseline Mansionization Ordinance

Dear Members of the Planning & Land Use Management Committee,

As you know, the Baseline Mansionization Ordinance (BMO) has failed. Egregiously oversized houses continue to spoil the scale and character of single-family neighborhoods. Faircrest Heights (Council District 10) is one of them.

Neighborhoods all over the city – including ours – are clamoring for relief, requesting RFA overlays to protect us from reckless development. Even with recently-announced staff increases, keeping up with that demand will be a challenge. Enforcing city code across a patchwork of overlays could be a real headache, too. Councilmember Koretz has offered a smart and sensible solution with his motion to amend the BMO. While his motion would not preclude ordinances tailored to specific neighborhoods, the amendments will almost certainly eliminate a big part of the problem – and fast.

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Sincerely,  
Maura Gordon

**From:** Beth Marlis [mailto: ]

**Sent:** Monday, July 28, 2014 10:11 AM

**To:** councilmember.huizar@lacity.org; councilmember.cedillo@lacity.org; councilmember.englander@lacity.org; sharon.gin@lacity.org

**Cc:** councilmember.wesson@lacity.org; elizabeth.carlin@lacity.org; andrew.westall@lacity.org; mayor.garcetti@lacity.org

**Subject:** Support the Motion to Amend the Baseline Mansionization Ordinance

Dear Members of the Planning & Land Use Management Committee,

As you know, the 2008 Baseline Mansionization Ordinance (BMO) has failed. Egregiously oversized houses continue to spoil the scale and character of single-family neighborhoods. Faircrest Heights (Council District 10) is one of them. Our [change.org petition](#) shows one of the many McMansions that have blighted Faircrest Heights, and provides comments from neighbors who are gravely concerned about mansionization.

Neighborhoods all over the city – including ours – are clamoring for relief, requesting RFA overlays to protect us from reckless development. Even with recently-announced staff increases, keeping up with that demand will be a challenge. Enforcing city code across a patchwork of overlays could be a real headache, too. Councilmember Koretz has offered a smart and sensible solution with his motion to amend the BMO. While his motion would not preclude ordinances tailored to specific neighborhoods, the amendments will almost certainly eliminate a big part of the problem – and fast.

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- The base floor area ratio (FAR) for R-1 lots is excessive.
- Eliminate the pointless 'green' building bonus. Building sensibly sized homes does *much* more to shrink our carbon footprint than bamboo flooring and other so-called 'green' building practices, which are required by code anyway.
- Attached garages add 400 square feet of bloat and eliminate the driveways that provide an essential buffer between lots. Eliminate the exemption and count this square footage.
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Sincerely,  
Beth Marlis  
Faircrest Heights Resident



**From:** Eric Anderson [mailto:n[REDACTED]]

**Sent:** Monday, July 28, 2014 10:35 AM

**To:** councilmember.huizar@lacity.org

**Cc:** councilmember.wesson@lacity.org; elizabeth.carlin@lacity.org; andrew.westall@lacity.org; mayor.garcetti@lacity.org

**Subject:** Support the Motion to Amend the Baseline Mansionization Ordinance

While we support the rights of homeowners to renovate, expand, or rebuild within reasonable size limits, these “McMansions” violate neighborhood character, degrade quality of life, and damage long-term property values. McMansions will blight our neighborhoods for decades – long after speculators move on.

We urge you to mobilize the LA City Council to update the 2008 “Baseline Mansionization Ordinance:” eliminate the bogus and self-defeating “green” bonus, attached garage exemption, and other loopholes that make these monster houses possible.

Mansionization is a citywide problem that calls for a citywide solution. Voters across your districts and across the city want mansionization to stop, and we are looking to you for leadership on this vital issue.

**Eric S. Anderson**

Creative Director

[REDACTED] N Gardner Street  
Los Angeles, CA 90046

[REDACTED]

**From:** Dean Perton [mailto:████████████████████]

**Sent:** Monday, July 28, 2014 11:01 AM

**To:** councilmember.huizar@lacity.org; councilmember.cedillo@lacity.org; councilmember.englander@lacity.org; sharon.gin@lacity.org

**Cc:** councilmember.wesson@lacity.org; elizabeth.carlin@lacity.org; andrew.westall@lacity.org; mayor.garcetti@lacity.org

**Subject:** Support the Motion to Amend the Baseline Mansionization Ordinance

Dear Members of the Planning & Land Use Management Committee,

As you know, the Baseline Mansionization Ordinance (BMO) has failed to achieve the intended outcome. As a direct result, egregiously oversized houses are allowed under the current ordinance that spoil the scale and character of single-family neighborhoods. Faircrest Heights (Council District 10) is one of them. Our [change.org petition](#) shows one of the McMansions that has blighted Faircrest Heights, and provides comments from neighbors who are gravely concerned about mansionization.

Neighborhoods all over the city – including ours – are clamoring for relief, requesting RFA overlays to protect us from reckless development. Even with recently-announced staff increases, keeping up with that demand will be a challenge. Enforcing city code across a patchwork of overlays could be a real headache, too. Councilmember Koretz has offered a smart and sensible solution with his motion to amend the BMO. While his motion would not preclude ordinances tailored to specific neighborhoods, the amendments will almost certainly eliminate a big part of the problem – and fast.

As you know, PLUM will consider Councilmember Koretz's Motion this coming Tuesday. I urge you to give it your full support.

- The base floor area ratio for R-1 lots is excessive. *Ratchet it down.*
- *Eliminate the 'green' building bonus.* They simply don't work. Building sensibly sized homes does *much* more to shrink our carbon footprint than bamboo flooring and other so-called 'green' building practices, which are required by code anyway.
- Attached garages add 400 square feet of bloat and eliminate the driveways that provide an essential buffer between lots. *Eliminate the exemption and count this square footage.*
- Eliminate the other self-defeating design bonuses for items like double-height entryways and balconies, which add hundreds of square feet of uncounted bulk and still leave us with McMansions that loom over our neighbors' homes.
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Every day brings more damage to more treasured L.A. neighborhoods, and we need your support desperately, and soon. **Please support the Motion before the committee.**

Thank you.

Sincerely,

**Dean A. Perton, Architect**

██████████ Hi Point Street, Los Angeles, CA 90035

Faircrest Heights Resident

**From:** Lanny Eule [mailto: [REDACTED] ]

**Sent:** Monday, July 28, 2014 11:24 AM

**To:** councilmember.huizar@lacity.org; councilmember.cedillo@lacity.org; councilmemeber.englander@lacity.org; sharon.gin@lacity.org

**Cc:** councilmember.wesson@lacity.org; elizaabeth.carlin@lacity.org; andrew.westall@lacity.org; mayor.gacetti@lacity.org

**Subject:** Fw: Support the Motion to Amend the Baseline Mansionization Ordinance

Dear Members of the Planning & Land Use Management Committee,

As you know, the Baseline Mansionization Ordinance (BMO) has failed. Egregiously oversized houses continue to spoil the scale and character of single-family neighborhoods. Faircrest Heights (Council District 10) is one of them. Our [change.org petition](#) shows one of the McMansions that has blighted Faircrest Heights, and provides comments from neighbors who are gravely concerned about mansionization.

Neighborhoods all over the city – including ours – are clamoring for relief, requesting RFA overlays to protect us from reckless development. Even with recently-announced staff increases, keeping up with that demand will be a challenge. Enforcing city code across a patchwork of overlays could be a real headache, too. Councilmember Koretz has offered a smart and sensible solution with his motion to amend the BMO. While his motion would not preclude ordinances tailored to specific neighborhoods, the amendments will almost certainly eliminate a big part of the problem – and fast.

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- [REDACTED] The base floor area ratio for R-1 lots is excessive. Ratchet it down.
- [REDACTED] Eliminate the pointless ‘green’ building bonus. Building sensibly sized homes does *much* more to shrink our carbon footprint than bamboo flooring and other so-called ‘green’ building practices, which are required by code anyway.
- [REDACTED] Attached garages add 400 square feet of bloat and eliminate the driveways that provide an essential buffer between lots. Eliminate the exemption and count this square footage.
- [REDACTED] Eliminate the other self-defeating design bonuses for items like double-height entryways and balconies, which add hundreds of square feet of uncounted bulk and still leave us with McMansions that loom over our neighbors’ homes.
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Sincerely,

Faircrest Heights Resident

Lanny Eule

[REDACTED] South Hayworth Ave

Los Angeles 90035

**From:** Frank Considine [mailto: ]

**Sent:** Monday, July 28, 2014 11:42 AM

**To:** councilmember.huizar@lacity.org; councilmember.cedillo@lacity.org; councilmember.englander@lacity.org; sharon.gin@lacity.org

**Cc:** councilmember.wesson@lacity.org; elizabeth.carlin@lacity.org; andrew.westall@lacity.org; shawn.bayliss@lacity.org; mayor.garcetti@lacity.org

**Subject:** Please Support the Motion to Amend the Baseline Mansionization Ordinance

Dear Members of the Planning & Land Use Management Committee,

As you know, the Baseline Mansionization Ordinance (BMO) has failed. Egregiously oversized houses continue to spoil the scale and character of single-family neighborhoods. My neighborhood is one of them.

As an example, a [change.org petition](#) shows one of the McMansions that has blighted Faircrest Heights (in CD10), and provides comments from neighbors who are gravely concerned about mansionization.

Neighborhoods all over the city – including ours – are clamoring for relief, requesting RFA overlays to protect us from reckless development. Even with recently-announced staff increases, keeping up with that demand will be a challenge. Enforcing city code across a patchwork of overlays could be a real headache, too. Councilmember Koretz has offered a smart and sensible solution with his motion to amend the BMO. While his motion would not preclude ordinances tailored to specific neighborhoods, the amendments will almost certainly eliminate a big part of the problem – and fast.

As you know, PLUM will consider Councilmember Koretz's Motion this coming Tuesday. I urge you to give it your full support.

- The base floor area ratio for R-1 lots is excessive. Ratchet it down.
- Eliminate the pointless 'green' building bonus. Building sensibly sized homes does *much* more to shrink our carbon footprint than bamboo flooring and other so-called 'green' building practices, which are required by code anyway.
- Attached garages add 400 square feet of bloat and eliminate the driveways that provide an essential buffer between lots. Eliminate the exemption and count this square footage.
- Eliminate the other self-defeating design bonuses for items like double-height entryways and balconies, which add hundreds of square feet of uncounted bulk and still leave us with McMansions that loom over our neighbors' homes.
- Make the project approval process transparent to the public.

Thoughtful development puts a premium on environmental and economic sustainability, neighborhood integrity, and a sense of community. These simple amendments could be prepared and adopted quickly, to protect neighborhoods being ravaged by unchecked, short-term real estate speculation and reckless development. They will allow renovations, expansions, and new construction that can accommodate modern family life while respecting the scale and character of established neighborhoods.

Every day brings more damage to more treasured L.A. neighborhoods, and we need your support desperately, and soon.

Sincerely,

**Frank Considine**

Resident of [REDACTED] Hi Point St 90035 - Faircrest Heights

**From:** Jillian Kogan [mailto: ]

**Sent:** Monday, July 28, 2014 11:45 AM

**To:** councilmember.huizar@lacity.org; councilmember.cedillo@lacity.org; councilmember.englander@lacity.org; sharon.gin@lacity.org

**Cc:** councilmember.wesson@lacity.org; elizabeth.carlin@lacity.org; andrew.westall@lacity.org; mayor.garcetti@lacity.org

**Subject:** Baseline Mansionization Ordinance (BMO)

Dear Members of the Planning & Land Use Management Committee,

As you know, the Baseline Mansionization Ordinance (BMO) has failed. Egregiously oversized houses continue to spoil the scale and character of single-family neighborhoods. Faircrest Heights (Council District 10) is one of them.

Neighborhoods all over the city – including ours – are clamoring for relief, requesting RFA overlays to protect us from reckless development. Even with recently-announced staff increases, keeping up with that demand will be a challenge. Enforcing city code across a patchwork of overlays could be a real headache, too. Councilmember Koretz has offered a smart and sensible solution with his motion to amend the BMO. While his motion would not preclude ordinances tailored to specific neighborhoods, the amendments will almost certainly eliminate a big part of the problem – and fast.

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Sincerely,

Jillian Kogan Dunn & Matthew Dunn  
Faircrest Heights Residents

From: dana pehrson [mailto: ]  
Sent: Monday, July 28, 2014 12:43 PM  
To: councilmember.huizar@lacity.org; councilmember.cedillo@lacity.org; councilmember.englander@lacity.org; sharon.gin@lacity.org  
Cc: councilmember.wesson@lacity.org; Liz Carlin; andrew.westall@lacity.org; mayor.garcetti@lacity.org  
Subject: Support the Baseline Mansionization Ordinance

July 28, 2014

Dear Members of the Planning & Land Use Management Committee,

As you know, the Baseline Mansionization Ordinance (BMO) has failed. Egregiously oversized houses continue to spoil the scale and character of single-family neighborhoods. Faircrest Heights (Council District 10) is one of them. Our change.org petition shows one of the McMansions that has blighted Faircrest Heights, and provides comments from neighbors who are gravely concerned about mansionization.

Neighborhoods all over the city – including ours – are clamoring for relief, requesting RFA overlays to protect us from reckless development. Even with recently-announced staff increases, keeping up with that demand will be a challenge. Enforcing city code across a patchwork of overlays could be a real headache, too. Councilmember Koretz has offered a smart and sensible solution with his motion to amend the BMO. While his motion would not preclude ordinances tailored to specific neighborhoods, the amendments will almost certainly eliminate a big part of the problem – and fast.

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Sincerely,  
Dana E. Pehrson  
 Hi Point Street  
Los Angeles, CA 90035

Faircrest Heights Resident

**From:** Joshua Heath [mailto:h[REDACTED]com]

**Sent:** Monday, July 28, 2014 1:56 PM

**To:** councilmember.huizar@lacity.org; councilmember.cedillo@lacity.org; councilmember.englander@lacity.org; sharon.gin@lacity.org

**Cc:** councilmember.wesson@lacity.org; elizabeth.carlin@lacity.org; andrew.westall@lacity.org; mayor.garcetti@lacity.org

**Subject:** Please help preserve our city and support the motion to amend the baseline mansionization ordinance

Dear Members of the Planning & Land Use Management Committee,

As you know, the Baseline Mansionization Ordinance (BMO) has failed. Egregiously oversized houses continue to spoil the scale and character of single-family neighborhoods. Faircrest Heights (Council District 10) is one of them. Our [change.org petition](#) shows one of the McMansions that has blighted Faircrest Heights, and provides comments from neighbors who are gravely concerned about mansionization.

Neighborhoods all over the city – including ours – are clamoring for relief, requesting RFA overlays to protect us from reckless development. Even with recently-announced staff increases, keeping up with that demand will be a challenge. Enforcing city code across a patchwork of overlays could be a real headache, too. Councilmember Koretz has offered a smart and sensible solution with his motion to amend the BMO. While his motion would not preclude ordinances tailored to specific neighborhoods, the amendments will almost certainly eliminate a big part of the problem – and fast.

As you know, PLUM will consider Councilmember Koretz's Motion this coming Tuesday. I urge you to give it your full support.

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- Attached garages add 400 square feet of bloat and eliminate the driveways that provide an essential buffer between lots. Eliminate the exemption and count this square footage.
- Eliminate the other self-defeating design bonuses for items like double-height entryways and balconies, which add hundreds of square feet of uncounted bulk and still leave us with McMansions that loom over our neighbors' homes.
- Make the project approval process transparent to the public.

Thoughtful development puts a premium on environmental and economic sustainability, neighborhood integrity, and a sense of community. These simple amendments could be prepared and adopted quickly, to protect neighborhoods being ravaged by unchecked, short-term real estate speculation and reckless development. They will allow renovations, expansions, and new construction that can accommodate modern family life while respecting the scale and character of established neighborhoods.

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Sincerely,  
Faircrest Heights Resident  
Joshua Heath



**Joshua Heath**  
Business Handler  
Music Maker  
Dog Lover

**From:** Hoshal, Keith [REDACTED]  
**Sent:** Monday, July 28, 2014 2:34 PM  
**To:** 'councilmember.huizar@lacity.org'; 'councilmember.cedillo@lacity.org'; 'councilmember.englander@lacity.org'; 'sharon.gin@lacity.org'  
**Cc:** 'councilmember.wesson@lacity.org'; 'elizabeth.carlin@lacity.org'; 'andrew.westall@lacity.org'; 'mayor.garcetti@lacity.org'  
**Subject:** Support the Motion to Amend the Baseline Mansionization Ordinance

Dear Members of the Planning & Land Use Management Committee,  
As you know, the Baseline Mansionization Ordinance (BMO) has failed. Oversized houses continue throughout our neighborhoods and spoil the scale and character of single-family neighborhoods. Our neighborhood, Faircrest Heights (Council District 10) is one of the neighborhoods affected. The [change.org petition](#) shows one of the McMansions that has blighted Faircrest Heights, and provides comments from neighbors who are gravely concerned about mansionization.

Neighborhoods all over the city – including ours – are clamoring for relief, requesting RFA overlays to protect us from reckless development. Even with recently-announced staff increases, keeping up with that demand will be a challenge. Enforcing city code across a patchwork of overlays could be a real headache, too. Councilmember Koretz has offered a smart and sensible solution with his motion to amend the BMO. While his motion would not preclude ordinances tailored to specific neighborhoods, the amendments will almost certainly eliminate a big part of the problem – and fast.

As you know, PLUM will consider Councilmember Koretz's Motion tomorrow. I urge you to give it your full support.

- The base floor area ratio for R-1 lots is excessive. Reduce it.
- Eliminate the pointless 'green' building bonus. Building sensibly sized homes does much more to shrink our carbon footprint than bamboo flooring and other so-called 'green' building practices, which are required by code anyway.
- Attached garages add 400 square feet of bloat and eliminate driveways that provide an essential buffer between lots. Eliminate the exemption and consider adding this square footage.
- Eliminate the other self-defeating design bonuses for items like double-height entryways and balconies, which add hundreds of square feet of uncounted bulk and still leave us with McMansions that loom over our neighbors' homes.
- Create a project approval process that is transparent to the public.

Thoughtful development puts a premium on environmental and economic sustainability, neighborhood integrity, and a sense of community. These simple amendments could be prepared and adopted quickly, to protect neighborhoods being ravaged by unchecked, short-term real estate speculation and reckless development. They will allow renovations, expansions, and new construction that can accommodate modern family life while respecting the scale and character of established neighborhoods.

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Sincerely,

**Keith W. Hoshal**  
*Faircrest Heights Resident*  
[REDACTED] Stearns Dr.  
Los Angeles, CA 90035  
[REDACTED]

**IMPORTANT WARNING:** This message is intended for the use of the person or entity to which it is addressed and may contain information that is privileged and confidential, the disclosure of which is governed by applicable law. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering it to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this information is **STRICTLY PROHIBITED**. If you have received this message in error, please notify us immediately by calling (310) 423-6428 and destroy the related message. Thank You for your cooperation.

**From:** Carlos Medina [mailto: [REDACTED]]  
**Sent:** Monday, July 28, 2014 2:45 PM  
**To:** councilmember.huizar@lacity.org; councilmember.cedillo@lacity.org; councilmember.englander@lacity.org; sharon.gin@lacity.org  
**Cc:** councilmember.wesson@lacity.org; elizabeth.carlin@lacity.org; andrew.westall@lacity.org; mayor.garcetti@lacity.org  
**Subject:** Support the Motion to Amend the Baseline Mansionization Ordinance

Dear Members of the Planning & Land Use Management Committee,

As you know, the Baseline Mansionization Ordinance (BMO) has failed. Egregiously oversized houses continue to spoil the scale and character of single-family neighborhoods. Faircrest Heights (Council District 10) is one of them. Our [change.org petition](#) shows one of the McMansions that has blighted Faircrest Heights, and provides comments from neighbors who are gravely concerned about mansionization.

Neighborhoods all over the city – including ours – are clamoring for relief, requesting RFA overlays to protect us from reckless development. Even with recently-announced staff increases, keeping up with that demand will be a challenge. Enforcing city code across a patchwork of overlays could be a real headache, too. Councilmember Koretz has offered a smart and sensible solution with his motion to amend the BMO. While his motion would not preclude ordinances tailored to specific neighborhoods, the amendments will almost certainly eliminate a big part of the problem – and fast.

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Sincerely,

Carlos Medina

**From:** Laurie Crogan [REDACTED]  
**Sent:** Monday, July 28, 2014 3:05 PM  
**To:** councilmember.huizar@lacity.org; councilmember.cedillo@lacity.org; councilmember.englander@lacity.org; sharon.gin@lacity.org  
**Cc:** elizabeth.carlin@lacity.org; andrew.westall@lacity.org; mayor.garcetti@lacity.org  
**Subject:** Re: Support the Motion to Amend the Baseline Mansionization Ordinance

Dear Respected Representatives of our City,

I am a native Angeleno of 58 years. I am also in the field of restoration. Most importantly The Ennis House. It dismays me to the core to see what is happening to our neighborhoods and residential history. I have resided at this address below for 15 years now and know many of my neighbors. We want you to stop this aggressive attack on the communities which we are proud to live in. The over building of lot size including height has inundated our blocks with these eyesores that have nothing to do with the architecture that surrounds them. Let alone the plummeting value of the houses which sadly are next to them. The trees are all cut down including city trees. The houses go from 1,500-2,000 sq ft spring to 4,000+. The ecological footprint is being neglected. I see a ridiculously gross mismanagment of rules where the developers are finding loop holes to benefit their pocketbooks. Please stop this as you cannot bring back the houses which they are tearing down. They are built with integrity where their replacements are not.

Thank you,

Laurie Crogan  
[REDACTED] N. Genesee Ave  
90046

---

[REDACTED]

**From:** Sarah Newman [REDACTED]  
**Sent:** Monday, July 28, 2014 4:20 PM  
**To:** councilmember.huizar@lacity.org; councilmember.cedillo@lacity.org; councilmember.englander@lacity.org; sharon.gin@lacity.org  
**Cc:** councilmember.wesson@lacity.org; elizabeth.carlin@lacity.org; andrew.westall@lacity.org; mayor.garcetti@lacity.org  
**Subject:** Support the Motion to Amend the Baseline Mansionization Ordinance

Dear Members of the Planning & Land Use Management Committee,

As you know, the Baseline Mansionization Ordinance (BMO) has failed. Egregiously oversized houses continue to spoil the scale and character of single-family neighborhoods. Faircrest Heights (Council District 10) is one of them.

Neighborhoods all over the city – including ours – are clamoring for relief, requesting RFA overlays to protect us from reckless development. Even with recently-announced staff increases, keeping up with that demand will be a challenge. Enforcing city code across a patchwork of overlays could be a real headache, too. Councilmember Koretz has offered a smart and sensible solution with his motion to amend the BMO. While his motion would not preclude ordinances tailored to specific neighborhoods, the amendments will almost certainly eliminate a big part of the problem – and fast.

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Sincerely,  
Sarah Newman  
[REDACTED] Carmona Ave 90019

-----  
[REDACTED]  
[REDACTED]  
@SarahNow  
[REDACTED]

**From:** jrobin123@aol.com [m [REDACTED]]

**Sent:** Monday, July 28, 2014 6:27 PM

**To:** councilmember.huizar@lacity.org; councilmember.cedillo@lacity.org; councilmember.englander@lacity.org; sharon.gin@lacity.org

**Cc:** councilmember.wesson@lacity.org; elizabeth.carlin@lacity.org; andrew.westall@lacity.org; mayor.garcetti@lacity.org

**Subject:** Support the Motion to Amend the Baseline Mansionization Ordinance

Dear Members of the Planning & Land Use Management Committee,

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Sincerely,  
Janet Robin  
Pico/Robertson

[REDACTED]

From: William Higgins [REDACTED]

Sent: Monday, July 28, 2014 6:31 PM

To: councilmember.huizar@lacity.org; councilmember.cedillo@lacity.org; councilmember.englander@lacity.org; sharon.gin@lacity.org

Cc: wesson@lacity.org; elizabeth.carlin@lacity.org; andrew.westall@lacity.org; mayor.garcetti@lacity.org

Subject: Support the Motion to Amend the Baseline Mansionization Ordinance

Importance: High

to: City Council Planning & Land Use Management Committee Members:

PLUM Committee Chair / CD-14, Councilmember Jose Huizar (councilmember.huizar@lacity.org)

CD-1, Councilmember Gilbert Cedillo (councilmember.cedillo@lacity.org)

CD-12, Councilmember Mitchell Englander (councilmember.englander@lacity.org)

Sharon Gin, Staff (sharon.gin@lacity.org)

cc: CD 10 Councilmember and Los Angeles Council President, Herb J. Wesson, Jr (councilmember.wesson@lacity.org)

Elizabeth Carlin – Deputy-West, 10th Council District (elizabeth.carlin@lacity.org)

Andrew Westall – Assistant Chief Deputy/Planning, 10th Council District (andrew.westall@lacity.org)

Eric Garcetti – Mayor, City of Los Angeles (mayor.garcetti@lacity.org)

Dear Members of the Planning & Land Use Management Committee,

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Sincerely,

William Higgins

[REDACTED] Pickford St, LA, CA 90035

Faircrest Heights Resident

**From:** palmy310@aol.com [REDACTED]

**Sent:** Monday, July 28, 2014 6:36 PM

**To:** councilmember.huizar@lacity.org; councilmember.cedillo@lacity.org; councilmember.englander@lacity.org; sharon.gin@lacity.org

**Cc:** councilmember.wesson@lacity.org; elizabeth.carlin@lacity.org; andrew.westall@lacity.org; mayor.garcetti@lacity.org

**Subject:** Support the Motion to Amend the Baseline Mansionization Ordinance

Dear Members of the Planning & Land Use Management Committee,

As you know, the Baseline Mansionization Ordinance (BMO) has failed. Egregiously oversized houses continue to spoil the scale and character of single-family neighborhoods. Faircrest Heights (Council District 10) is one of them.

Neighborhoods all over the city – including ours – are clamoring for relief, requesting RFA overlays to protect us from reckless development. Even with recently-announced staff increases, keeping up with that demand will be a challenge. Enforcing city code across a patchwork of overlays could be a real headache, too. Councilmember Koretz has offered a smart and sensible solution with his motion to amend the BMO. While his motion would not preclude ordinances tailored to specific neighborhoods, the amendments will almost certainly eliminate a big part of the problem – and fast.

John Palmerton

Alfredo Ramirez

[REDACTED] Beverlywood Street

Los Angeles, CA. 90034

[REDACTED]

**From:** Joseph Steins [REDACTED]

**Date:** July 28, 2014 6:22:56 PM PDT

**To:** [councilmember.huizar@lacity.org](mailto:councilmember.huizar@lacity.org), [councilmember.cedillo@lacity.org](mailto:councilmember.cedillo@lacity.org), [councilmember.englander@lacity.org](mailto:councilmember.englander@lacity.org), [sharon.gin@lacity.org](mailto:sharon.gin@lacity.org)

**Cc:** Councilman Herb Wesson <[councilman.wesson@lacity.org](mailto:councilman.wesson@lacity.org)>, Elizabeth Carlin <[elizabeth.carlin@lacity.org](mailto:elizabeth.carlin@lacity.org)>, [mayor.garcetti@lacity.org](mailto:mayor.garcetti@lacity.org)

**Subject:** **PLUM: Support the Motion to Amend the Baseline Mansionization Ordinance**

July 28, 2014

Dear Members of the Planning & Land Use Management Committee,

As you know, the Baseline Mansionization Ordinance (BMO) has failed REPEATEDLY. Egregiously oversized houses continue to spoil the scale and character of single-family neighborhoods. One such is on Cloverdale near 8th Street. An early example in the one on Schumacher Drive in Carthay Center (which got in days before their HPOZ was put into effect). And you can drive on Drexel just east of Orlando to see numerous examples of overbuilding which has destroyed that lovely street.

Neighborhoods all over the city – including ours – are clamoring for relief, requesting RFA overlays to protect us from reckless development. Even with recently-announced staff increases, keeping up with that demand will be a challenge. Enforcing city code across a patchwork of overlays REMAINS a real headache, too. Councilmember Koretz has offered a smart and sensible solution with his motion to amend the BMO. While his motion would not preclude ordinances tailored to specific neighborhoods, the amendments will almost certainly eliminate a big part of the problem – and fast.

As you know, PLUM will consider Councilmember Koretz's Motion this coming Tuesday. I urge you to give it your full support.

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- Eliminate the pointless 'green' building bonus. Building sensibly sized homes does much more to shrink our carbon footprint than bamboo flooring and other so-called 'green' building practices, which are required by code anyway.
- Attached garages add 400 square feet of bloat and eliminate the driveways that provide an essential buffer between lots. Eliminate the exemption and count this square footage.
- Eliminate the other self-defeating design bonuses for items like double-height entryways and balconies, which add hundreds of square feet of uncounted bulk and still leave us with McMansions that loom over our neighbors' homes.
- Make the project approval process transparent to the public.

Thoughtful development puts a premium on environmental and economic sustainability, neighborhood integrity, and a sense of community. These simple amendments could be prepared and adopted quickly, to protect neighborhoods being ravaged by unchecked, short-term real estate speculation and reckless development. They will allow renovations, expansions, and new construction that can accommodate modern family life while respecting the scale and character of established neighborhoods.

Every day brings more damage to more treasured L.A. neighborhoods, and we need your support desperately, and soon.

Sincerely,

Joseph C. Steins, 1052 South Sierra Bonita Avenue, Los Angeles, CA 90019  
Treasurer, Miracle Mile Residential Association

Joseph Steins  
[REDACTED]

**From:** Mark Zecca [REDACTED]

**Sent:** Monday, July 28, 2014 8:41 PM

**To:** councilmember.huizar@lacity.org; councilmember.cedillo@lacity.org; councilmember.englander@lacity.org; sharon.gin@lacity.org; councilmember.labonge@lacity.org

**Cc:** councilmember.wesson@lacity.org; Elizabeth Carlin; andrew.westall@lacity.org; shawn.bayliss@lacity.org; mayor.garcetti@lacity.org

**Subject:** Support the Motion to Amend the Baseline Mansionization Ordinance

The people want this. We want to stop the character destruction of our neighborhoods. It's absurd to allow these developers to destroy neighborhoods.

Thank-you,

Mark Zecca

Keller Williams Realty&

Board Member of the Miracle Mile Residential Association

From: Richard Valois [REDACTED]  
Sent: Monday, July 28, 2014 8:49 PM  
To: councilmember.huizar@lacity.org; councilmember.cedillo@lacity.org; councilmember.englander@lacity.org; sharon.gin@lacity.org  
Cc: councilmember.wesson@lacity.org; elizabeth.carlin@lacity.org; andrew.westall@lacity.org; mayor.garcetti@lacity.org  
Subject: Support the Motion to Amend the Baseline Mansionization Ordinance

Dear Members of the Planning & Land Use Management Committee,

As you know, the Baseline Mansionization Ordinance (BMO) has failed. Egregiously oversized houses continue to spoil the scale and character of single-family neighborhoods. Faircrest Heights (Council District 10) is one of them. Our change.org petition shows one of the McMansions that has blighted Faircrest Heights, and provides comments from neighbors who are gravely concerned about mansionization.

Neighborhoods all over the city – including ours – are clamoring for relief, requesting RFA overlays to protect us from reckless development. Even with recently-announced staff increases, keeping up with that demand will be a challenge. Enforcing city code across a patchwork of overlays could be a real headache, too. Councilmember Koretz has offered a smart and sensible solution with his motion to amend the BMO. While his motion would not preclude ordinances tailored to specific neighborhoods, the amendments will almost certainly eliminate a big part of the problem – and fast.

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- Make the project approval process transparent to the public.

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Every day brings more damage to more treasured L.A. neighborhoods, and we need your support desperately, and soon.

Sincerely,

Faircrest Heights Resident  
Richard Valois

**From:** Roger & Karen Curtis & Schmidt [REDACTED]  
**Sent:** Monday, July 28, 2014 9:28 PM  
**To:** councilmember.huizar@lacity.org; councilmember.cedillo@lacity.org; councilmember.englander@lacity.org; sharon.gin@lacity.org  
**Cc:** councilmember.wesson@lacity.org; elizabeth.carlin@lacity.org; andrew.westall@lacity.org; mayor.garcetti@lacity.org  
**Subject:** Please restrict McMansions in our neighborhood

Dear Members of the Planning & Land Use Management Committee,

As you know, the Baseline Mansionization Ordinance (BMO) has failed. Egregiously oversized houses continue to spoil the scale and character of single-family neighborhoods. North Beverly Grove is one of them.

**We have owned and lived in our house at Harper and Rosewood Avenues since 1984. We love our neighborhood. On our particular block especially the lots are only 40' wide. There's one oversized house built, one under construction, and another original single family house scheduled for demolition. It's too much. These houses are out of character of the neighborhood and just plain do not fit.**

Neighborhoods all over the city – including ours – are clamoring for relief, requesting RFA overlays to protect us from reckless development. Even with recently-announced staff increases, keeping up with that demand will be a challenge. Enforcing city code across a patchwork of overlays could be a real headache, too. Councilmember Koretz has offered a smart and sensible solution with his motion to amend the BMO. While his motion would not preclude ordinances tailored to specific neighborhoods, the amendments will almost certainly eliminate a big part of the problem – and fast.

As you know, PLUM will consider Councilmember Koretz's Motion tomorrow. I urge you to give it your full support.

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Sincerely,

Roger Curtis and Karen Schmidt

[REDACTED]  
[REDACTED] No. Harper Ave  
Los Angeles, CA 90048

From: GPete1 [REDACTED]  
To: councilmember.huizar@lacity.org, councilmember.cedillo@lacity.org, councilmember.englander@lacity.org, sharon.gin@lacity.org  
CC: councilmember.wesson@lacity.org, elizabeth.carlin@lacity.org, andrew.westall@lacity.org, mayor.garcetti@lacity.org  
Sent: 7/28/2014 10:16:08 P.M. Pacific Daylight Time  
Subj: Support the Motion to Amend the Baseline Mansionization Ordinance

to: City Council Planning & Land Use Management Committee Members:  
PLUM Committee Chair / CD-14, Councilmember Jose Huizar (councilmember.huizar@lacity.org)  
CD-1, Councilmember Gilbert Cedillo (councilmember.cedillo@lacity.org)  
CD-12, Councilmember Mitchell Englander (councilmember.englander@lacity.org)  
Sharon Gin, Staff (sharon.gin@lacity.org)

cc: CD 10 Councilmember and Los Angeles Council President, Herb J. Wesson, Jr (councilmember.wesson@lacity.org)  
Elizabeth Carlin – Deputy-West, 10th Council District (elizabeth.carlin@lacity.org)  
Andrew Westall – Assistant Chief Deputy/Planning, 10th Council District (andrew.westall@lacity.org)  
Eric Garcetti – Mayor, City of Los Angeles (mayor.garcetti@lacity.org)

Dear Members of the Planning & Land Use Management Committee,

Please help save the unique character of our neighborhood! The new houses being built max out the lot sizes and dwarf the smaller homes around them. The out-of-scale new homes do not offer any aesthetic contribution to the area, and seriously compromises the visually appeal of a neighborhood with a historic feel that attracted home buyers to come here in the first place.

No one at the City Planning level seems to be doing anything to support us, and the endless building of oversized homes continues unchecked. A home is sold for the lot size, the plans are unknown, or signed off on when the building permit goes up. Before a neighbor can review the design plans that will impact his/her privacy, or possibly reduce their quality of living space, the ground is broken and another Mc Mansion is underway. What does it take to halt this process and have a serious design review process and restrictions placed on building size, and its impact to the surrounding homes?

Can the homes in our area be designated historic sites with limited modifications? We respectfully request you to consider our desire, and right to protect our neighborhood.

As you know, the Baseline Mansionization Ordinance (BMO) has failed. Egregiously oversized houses continue to spoil the scale and character of single-family neighborhoods. Faircrest Heights (Council District 10) is one of them. Our change.org petition shows one of the McMansions that has blighted Faircrest Heights, and provides comments from neighbors who are gravely concerned about mansionization.

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Sincerely,

Gretchen Petersen

Faircrest Heights Resident

**From:** cyndy crogan [REDACTED]

**Sent:** Monday, July 28, 2014 10:30 PM

**To:** councilmember.huizar@lacity.org; councilmember.cedillo@lacity.org; councilmember.englander@lacity.org; sharon.gin@lacity.org

**Cc:** elizabeth.carlin@lacity.org; andrew.westall@lacity.org; mayor.garcetti@lacity.org

**Subject:** Support to amend the BMO!

Dear Members of the Planning & Land Use Management Committee,

As you know, the Baseline Mansionization Ordinance (BMO) has failed. Egregiously oversized houses continue to spoil the scale and character of single-family neighborhoods. Faircrest Heights (Council District 10) is one of them. Our [change.org petition](#) shows one of the McMansions that has blighted Faircrest Heights, and provides comments from neighbors who are gravely concerned about mansionization.

Neighborhoods all over the city – including ours – are clamoring for relief, requesting RFA overlays to protect us from reckless development. Even with recently-announced staff increases, keeping up with that demand will be a challenge. Enforcing city code across a patchwork of overlays could be a real headache, too. Councilmember Koretz has offered a smart and sensible solution with his motion to amend the BMO. While his motion would not preclude ordinances tailored to specific neighborhoods, the amendments will almost certainly eliminate a big part of the problem – and fast.

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Sincerely, Cyndy Crogan

Faircrest Heights Resident

From: camia [REDACTED]

Sent: Monday, July 28, 2014 10:49 PM

To: councilmember.huizar@lacity.org; councilmember.cedillo@lacity.org; councilmember.englander@lacity.org; sharon.gin@lacity.org

Cc: councilmember.wesson@lacity.org; elizabeth.carlin@lacity.org; andrew.westall@lacity.org; mayor.garcetti@lacity.org

Subject: Support the Motion to Amend the Baseline Mansionization Ordinance

Dear Members of the Planning & Land Use Management Committee,

As you know, the Baseline Mansionization Ordinance (BMO) has failed. Egregiously oversized houses continue to spoil the scale and character of single-family neighborhoods. Faircrest Heights (Council District 10) is one of them. Our change.org petition shows one of the McMansions that has blighted Faircrest Heights, and provides comments from neighbors who are gravely concerned about mansionization.

Neighborhoods all over the city – including ours – are clamoring for relief, requesting RFA overlays to protect us from reckless development. Even with recently-announced staff increases, keeping up with that demand will be a challenge. Enforcing city code across a patchwork of overlays could be a real headache, too. Councilmember Koretz has offered a smart and sensible solution with his motion to amend the BMO. While his motion would not preclude ordinances tailored to specific neighborhoods, the amendments will almost certainly eliminate a big part of the problem – and fast.

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Sincerely,

Faircrest Heights Resident

Cameron Steenhagen

**TUESDAY, JULY 29**

From: Robin Bissiri-Lewis [REDACTED]  
Sent: Tuesday, July 29, 2014 11:28 AM  
To: councilmember.huizar@lacity.org; councilmember.cedillo@lacity.org; councilmember.englander@lacity.org; sharon.gin@lacity.org  
Cc: elizabeth.carlin@lacity.org; andrew.westall@lacity.org; mayor.garcetti@lacity.org  
Subject: Support the Motion to Amend the Baseline Mansionization Ordinance  
Importance: High

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Dear Members of the Planning & Land Use Management Committee,

As you know, the Baseline Mansionization Ordinance (BMO) has failed. Egregiously oversized houses continue to spoil the scale and character of single-family neighborhoods. Faircrest Heights (Council District 10) is one of them. Our change.org petition shows one of the McMansions that has blighted Faircrest Heights, and provides comments from neighbors who are gravely concerned about mansionization.

Neighborhoods all over the city – including ours – are clamoring for relief, requesting RFA overlays to protect us from reckless development. Even with recently-announced staff increases, keeping up with that demand will be a challenge. Enforcing city code across a patchwork of overlays could be a real headache, too. Councilmember Koretz has offered a smart and sensible solution with his motion to amend the BMO. While his motion would not preclude ordinances tailored to specific neighborhoods, the amendments will almost certainly eliminate a big part of the problem – and fast.

As you know, PLUM will consider Councilmember Koretz's Motion this coming Tuesday. I urge you to give it your full support.

- The base floor area ratio for R-1 lots is excessive. Ratchet it down.
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Sincerely,

Robin & Owen Lewis  
Glendale, CA 91206

**From:** Leone Avery [REDACTED]

**Sent:** Tuesday, July 29, 2014 2:50 PM

**To:** councilmember.huizar@lacity.org; councilmember.cedillo@lacity.org; councilmember.englander@lacity.org; sharon.gin@lacity.org

**Cc:** councilmember.wesson@lacity.org; elizabeth.carlin@lacity.org; andrew.westall@lacity.org; mayor.garcetti@lacity.org

**Subject:** Support the Motion to Amend the Baseline Mansionization Ordinance

Dear Members of the Planning & Land Use Management Committee,

**New homes should be visual harmonious within in a community; the scale and design should match the already existing neighborhood. I feel great sadness when I walk around my neighborhood and see homes that are right up to the edge of property line and twice the height of everything around them. It is a selfish and ugly way to build a home. It gives no thought to the community or the architectural history in our neighborhood. Beverly Hills has learned from the their mistakes of letting people destroy important architectural homes, and building over scaled poorly designed homes. Let us fallow their lead and create stricture architectural standards for our communities. Please do this before it is too late.\**

As you know, the Baseline Mansionization Ordinance (BMO) has failed. Egregiously oversized houses continue to spoil the scale and character of single-family neighborhoods. Faircrest Heights (Council District 10) is one of them. Our [change.org petition](#) shows one of the McMansions that has blighted Faircrest Heights, and provides comments from neighbors who are gravely concerned about mansionization.

Neighborhoods all over the city – including ours – are clamoring for relief, requesting RFA overlays to protect us from reckless development. Even with recently-announced staff increases, keeping up with that demand will be a challenge. Enforcing city code across a patchwork of overlays could be a real headache, too. Councilmember Koretz has offered a smart and sensible solution with his motion to amend the BMO. While his motion would not preclude ordinances tailored to specific neighborhoods, the amendments will almost certainly eliminate a big part of the problem – and fast.

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Sincerely,  
Leone Avery

[REDACTED]

**From:** Jeremy Matz [REDACTED]

**Sent:** Tuesday, July 29, 2014 4:31 PM

**To:** councilmember.huizar@lacity.org; councilmember.cedillo@lacity.org; councilmember.englander@lacity.org; sharon.gin@lacity.org

**Cc:** councilmember.wesson@lacity.org; elizabeth.carlin@lacity.org; andrew.westall@lacity.org; shawn.bayliss@lacity.org; mayor.garcetti@lacity.org

**Subject:** PLUM: Support the Motion to Amend the Baseline Mansionization Ordinance

Dear Members of the Planning & Land Use Management Committee,

As you know, the Baseline Mansionization Ordinance (BMO) has failed. Egregiously oversized houses continue to spoil the scale and character of single-family neighborhoods. My neighborhood is one of them. Indeed, at this very moment, a gigantic, over-sized, and boxy mansion that is totally inappropriate for the street and neighborhood is rising on my block. The new owner tore down the original historic home and is constructing a monstrosity that dwarfs his neighbors, eliminates sunlight, and destroys the character of the neighborhood. Supposedly, this project conforms with the BMO and all applicable city ordinances. If true, that just shows that the BMO in its current form is totally ineffective at achieving its stated goals, and must be amended.

As an example, a [change.org petition](#) shows one of the McMansions that has blighted Faircrest Heights, and provides comments from residents of Council Districts 5 and 10 who are gravely concerned about mansionization.

Neighborhoods all over the city – including ours – are clamoring for relief, requesting RFA overlays to protect us from reckless development. Even with recently-announced staff increases, keeping up with that demand will be a challenge. Enforcing city code across a patchwork of overlays could be a real headache, too. Councilmember Koretz has offered a smart and sensible solution with his motion to amend the BMO. While his motion would not preclude ordinances tailored to specific neighborhoods, the amendments will almost certainly eliminate a big part of the problem – and fast.

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Sincerely,

Jeremy D. Matz

[REDACTED] south block of Ridgeley Drive

Board Member, Miracle Mile Residential Association

From: Reed, Andrea [REDACTED]  
Sent: Tuesday, July 29, 2014 7:26 PM  
To: councilmember.cedillo@lacity.org; councilmember.huizar@lacity.org; sharon.gin@lacity.org; councilmember.englander@lacity.org  
Cc: mayor.garcetti@lacity.org; elizabeth.carlin@lacity.org; councilmember.wesson@lacity.org; andrew.westall@lacity.org  
Subject: RE: Support the Motion to Amend the Baseline Mansionization Ordinance

to: City Council Planning & Land Use Management Committee Members:  
PLUM Committee Chair / CD-14, Councilmember Jose Huizar (councilmember.huizar@lacity.org)  
CD-1, Councilmember Gilbert Cedillo (councilmember.cedillo@lacity.org)  
CD-12, Councilmember Mitchell Englander (councilmember.englander@lacity.org)  
Sharon Gin, Staff (sharon.gin@lacity.org)

cc: CD 10 Councilmember/Los Angeles Council President, Herb J. Wesson (councilmember.wesson@lacity.org)  
Elizabeth Carlin – Deputy-West, 10th Council District (elizabeth.carlin@lacity.org)  
Andrew Westall – Assistant Chief Deputy/Planning, 10th Council District (andrew.westall@lacity.org)  
Eric Garcetti – Mayor, City of Los Angeles (mayor.garcetti@lacity.org)

Dear Members of the Planning & Land Use Management Committee,

As you know, the Baseline Mansionization Ordinance (BMO) has failed. Egregiously oversized houses continue to spoil the scale and character of single-family neighborhoods. Faircrest Heights (Council District 10) is one of them. Our change.org petition shows one of the McMansions that has blighted Faircrest Heights, and provides comments from neighbors who are gravely concerned about mansionization.

Neighborhoods all over the city – including ours – are clamoring for relief, requesting RFA overlays to protect us from reckless development. Even with recently-announced staff increases, keeping up with that demand will be a challenge. Enforcing city code across a patchwork of overlays could be a real headache, too. Councilmember Koretz has offered a smart and sensible solution with his motion to amend the BMO. While his motion would not preclude ordinances tailored to specific neighborhoods, the amendments will almost certainly eliminate a big part of the problem – and fast.

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Sincerely,  
Andrea Elmore  
Faircrest Heights Resident

**WEDNESDAY JULY 30**

**From:** Reed, Doran [REDACTED]

**Sent:** Wednesday, July 30, 2014 5:28 PM

**To:** PLUM Committee Chair CD-14 Councilmember Jose Huizar; CD-1 Councilmember Gilbert Cedillo; CD-12 Councilmember Mitchell Englander; Sharon Gin Staff

**Cc:** CD 10 Councilmember and Los Angeles Council President, Herb J. Wesson, Jr; Elizabeth Carlin – Deputy-West, 10th Council District; Andrew Westall – Assistant Chief Deputy/Planning, 10th Council District; Eric Garcetti – Mayor, City of Los Angeles

**Subject:** Support the Motion to Amend the Baseline Mansionization Ordinance

Dear Members of the Planning & Land Use Management Committee,

As you know, the Baseline Mansionization Ordinance (BMO) has failed. Egregiously oversized houses continue to spoil the scale and character of single-family neighborhoods. Faircrest Heights (Council District 10) is one of them. Our change.org petition shows one of the McMansions that has blighted Faircrest Heights, and provides comments from neighbors who are gravely concerned about mansionization.

Neighborhoods all over the city – including ours – are clamoring for relief, requesting RFA overlays to protect us from reckless development. Even with recently-announced staff increases, keeping up with that demand will be a challenge. Enforcing city code across a patchwork of overlays could be a real headache, too. Councilmember Koretz has offered a smart and sensible solution with his motion to amend the BMO. While his motion would not preclude ordinances tailored to specific neighborhoods, the amendments will almost certainly eliminate a big part of the problem – and fast.

As you know, PLUM will consider Councilmember Koretz's Motion this coming Tuesday. I urge you to give it your full support.

- The base floor area ratio for R-1 lots is excessive. Ratchet it down.
- Eliminate the pointless 'green' building bonus. Building sensibly sized homes does much more to shrink our carbon footprint than bamboo flooring and other so-called 'green' building practices, which are required by code anyway.
- Attached garages add 400 square feet of bloat and eliminate the driveways that provide an essential buffer between lots. Eliminate the exemption and count this square footage.
- Eliminate the other self-defeating design bonuses for items like double-height entryways and balconies, which add hundreds of square feet of uncounted bulk and still leave us with McMansions that loom over our neighbors' homes.
- Make the project approval process transparent to the public.

Thoughtful development puts a premium on environmental and economic sustainability, neighborhood integrity, and a sense of community. These simple amendments could be prepared and adopted quickly, to protect neighborhoods being ravaged by unchecked, short-term real estate speculation and reckless development. They will allow renovations, expansions, and new construction that can accommodate modern family life while respecting the scale and character of established neighborhoods.

Every day brings more damage to more treasured L.A. neighborhoods, and we need your support desperately, and soon.

Sincerely,

- A. Doran Reed

Faircrest Heights Resident