



Sharon Dickinson <sharon.dickinson@lacity.org>

BMO/BHO Amendments, CF No. 14-0656

3 messages

Constance Boukidis <constanceellen@sbcglobal.net>

Thu, Jun 9, 2016 at 9:15 AM

Reply-To: Constance Boukidis <constanceellen@sbcglobal.net>

To: Councilmember Paul Koretz <paul.koretz@lacity.org>, "Wesson Herb J." <councilmember.wesson@lacity.org>, "vince.bertoni@lacity.org" <vince.bertoni@lacity.org>, "tom.rothmann@lacity.org" <tom.rothmann@lacity.org>, "ken.bernstein@lacity.org" <ken.bernstein@lacity.org>, "craig.weber@lacity.org" <craig.weber@lacity.org>, "nicholas.maricich@lacity.org" <nicholas.maricich@lacity.org>, "phyllis.nathanson@lacity.org" <phyllis.nathanson@lacity.org>, "niall.huffman@lacity.org" <niall.huffman@lacity.org>, "councilmember.huizar@lacity.org" <councilmember.huizar@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.englander@lacity.org" <councilmember.englander@lacity.org>, "councilmember.cedillo@lacity.org" <councilmember.cedillo@lacity.org>, "councilmember.fuentes@lacity.org" <councilmember.fuentes@lacity.org>, "sharon.dickinson@lacity.org" <sharon.dickinson@lacity.org>

The Westwood Neighborhood Council at their Regular Board Meeting last night Wednesday, June 8, 2016 passed the following Motion:

THE WESTWOOD NEIGHBORHOOD COUNCIL remains in support of our Councilmember Paul Koretz's May 16, 2014 motion, 14-0656 and City Planning's first draft of proposed BMO amendments dated December, 2015 because they both provide the blueprint for a simple, effective, and reasonable fix that would allow renovations, expansions and new construction, while protecting our treasured neighborhoods from being ravaged by unchecked, short-term real estate speculation and reckless development.

Thank you.

Constance Boukidis
Chair, Land Use and Planning Committee
Westwood Neighborhood Council

Constance Boukidis <constanceellen@sbcglobal.net>

Thu, Jun 9, 2016 at 9:18 AM

Reply-To: Constance Boukidis <constanceellen@sbcglobal.net>

To: Councilmember Paul Koretz <paul.koretz@lacity.org>, "Wesson Herb J." <councilmember.wesson@lacity.org>, "\"vince.bertoni@lacity.org\"" <vince.bertoni@lacity.org>, "\"tom.rothmann@lacity.org\"" <tom.rothmann@lacity.org>, "\"ken.bernstein@lacity.org\"" <ken.bernstein@lacity.org>, "\"craig.weber@lacity.org\"" <craig.weber@lacity.org>, "\"nicholas.maricich@lacity.org\"" <nicholas.maricich@lacity.org>, "\"phyllis.nathanson@lacity.org\"" <phyllis.nathanson@lacity.org>, "\"niall.huffman@lacity.org\"" <niall.huffman@lacity.org>, "\"councilmember.huizar@lacity.org\"" <councilmember.huizar@lacity.org>, "\"councilmember.harris-dawson@lacity.org\"" <councilmember.harris-dawson@lacity.org>, "\"councilmember.englander@lacity.org\"" <councilmember.englander@lacity.org>, "\"councilmember.cedillo@lacity.org\"" <councilmember.cedillo@lacity.org>, "\"councilmember.fuentes@lacity.org\"" <councilmember.fuentes@lacity.org>, "\"sharon.dickinson@lacity.org\"" <sharon.dickinson@lacity.org>

I personally remain in support of our Councilmember Paul Koretz's May 16, 2014 motion, 14-0656 and City Planning's first draft of proposed BMO amendments dated

December, 2015 because they both provide the blueprint for a simple, effective, and reasonable fix that would allow renovations, expansions and new construction, while protecting our treasured neighborhoods from being ravaged by unchecked, short-term real estate speculation and reckless development.

Thank you.

Constance Boukidis
Chair, Land Use and Planning Committee
Westwood Neighborhood Council
Chair, Land Use and Planning Committee
Comstock Hills Homeowners Association

J Reichmann <jreichmann@sbcglobal.net>

Thu, Jun 9, 2016 at 2:24 PM

Reply-To: J Reichmann <jreichmann@sbcglobal.net>

To: Councilmember Paul Koretz <paul.koretz@lacity.org>, "Wesson Herb J." <councilmember.wesson@lacity.org>, "vince.bertoni@lacity.org" <vince.bertoni@lacity.org>, "tom.rothmann@lacity.org" <tom.rothmann@lacity.org>, "ken.bernstein@lacity.org" <ken.bernstein@lacity.org>, "craig.weber@lacity.org" <craig.weber@lacity.org>, "nicholas.maricich@lacity.org" <nicholas.maricich@lacity.org>, "phyllis.nathanson@lacity.org" <phyllis.nathanson@lacity.org>, "niall.huffman@lacity.org" <niall.huffman@lacity.org>, "councilmember.huizar@lacity.org" <councilmember.huizar@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.englander@lacity.org" <councilmember.englander@lacity.org>, "councilmember.cedillo@lacity.org" <councilmember.cedillo@lacity.org>, "councilmember.fuentes@lacity.org" <councilmember.fuentes@lacity.org>, "sharon.dickinson@lacity.org" <sharon.dickinson@lacity.org>

Cc: Jan Reichmann <jreichmann@comstockhills.com>

The Board of Comstock Hills Homeowners Association concurs with the opinion expressed by our Land Use Chair, Connie Boukidis in her statement below supporting CM Koretz's Motion 14-0656 and City Planning's first draft of proposed BMO amendments dated Dec. 2015. We are seeing first hand the destruction of neighborhoods at the hands of developers wanting to make enormous profits as they rip through our neighborhoods.

Jan Reichmann, President
Comstock Hills Homeowners Association
1429 Comstock Ave.
310.666.9708
Comstock Hills Homeowners Association: Welcome

[Quoted text hidden]



Sharon Dickinson <sharon.dickinson@lacity.org>

Mansionization

1 message

n. lee <nlee.consulting@gmail.com>

Thu, Jun 9, 2016 at 2:19 PM

To: councilmember.huizar@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.englander@lacity.org, councilmember.cedillo@lacity.org, councilmember.fuentes@lacity.org, sharon.dickinson@lacity.org, vince.bertoni@lacity.org, tom.rothmann@lacity.org, ken.bernstein@lacity.org, craig.weber@lacity.org, nicholas.maricich@lacity.org, phyllis.nathanson@lacity.org, niall.huffman@lacity.org, brad.sherman@lacity.org

Subj: BMO/BHO Amendments, CF no. 14-0656

The latest draft takes a wrong turn.

- We asked for meaningful reform. Instead, the latest draft preserves loopholes that undermined the ordinance in the first place. These include the exemption for attached garage space (even in “the flats”) and excessive allowances for grading and hauling, to name just two.
- The Council Motion provided the blueprint for a simple, effective fix. Instead, the latest draft borrows elements from Re:Code LA that make the ordinance harder to understand and harder to enforce. These include “encroachment planes” and “side wall articulation.”

While the process falls further and further behind, mansionization is spoiling neighborhoods all over Los Angeles.

People who feel that developers are calling the shots at City Hall – and there are a lot of them – see this as further proof.

The Planning Department needs to stop mansionization in the simplest, most effective, and timeliest way. That’s what residents and homeowners want and what the Council Motion calls for.

It’s time for Los Angeles to put stable communities and neighborhood character ahead of real estate speculation.

Sincerely,

Nina Vick



Sharon Dickinson <sharon.dickinson@lacity.org>

BMO/BHO Amendments, CF no. 14-0656

1 message

Julie Anderson <drjulieanderson6767@gmail.com>

Thu, Jun 9, 2016 at 12:08 PM

To: niall.huffman@lacity.org, councilmember.huizar@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.englander@lacity.org, councilmember.cedillo@lacity.org, councilmember.fuentes@lacity.org, sharon.dickinson@lacity.org, stopmansionization@yahoo.com

To all Concerned:

The first draft of amendments to the mansionization ordinances made a good start. The Planning Department received more than 600 responses. By almost 4:1 the people asked for tighter limits on home size. Instead the latest draft goes in the opposite direction.

We want meaningful reform. Instead, the latest draft preserves loopholes that undermined the ordinance in the first place and disregards the majority demands of our citizens. We want the BMO to:

- remove the exemption for attached garage space
- remove the excessive allowances for grading and hauling
- include these so-called semi- "basements" in the total square footage
- simplify the fixes per Council motion instead of reverting to Re: CodeLA which makes it harder to understand and harder to enforce.
- preserve the nature and character of neighborhoods.
- protect our wildlife in the Hills from encroachment of buildings and closing of wildlife corridors.

TIME IS RUNNING OUT. While the process falls further and further behind, mansionization is spoiling neighborhoods all over Los Angeles, including the Hollywood Hills. It feels that developers are calling the shots at City Hall and this is further proof.

The Planning Department needs to stop mansionization in the simplest, most effective, and timeliest way. That's what residents and homeowners want and what the Council Motion calls for. It's time for Los Angeles to put stable communities and neighborhood character ahead of real estate speculation.



Sharon Dickinson <sharon.dickinson@lacity.org>

14-0656

1 message

SOHO <southhollywoodnha@gmail.com>
To: Sharon.dickinson@lacity.org

Thu, Jun 9, 2016 at 1:58 PM

SOUTH HOLLYWOOD NEIGHBORHOOD ASSOCIATION

June 9, 2016

Re: 14-0656

Dear Niall Huffman and Councilmember Ryu,

At our Board Meeting on June, 8, 2016, our association voted to take the following position on the proposed BMO/BHO Ordinance:

1. That the loopholes that exempt attached garage space from FAR, and that create excessive allowances for grading and hauling, be closed.
2. The explanation and examples of “encroachment planes” and “side wall articulation” are confusing making it difficult to decide if these are objectionable or not.

Sincerely,

Don Hunt, President



Sharon Dickinson <sharon.dickinson@lacity.org>

BMO/BHO Amendments, CF no. 14-0656

1 message

Rosalinda Wenby <rbwenby@gmail.com>

Thu, Jun 9, 2016 at 11:39 AM

To: paul.koretz@lacity.org, councilmember.wesson@lacity.org, vince.bertoni@lacity.org, tom.rothmann@lacity.org, ken.bernstein@lacity.org, craig.weber@lacity.org, nicholas.maricich@lacity.org, phyllis.nathanson@lacity.org, niall.huffman@lacity.org, councilmember.huizar@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.englander@lacity.org, councilmember.cedillo@lacity.org, councilmember.fuentes@lacity.org, sharon.dickinson@lacity.org, stopmansionization@yahoo.com

With respect to: BMO/BHO Amendments, CF no. 14-0656

The first draft of amendments to the mansionization ordinances made a good start. The Planning Department collected more than 600 responses -- by almost 4-to-1, people asked for tighter limits on home size.

But the latest draft takes a wrong turn.

- We asked for meaningful reform. Instead, the latest draft preserves loopholes that undermined the ordinance in the first place. These include the exemption for attached garage space (even in "the flats") and excessive allowances for grading and hauling, to name just two.
- The Council Motion provided the blueprint for a simple, effective fix. Instead, the latest draft borrows elements from Re:Code LA that make the ordinance harder to understand and harder to enforce. These include "encroachment planes" and "side wall articulation."

While the process falls further and further behind, mansionization is spoiling neighborhoods all over Los Angeles.

People who feel that developers are calling the shots at City Hall -- and there are a lot of them -- see this as further proof.

The Planning Department needs to stop mansionization in the simplest, most effective, and timeliest way. That's what residents and homeowners want and what the Council Motion calls for.

It's time for Los Angeles to put stable communities and neighborhood character ahead of real estate speculation.

Sincerely,

Rosalinda Wenby

606 N. Stanley Ave

Los Angeles, CA 90036

CD5



Sharon Dickinson <sharon.dickinson@lacity.org>

BMO/BHO Amendments, CF no 14-0656

1 message

Leni Ohngemach <PaloVista@aol.com>

Thu, Jun 9, 2016 at 3:37 PM

To: david.ryu@lacity.org, councilmember.wesson@lacity.org, vince.bertoni@lacity.org, tom.rothman@lacity.org, phyllis.nathanson@lacity.org, niall.huffman@lacity.org, councilmember.huizar@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.englander@lacity.org, councilmember.cedillo@lacity.org, councilmember.fuentes@lacity.org, sharon.dickinson@lacity.org

Cc: Robert Kulzer <RobertKulzer@cs.com>, stopmansionization@yahoo.com

Subj: BMO/BHO Amendments, CF no. 14-0656

To all Concerned:

The first draft of amendments to the mansionization ordinances made a good start. The Planning Department received more than 600 responses. By almost 4:1 the people asked for tighter limits on home size. Instead the latest draft goes in the opposite direction.

We want meaningful reform. Instead, the latest draft preserves loopholes that undermined the ordinance in the first place and disregards the majority demands of our citizens. We as citizens and homeowners want the BMO to

- remove the exemption for attached garage space
- remove the excessive allowances for grading and hauling
- include these so-called semi- “basements” in the total square footage
- simplify the fixes per Council motion instead of reverting to Re:CodeLA which makes it harder to understand and harder to enforce.
- preserve the nature and character of neighborhoods.
- protect our wildlife in the Hills from encroachment of buildings and closing of corridors

While the process falls further and further behind, mansionization is spoiling neighborhoods all over Los Angeles, including the Hollywood Hills. It feels that developers are calling the shots at City Hall and this is further proof.

The Planning Department needs to stop mansionization in the simplest, most effective, and timeliest way. That’s what we as residents and homeowners want and what the Council Motion calls for. It’s time for Los Angeles to put stable communities and neighborhood character ahead of real estate speculation.

Sincerely,

Gundula Leni Ohngemach

Robert Kulzer

2881 Seattle Drive,
Los Angeles, CA 90046



Sharon Dickinson <sharon.dickinson@lacity.org>

BMO/BHO Amendments, CF no. 14-0656

1 message

mary robinson <maryrobinson0266@sbcglobal.net>

Thu, Jun 9, 2016 at 11:03 AM

Reply-To: mary robinson <maryrobinson0266@sbcglobal.net>

To: "david.ryu@lacity.org" <david.ryu@lacity.org>, "councilmember.wesson@lacity.org"

<councilmember.wesson@lacity.org>, "vince.bertoni@lacity.org" <vince.bertoni@lacity.org>, "tom.rothmann@lacity.org"

<tom.rothmann@lacity.org>, "ken.berstein@lacity.org" <ken.berstein@lacity.org>, "craig.weber@lacity.org"

<craig.weber@lacity.org>, "nicholas.maricich@lacity.org" <nicholas.maricich@lacity.org>, "phyllis.nathanson@lacity.org"

<phyllis.nathanson@lacity.org>, "niall.huffman@lacity.org" <niall.huffman@lacity.org>, "councilmember.huizar@lacity.org"

<councilmember.huizar@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>,"

"councilmember.english@lacity.org" <councilmember.english@lacity.org>, "councilmember.cedillo@lacity.org"

<councilmember.cedillo@lacity.org>, "councilmember.fuentes@lacity.org" <councilmember.fuentes@lacity.org>,"

"sharon.dickinson@lacity.org" <sharon.dickinson@lacity.org>, "stopmansions@lacity.org" <stopmansions@lacity.org>,"

"stopmansions@yahoo.com" <stopmansions@yahoo.com>

Subj: BMO/BHO Amendments, CF no. 14-0656

To all Concerned:

The first draft of amendments to the mansions ordinances made a good start. The Planning Department received more than 600 responses. By almost 4:1 the people asked for tighter limits on home size. Instead the latest draft goes in the opposite direction.

We want meaningful reform. Instead, the latest draft preserves loopholes that undermined the ordinance in the first place and disregards the majority demands of our citizens. We want the BMO to

- remove the exemption for attached garage space

- remove the excessive allowances for grading and hauling

- include these so-called semi- "basements" in the total square footage

- simplify the fixes per Council motion instead of reverting to Re:CodeLA which makes it harder to understand and harder to enforce.

- preserve the nature and character of neighborhoods.

- protect our wildlife in the Hills from encroachment of buildings and

closing of corridors

TIME IS RUNNING OUT. While the process falls further and further behind, mansionization is spoiling neighborhoods all over Los Angeles, including the Hollywood Hills. It feels that developers are calling the shots at City Hall and this is further proof.

The Planning Department needs to stop mansionization in the simplest, most effective, and timeliest way. That's what residents and homeowners want and what the Council Motion calls for. It's time for Los Angeles to put stable communities and neighborhood character ahead of real estate speculation.

Sincerely,
Mary Margaret Robinson



Sharon Dickinson <sharon.dickinson@lacity.org>

SUPPORT for Paul Koretz -- 14-0656 City Planning's first draft

1 message

Pamela Nemeth <nemeth.pamela@gmail.com>

Thu, Jun 9, 2016 at 9:42 AM

To: NeighborhoodConservation@lacity.org, "Wesson Herb J." <councilmember.wesson@lacity.org>, "vince.bertoni@lacity.org" <vince.bertoni@lacity.org>, "tom.rothmann@lacity.org" <tom.rothmann@lacity.org>, "ken.bernstein@lacity.org" <ken.bernstein@lacity.org>, "craig.weber@lacity.org" <craig.weber@lacity.org>, "nicholas.maricich@lacity.org" <nicholas.maricich@lacity.org>, "phyllis.nathanson@lacity.org" <phyllis.nathanson@lacity.org>, "niall.huffman@lacity.org" <niall.huffman@lacity.org>, "councilmember.huizar@lacity.org" <councilmember.huizar@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.englander@lacity.org" <councilmember.englander@lacity.org>, "councilmember.cedillo@lacity.org" <councilmember.cedillo@lacity.org>, "councilmember.fuentes@lacity.org" <councilmember.fuentes@lacity.org>, "sharon.dickinson@lacity.org" <sharon.dickinson@lacity.org>

I am in full support of our Councilmember Paul Koretz's May 16, 2014 motion, 14-0656 and City Planning's first draft of proposed Baseline Mansionization Ordinance amendments dated December, 2015.

Our neighborhoods, quality of life and safety are undermined and disregarded by apparent greed, unchecked, short-term real estate speculation and reckless development which only benefits the few and not the general welfare.

This travesty of destruction of our neighborhoods must be stopped by you, our representatives, charged with the responsibility and obligation to protect the many over the few.

Thank you,

**Pamela Nemeth
Resident in Paul Koretz's District**

--
Pamela Nemeth



Sharon Dickinson <sharon.dickinson@lacity.org>

Mansionization issue

1 message

Lori Apthorp <loriaphorp@icloud.com>

Thu, Jun 9, 2016 at 8:32 AM

To: felipe.fuentes@lacity.com, councilmember.wesson@lacity.org, vince.bertoni@lacity.org, tom.rothmann@lacity.org, ken.bernstein@lacity.org, craig.weber@lacity.org, nicholas.maricich@lacity.org, phyllis.nathanson@lacity.org, niall.huffman@lacity.org, councilmember.huizar@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.englander@lacity.org, councilmember.cedillo@lacity.org, councilmember.fuentes@lacity.org, sharon.dickinson@lacity.org

Cc: loriaphorp@icloud.com

To our civic representatives:

I could copy and paste my views about the amendments to building codes in Los Angeles, but it is much too personal a matter to just rubber stamp the very good points that others have been bringing to your consideration.

I was born in Glendale, raised in Sunland-Tujunga, and lived in Northridge and Brentwood. Each area has its own character (some more than others), and new development is often done by people who don't care about maintaining the charm of each area, but are just trying to maximize their profit and move on. I live now, in the house I was raised in, and the town has changed a lot (for the worse I'm afraid). However, the neighborhoods are still nice in South Sunland, but many beautiful houses from the past have been lost, or heavily remodeled. If we are to maintain a good quality of life here in the Los Angeles, *city planning needs to be at its best*. Increasing the density of housing is going to put more pressure on our crumbling water main system, and with the continuing drought, it seems very unwise to add more demand when the infrastructure is clearly not up to the added use. Allowing developers to wipe away sweet middle class neighborhoods in favor of the rich breaks my heart. Increasing density, and bringing more traffic congestion and noise to every part of Los Angeles is unbearable. I hope you will be receptive to these points, and prove that you are *representatives of the people* and not the representatives of developers, who are strip mining our history and lifestyle for their own profit.

Lori Apthorp
10120 Parr Ave
Sunland CA 91040
loriaphorp@icloud.com



Sharon Dickinson <sharon.dickinson@lacity.org>

Council File 14-0656: P.I.C.O. Neighborhood Council Community Impact Statement re: Proposed Amendments to the Baseline Mansionization Ordinance

1 message

LandUse PICONC <landusepiconc@yahoo.com>

Thu, Jun 9, 2016 at 4:17 PM

Reply-To: LandUse PICONC <landusepiconc@yahoo.com>

To: "councilmember.cedillo@lacity.org" <councilmember.cedillo@lacity.org>, "councilmember.krekorian@lacity.org" <councilmember.krekorian@lacity.org>, "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "councilmember.ryu@lacity.org" <councilmember.ryu@lacity.org>, "paul.koretz@lacity.org" <paul.koretz@lacity.org>, "councilmember.martinez@lacity.org" <councilmember.martinez@lacity.org>, "councilmember.fuentes@lacity.org" <councilmember.fuentes@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>, "councilmember.wesson@lacity.org" <councilmember.wesson@lacity.org>, "councilmember.bonin@lacity.org" <councilmember.bonin@lacity.org>, "councilmember.englander@lacity.org" <councilmember.englander@lacity.org>, "councilmember.ofarrell@lacity.org" <councilmember.ofarrell@lacity.org>, "councilmember.huizar@lacity.org" <councilmember.huizar@lacity.org>, "councildistrict15@lacity.org" <councildistrict15@lacity.org>, "councilmember.buscaino@lacity.org" <councilmember.buscaino@lacity.org>, "vince.bertoni@lacity.org" <vince.bertoni@lacity.org>, "tom.rothmann@lacity.org" <tom.rothmann@lacity.org>, "ken.bernstein@lacity.org" <ken.bernstein@lacity.org>, "neighborhoodconservation@lacity.org" <neighborhoodconservation@lacity.org>

Cc: "sharon.dickinson@lacity.org" <sharon.dickinson@lacity.org>, "Gerald.Gubatan@lacity.org" <Gerald.Gubatan@lacity.org>, "karo.torossian@lacity.org" <karo.torossian@lacity.org>, "andrew.pennington@lacity.org" <andrew.pennington@lacity.org>, "elizabeth.ene@lacity.org" <elizabeth.ene@lacity.org>, "Julia.Duncan@lacity.org" <Julia.Duncan@lacity.org>, "shawn.bayliss@lacity.org" <shawn.bayliss@lacity.org>, "john.damell@lacity.org" <john.darnell@lacity.org>, "faisal.alserri@lacity.org" <faisal.alserri@lacity.org>, "jasmine.shamolian@lacity.org" <jasmine.shamolian@lacity.org>, "jim.dantona@lacity.org" <jim.dantona@lacity.org>, "claudia.rodriguez@lacity.org" <claudia.rodriguez@lacity.org>, "lynell.washington@lacity.org" <lynell.washington@lacity.org>, "Bryce.Rosauro@lacity.org" <Bryce.Rosauro@lacity.org>, "andrew.westall@lacity.org" <andrew.westall@lacity.org>, "elizabeth.carlin@lacity.org" <elizabeth.carlin@lacity.org>, "jordan.beroukhim@lacity.org" <jordan.beroukhim@lacity.org>, "tricia.keane@lacity.org" <tricia.keane@lacity.org>, "Hannah.Lee@lacity.org" <Hannah.Lee@lacity.org>, "amy.ablakat@lacity.org" <amy.ablakat@lacity.org>, "Paul.Habib@lacity.org" <Paul.Habib@lacity.org>, "Clare.Eberle@lacity.org" <Clare.Eberle@lacity.org>, "nathan.holmes@lacity.org" <nathan.holmes@lacity.org>



**P.I.C.O. Neighborhood Council Community Impact Statement
regarding 2nd draft of Proposed Amendments to the Baseline Mansionization Ordinance**

(Council File 14-0656)

Dear Members of the Los Angeles City Council, City Planning Staff, and Planning Director Vince Bertoni,

At its regular meeting on June 8, 2016, the P.I.C.O. Neighborhood Council Board passed Motion 2016.06.08.12d: **The PICO Neighborhood Council Board supports meaningful reform of the Baseline Mansionization Ordinance (BMO), reflective of Councilmember Koretz's original motion.**

Mansionization is one of the top concerns of P.I.C.O. Neighborhood Council stakeholders. We are grateful to Councilmember Koretz for sponsoring the motion to amend the BMO, to Planning staff for drafting amendments, and to Council President Wesson for sponsoring the first of the public outreach meetings last winter.

The first draft looked positive overall, and drew hundreds of supportive responses. We supported its reasonable floor-area-ratios, elimination of the attached garage exemption, and removal of some counterproductive bonuses and exemptions. But the latest draft takes a wrong turn by reinstating some of the very bonuses and exemptions that undermined the ordinance in the first place, and by introducing elements from re:CodeLA that make the ordinance more difficult to understand and enforce.

The May 2014 council motion provided the blueprint for a simple, effective fix. More than two years have passed, and reckless development continues to destroy the fabric of our neighborhoods. It's time for Los Angeles to put stable, sustainable communities ahead of short term real estate speculation. Residents and homeowners want to curb mansionization in the simplest, most effective and timely way, and *that* is what the motion calls for.

We urge you to look back at the original motion, and ensure that the amended ordinance does not retain harmful loopholes – or worse yet, create new ones. The top requests by our stakeholders:

1) Eliminate the attached garage exemption (i.e., count attached garages in the floor area ratio).

This doesn't prevent developers/owners from building attached garages; it simply means that their square footage should count.

2) Eliminate the zoning administrator's discretionary 10 percent "adjustment."

Given community concerns regarding lack of transparency, we don't need another adjustment that gets approved behind closed doors. As the city has existing *public* processes for seeking variances, this discretionary provision should be eliminated.

A strong BMO, reflective of the changes proposed in Councilmember Koretz's motion, will encourage responsible development compatible with the scale and character of existing neighborhoods; allow spacious homes that easily accommodate modern families; preserve existing affordable single family homes; foster environmental and economic sustainability; and nurture residential communities that are critical to the vitality of our great city.

This motion should be submitted as a Community Impact Statement to Council File 14-0656.

Sincerely yours,

Brad S. Kane
President, PICO Neighborhood Council

Traci Considine

Chair, PICO Neighborhood Council Land Use Committee

 **PICO NC CIS 2016 06 09 re BMO Amendments.pdf**
149K



Sharon Dickinson <sharon.dickinson@lacity.org>

BMO/BHO Amendments, CF no. 14-0656

1 message

Jeremiah Williamson <ejeremiah@aol.com>

Thu, Jun 9, 2016 at 5:36 PM

To: david.ryu@lacity.org, councilmember.wesson@lacity.org, tom.rothmann@lacity.org, ken.bemstein@lacity.org, craig.weber@lacity.org, nicholas.maricich@lacity.org, phyllis.nathanson@lacity.org, niall.huffman@lacity.org, councilmember.huizar@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.englander@lacity.org, councilmember.cedillo@lacity.org, councilmember.fuentes@lacity.org, sharon.dickinson@lacity.org, vince.bertoni@lacity.org

A summary of my thoughts here. Details attached.

There are neighborhoods in Los Angeles such as Bel Air where mansions are commonplace. Let those who want to build at great size move there. If there is not enough capacity then let's have a full, fair and thorough discussion in advance of how to best increase capacity to greatest benefit of all concerned.

It is after all a realtor's truism that it is not good value to build the biggest house in a neighborhood.

Sincerely,

Jeremiah Williamson
ejeremiah@aol.com

 **Mansionization in Hollywood Hills .docx**
132K

Subj: BMO/BHO Amendments, CF no. 14-0656

To all Concerned:

The first draft of amendments to the mansionization ordinances made a good start. The Planning Department received more than 600 responses. By almost 4:1 the people asked for tighter limits on home size. Instead the latest draft goes in the opposite direction.

We want meaningful reform. Instead, the latest draft preserves loopholes that undermined the ordinance in the first place and disregards the majority demands of our citizens. We want the BMO to

- remove the exemption for attached garage space
- remove the excessive allowances for grading and hauling
- include these so-called semi- “basements” in the total square footage
- simplify the fixes per Council motion instead of reverting to Re:CodeLA which makes it harder to understand and harder to enforce.
 - preserve the nature and character of neighborhoods.
 - protect our wildlife in the Hills from encroachment of buildings and closing of corridors

TIME IS RUNNING OUT. While the process falls further and further behind, mansionization is spoiling neighborhoods all over Los Angeles, including the Hollywood Hills. It feels that developers are calling the shots at City Hall and this is further proof.

The Planning Department needs to stop mansionization in the simplest, most effective, and timeliest way. That’s what residents and homeowners want and what the Council Motion calls for. It’s time for Los Angeles to put stable communities and neighborhood character ahead of real estate speculation.

There are neighborhoods in Los Angeles such as Bel Air where mansions are commonplace. Let those who want to build at great size move there. If there is not enough capacity then let’s have a full, fair and thorough discussion in advance of how to best increase capacity to greatest benefit of all concerned.

It is after all a truism that it is not good value to build the biggest house in a neighborhood.

Sincerely,

Jeremiah Williamson
Upper Nichols Canyon

7744 Firenze Ave.



SUBJECT: BMO/BHO Amendments, Council File #14-0656

1 message

Judith Culmer <judithculmer@sbcglobal.net>

Wed, Jun 8, 2016 at 4:31 PM

Reply-To: Judith Culmer <judithculmer@sbcglobal.net>

To: "councilmember.wesson@lacity.org" <councilmember.wesson@lacity.org>, "paul.koretz@lacity.org" <paul.koretz@lacity.org>, "vince.bertoni@lacity.org" <vince.bertoni@lacity.org>, "tom.rothmann@lacity.org" <tom.rothmann@lacity.org>, "ken.bernstein@lacity.org" <ken.bernstein@lacity.org>, "neighborhoodconservation@lacity.org" <neighborhoodconservation@lacity.org>, "councilmember.huizar@lacity.org" <councilmember.huizar@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.english@lacity.org" <councilmember.english@lacity.org>, "councilmember.cedillo@lacity.org" <councilmember.cedillo@lacity.org>, "councilmember.fuentes@lacity.org" <councilmember.fuentes@lacity.org>, "sharon.dickinson@lacity.org" <sharon.dickinson@lacity.org>

Cc: "elizabeth.carlin@lacity.org" <elizabeth.carlin@lacity.org>, "jordan.beroukhim@lacity.org" <jordan.beroukhim@lacity.org>, "faisal.alserri@lacity.org" <faisal.alserri@lacity.org>, "john.darnell@lacity.org" <john.darnell@lacity.org>, "jasmine.shamolian@lacity.org" <jasmine.shamolian@lacity.org>

Dear City Council Members and Planning Staff:

As you know, Los Angelenos have for years pleaded for relief from mansionization, one of the most destructive trends eroding the very fabric of our city. You also know that the 2008 Baseline Mansionization Ordinance, riddled with loopholes and exemptions, failed miserably.

Council member Koretz's motion to amend the BMO provided the blueprint for a simple, effective fix that would allow renovations, expansions and new construction while protecting treasured neighborhoods from being ravaged by unchecked, short-term real estate speculation and reckless development.

The first draft of BMO/BHO amendments made a good start. By almost 4 to 1, residents' responses supported the meaningful reform outlined in Council member Koretz's original motion.

But the latest draft takes a wrong turn by a) preserving loopholes that undermined the BMO in the first place, and b) borrowing elements from re:Code LA that make the ordinance more difficult to understand and enforce.

While the process gets off track and falls behind, mansionization is spoiling neighborhoods all over LA. People who feel that developers are calling the shots at City Hall – and there are a lot of them – see this as further proof.

Please, *champion* the intent of Councilmember Koretz's original motion, and ensure that the amended ordinance does not retain (or create new) harmful loopholes or get so filled with technobabble that it becomes impossible to understand or enforce.

Two specific requests:

- 1) **Eliminate the attached garage exemption (COUNT attached garages as FAR).**
This doesn't prevent developers/owners from building attached garages; it simply means that garages' square footage should count toward the floor area ratio when part of the house.
- 2) **Eliminate the zoning administrator's discretionary 10 percent "adjustment."**

Given our concerns regarding the current lack of transparency, we don't need yet another adjustment that gets approved behind closed doors. As the city has existing *public* processes for seeking variances, this discretionary provision should be eliminated.

Your voices carry great weight in this matter. You have a wonderful opportunity to show that you have been listening to your constituents as well as stakeholders across the city, and that you care about LA's precious residential neighborhoods. It's time for Los Angeles to put stable, sustainable communities ahead of real estate speculation, political pressure, and the almighty dollar.

Sincerely,

Judith Culmer

Wilshire Vista, Council District 10



Sharon Dickinson <sharon.dickinson@lacity.org>

BMO/BHO Amendments, CF no. 14-0656 STOP LOOPHOLES and Confusion

1 message

Donna Eteson <deteson@ucla.edu>

Wed, Jun 8, 2016 at 3:16 PM

To: Paul.Koretz@lacity.org, Herb Wesson <councilmember.wesson@lacity.org>, vince.bertoni@lacity.org, tom.rothmann@lacity.org, ken.bernstein@lacity.org, craig.weber@lacity.org, nicholas.maricich@lacity.org, phyllis.nathanson@lacity.org, niall.huffman@lacity.org, councilmember.huizar@lacity.org, councilmember.harris-dawson@lacity.org, Councilmember.Englander@lacity.org, councilmember.cedillo@lacity.org, councilmember.fuentes@lacity.org, sharon.dickinson@lacity.org, stopmansionization@yahoo.com

Subject: BMO/BHO Amendments, CF no. 14-0656

The first draft of amendments to the mansionization ordinances made a good start. The Planning Department collected more than 600 responses -- *by almost 4-to-1, people asked for tighter limits on home size.*

But the latest draft takes unfortunate wrong turns.

1. We asked for meaningful reform. Instead, the latest draft preserves loopholes that undermined the ordinance in the first place. These include the exemption for attached garage space (even in "the flats") and excessive allowances for grading and hauling, to name just two.
2. The Council Motion provided the blueprint for a simple, effective fix. Instead, the latest draft borrows elements from Re:Code LA that make the ordinance harder to understand and harder to enforce. These include "encroachment planes" and "side wall articulation."

While the process falls farther and farther behind, mansionization is negatively impacting, in fact downright spoiling our LaBrea Hancock Neighborhood AND neighborhoods all over Los Angeles. We feel that developers are calling the shots at City Hall and increasing the tax base is taking precedence over protecting our 1920's neighborhood from outrageous development. As we have stated before, our neighborhood has been devastated by greedy developers who do not live in the neighborhood/ houses they build. They only have a financial stake in our neighborhood. The developers don't care about neighborhood character nor quality of neighborhood life, rather their aim is for fast, big construction and quick profit.

The Planning Department needs to stop mansionization in the simplest, most effective and timeliest way. This is what residents and homeowners want and what the Council Motion calls for. It is time NOW for Los Angeles to put stable

**communities and neighborhood character ahead of real estate speculation.
Loopholes led to our current disasters, now is not the time to add them back in
to allow the current demise of our special neighborhood character.**

Sincerely,

Donna J Eteson Kishibay

John S Kishibay

645 S. Mansfield Avenue

90036



Sharon Dickinson <sharon.dickinson@lacity.org>

BMO/BHO Amendments Council File #14-0656

1 message

Douglas Ross <douglas@evolutionusa.com>

Thu, Jun 9, 2016 at 8:24 AM

To: councilmember.wesson@lacity.org, paul.koretz@lacity.org, vince.bertoni@lacity.org, tom.rothmann@lacity.org, ken.bernstein@lacity.org, craig.weber@lacity.org, nicholas.maricich@lacity.org, phyllis.nathanson@lacity.org, niall.huffman@lacity.org, councilmember.huizar@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.englander@lacity.org, councilmember.cedillo@lacity.org, councilmember.fuentes@lacity.org, councilmember.krekorian@lacity.org, areen.ibranossian@lacity.org, karo.torossian@lacity.org, sharon.dickinson@lacity.org
Cc: elizabeth.carlin@lacity.org, jordan.beroukhim@lacity.org, faisal.alseri@lacity.org, john.darnell@lacity.org

Dear City Council members and Planning Staff,

The first draft of amendments to the BMO/BHO made a good start. By almost 4 to 1, residents' responses supported the meaningful BMO reform outlined in Councilmember Koretz's original motion.

But the latest draft takes a wrong turn by a) preserving loopholes (exemptions and bonuses) that undermined the ordinance in the first place, and b) borrowing elements from recode LA that make the ordinance more difficult to understand and enforce.

The process is off track and is falling behind: Mansionization is spoiling neighborhoods all over LA but Councilmember Koretz's motion (and the first draft of proposed amendments) provided the blueprint for a simple, effective, and reasonable fix that would allow renovations, expansions and new construction, while protecting our treasured neighborhoods from being ravaged by unchecked, short-term real estate speculation and reckless development.

Please, support *and champion* the intent of Councilmember Koretz's original motion. Ensure that the ordinance does not retain (or create new) harmful loopholes - or get so filled with technobabble that it becomes impossible to understand or enforce.

Your voices carry great weight in this matter. You have a wonderful opportunity to show that you have been listening to stakeholders across the city, and that you care about LA's precious residential neighborhoods. It's time for Los Angeles to put stable, sustainable communities ahead of real estate speculation and political pressure and other interests.

Sincerely,

Douglas A. Ross
5854 Radford Ave.
Valley Village, CA 91607
Studio City
Council District 2



Sharon Dickinson <sharon.dickinson@lacity.org>

BMO/BHO Amendments, CF no. 14-0656

1 message

Kristine Belson <kbelson@gmail.com>

Thu, Jun 9, 2016 at 5:42 PM

Bcc: sharon.dickinson@lacity.org

To all Concerned:

The first draft of amendments to the mansionization ordinances made a good start. The Planning Department received more than 600 responses. By almost 4:1 the people asked for tighter limits on home size. Instead the latest draft goes in the opposite direction.

We want meaningful reform. Instead, the latest draft preserves loopholes that undermined the ordinance in the first place and disregards the majority demands of our citizens. We want the BMO to

- remove the exemption for attached garage space
- remove the excessive allowances for grading and hauling
- include these so-called semi- "basements" in the total square footage
- simplify the fixes per Council motion instead of reverting to Re:CodeLA which makes it harder to understand and harder to enforce.
- preserve the nature and character of neighborhoods.
- protect our wildlife in the Hills from encroachment of buildings and closing of corridors

TIME IS RUNNING OUT. While the process falls further and further behind, mansionization is spoiling neighborhoods all over Los Angeles, including the Hollywood Hills. It feels that developers are calling the shots at City Hall and this is further proof.

The Planning Department needs to stop mansionization in the simplest, most effective, and timeliest way. That's what residents and homeowners want and what the Council Motion calls for. It's time for Los Angeles to put stable communities and neighborhood character ahead of real estate speculation.

Sincerely,

Kristine Belson and Paul Golding

Upper Nichols Canyon Residents



Sharon Dickinson <sharon.dickinson@lacity.org>

BMO/BHO Amendments, Council File number (CF no. 14-0656)

1 message

Cherilyn Smith <cheriks@ca.rr.com>

Thu, Jun 9, 2016 at 6:11 PM

To: councilmember.ryu@lacity.org, councilmember.wesson@lacity.org, vince.bertoni@lacity.org, tom.rothmann@lacity.org, ken.bernstein@lacity.org, craig.weber@lacity.org, nicholas.maricich@lacity.org, phyllis.nathanson@lacity.org, niall.huffman@lacity.org, councilmember.huizar@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.englander@lacity.org, councilmember.cedillo@lacity.org, councilmember.fuentes@lacity.org, sharon.dickinson@lacity.org, stopmansionization@yahoo.com

Dear City Council members, Planning Department and Plum Committee,

The first draft of amendments to the mansionization ordinances is a good start. The Planning Department collected more than 600 responses -- by almost 4-to-1, people asked for tighter limits on home size.

But the latest draft takes a wrong turn.

- We asked for meaningful reform. Instead, the latest draft preserves loopholes that undermined the ordinance in the first place. These include the exemption for attached garage space (even in "the flats") and excessive allowances for grading and hauling, to name just two.
- The Council Motion provided the blueprint for a simple, effective fix. Instead, the latest draft borrows elements from Re:Code LA that make the ordinance harder to understand and harder to enforce. These include "encroachment planes" and "side wall articulation."

While the process falls further and further behind, mansionization is spoiling neighborhoods all over Los Angeles.

People who feel that developers are calling the shots at City Hall - and there are a lot of them - see this as further proof.

The Planning Department needs to stop mansionization in the simplest, most effective, and timeliest way. That's what residents and homeowners want and what the Council Motion calls for. Keep the amendments simple and get the job done for the people you serve not the developers.

It's time for Los Angeles to put stable communities and neighborhood character

ahead of real estate speculation.

Thank you.

Cherilyn Smith

cheriks@ca.rr.com



Sharon Dickinson <sharon.dickinson@lacity.org>

BMO/BHO Amendments, Council File #14-0656

1 message

Kim Orlando <daphnekimo@gmail.com>

Thu, Jun 9, 2016 at 7:28 PM

To: councilmember.wesson@lacity.org, paul.koretz@lacity.org, vince.bertoni@lacity.org, tom.rothmann@lacity.org, ken.bernstein@lacity.org, neighborhoodconservation@lacity.org, councilmember.huizar@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.englander@lacity.org, councilmember.cedillo@lacity.org, councilmember.fuentes@lacity.org, sharon.dickinson@lacity.org

Cc: elizabeth.carlin@lacity.org, jordan.beroukhim@lacity.org, faisal.alserri@lacity.org, john.darnell@lacity.org, jasmine.shamolian@lacity.org

Dear City Council members and Planning Staff,

We love the character of our neighborhood. It is a lovely area where people walk and socialize regularly on the streets, just the kind of neighborhood that City Planners strive to create. It has developed organically over decades. These huge dwellings are completely out of place with the typical single-story, single family homes, or tasteful vintage duplexes (with generous second-story set-backs), and are a blight on the landscape.

As you know, Los Angelenos have for years pleaded for relief from mansionization, one of the most destructive trends eroding the very fabric of our city. You also know that the 2008 Baseline Mansionization Ordinance, riddled with loopholes and exemptions, failed miserably.

Councilmember Koretz's motion to amend the BMO provided the blueprint for a simple, effective fix that would allow renovations, expansions and new construction while protecting treasured neighborhoods from being ravaged by unchecked, short-term real estate speculation and reckless development.

The first draft of BMO/BHO amendments made a good start. By almost 4 to 1, residents' responses supported the meaningful reform outlined in Councilmember Koretz's original motion.

But the latest draft takes a wrong turn by a) preserving loopholes that undermined the BMO in the first place, and b) borrowing elements from re:Code LA that make the ordinance more difficult to understand and enforce.

While the process gets off track and falls behind, mansionization is spoiling neighborhoods all over LA. People who feel that developers are calling the shots at City Hall – and there are a lot of them – see this as further proof.

Please, **champion** the intent of Councilmember Koretz's original motion, and ensure that the amended ordinance does not retain (or create new) harmful loopholes or get so filled with technobabble that it becomes impossible to understand or enforce.

Two specific requests:

1) **Eliminate the attached garage exemption (COUNT attached garages as FAR).**

This doesn't prevent developers/owners from building attached garages; it simply means that garages' square footage should count toward the floor area ratio when part of the house.

2) **Eliminate the zoning administrator's discretionary 10 percent "adjustment."**

Given our concerns regarding the current lack of transparency, we don't need yet another adjustment that gets approved behind closed doors. As the city has existing *public* processes for seeking variances, this discretionary provision should be eliminated.

Your voices carry great weight in this matter. You have a wonderful opportunity to show that you have been listening to your constituents as well as stakeholders across the city, and that you care about LA's precious residential neighborhoods. It's time for Los Angeles to put stable, sustainable communities ahead of real estate speculation, political pressure, and the almighty dollar.

Sincerely,

Don and Kim Orlando
Wilshire Vista
Council District 10

June 8, 2016

Subj: BMO/BHO Amendments, CF no. 14-0656

To all Concerned:

The first draft of amendments to the mansionization ordinances made a good start. The Planning Department received more than 600 responses. By almost 4:1 the people asked for tighter limits on home size. Instead the latest draft goes in the opposite direction.

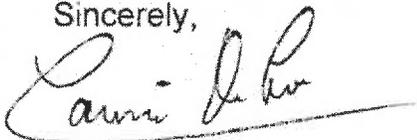
We want meaningful reform. Instead, the latest draft preserves loopholes that undermined the ordinance in the first place and disregards the majority demands of our citizens. We want the BMO to

- remove the exemption for attached garage space
- remove the excessive allowances for grading and hauling
- include these so-called semi- "basements" in the total square footage
- simplify the fixes per Council motion instead of reverting to Re:CodeLA which makes it harder to understand and harder to enforce.
 - preserve the nature and character of neighborhoods.
 - protect our wildlife in the Hills from encroachment of buildings and closing of corridors

TIME IS RUNNING OUT. While the process falls further and further behind, mansionization is spoiling neighborhoods all over Los Angeles, including the Hollywood Hills. It feels that developers are calling the shots at City Hall and this is further proof.

The Planning Department needs to stop mansionization in the simplest, most effective, and timeliest way. That's what residents and homeowners want and what the Council Motion calls for. It's time for Los Angeles to put stable communities and neighborhood character ahead of real estate speculation.

Sincerely,

A handwritten signature in black ink, appearing to read "Laurie DeLeve", with a long horizontal flourish extending to the right.

Laurie DeLeve
Upper Nichols Canyon



Sharon Dickinson <sharon.dickinson@lacity.org>

BMO/BHO Amendments, CF no. 14-0656

1 message

Hunter Photography <heysuzhunter@gmail.com>

Wed, Jun 8, 2016 at 3:08 PM

To: vince.bertoni@lacity.org, tom.rothmann@lacity.org, ken.bernstein@lacity.org, craig.weber@lacity.org, nicholas.maricich@lacity.org, phyllis.nathanson@lacity.org, niall.huffman@lacity.org, councilmember.huizar@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.englander@lacity.org, councilmember.cedillo@lacity.org, councilmember.fuentes@lacity.org, sharon.dickinson@lacity.org, councilmember.wesson@lacity.org, councilmember.ofarrell@lacity.org

To persons in city council and PLUM committee contacted with this email. I am sending an email in regards to the mansionization occurring in Los Angeles. The first draft of amendments to the mansionization ordinances made a good start. The Planning Department collected more than 600 responses -- *by almost 4-to-1, people asked for tighter limits on home size.* The response has been to ignore this push by citizens in favor of a few who want to continue to allow for the building of over sized houses on small lots. In another sense, this speaks more broadly to the erosion of the public trust in the cities elected officials. Elected officials continue to take financial kick backs from developer groups in order to serve the whims of a minority, instead of the majority of citizens. This isn't a complicate situation to understand. The few placation attempts made by the city management in things like new zoning codes that look terrifyingly over simplified, like Ikea directions, are a clear avoidance of having to respond and install rules based on what the majority of citizens want. There are reasons why building codes and zoning laws are complicated, they are supposed to be. It's called safety. We do not want over sized homes on small lots. We don't want large developments that take away truly affordable housing. We don't want our classic 1920's bungalows tom down for cheaply built three story condo buildings in muted earth tone colors and poured concrete. It's as though you think all these rules are some how constrictive to developers and architects, when in fact these rules were put in place to stop ignorant long term damages such as you are creating now. There is a reason why structures that look like something out of a badly written Dr. Seuss novel are not legal. Yet, you continue to break the law for you own greedy reasons. You think that there is nothing wrong with condemning people to die in two 50 story towers built on an earthquake fault line. You continue to intentionally ignore the removal of rent stabilized housing in order to say fain ignorance and push people out of their homes. There needs to be a moratorium on the removal of any rent stabilized homes or demo permits until the homeless population of Los Angeles city is below 10% of what it currently is. If the elected officials of this city really cared about the increase of homeless encampments up 86%, and the need for truly affordable homes, you would stop taking away the ones we have. Stop taking homes away until the homeless population is below a documented 4,000. Stop taking homes away. Clearly this city made a mistake in entrusting you, but at least we will always have to power to make sure that all future generations know a rich living history of this city was wiped out and destroyed by you. Good job leaving a legacy of tossing people out to die on the streets so your future descendants can live with the shame of the people they came from.

Susan Hunter



Sharon Dickinson <sharon.dickinson@lacity.org>

cf no 14-0656

1 message

Jason Ridilla <bilt-hard@earthlink.net>
To: sharon.dickinson@lacity.org

Thu, Jun 9, 2016 at 9:34 PM

Subj: BMO/BHO Amendments, CF no. 14-0656

-

To all Concerned:

The first draft of amendments to the mansionization ordinances made a good start. The Planning Department received more than 600 responses. By almost 4:1 the people asked for tighter limits on home size. Instead the latest draft goes in the opposite direction.

We want meaningful reform. Instead, the latest draft preserves loopholes that undermined the ordinance in the first place and disregards the majority demands of our citizens. We want the BMO to

- remove the exemption for attached garage space
- remove the excessive allowances for grading and hauling
- include these so-called semi- "basements" in the total square footage
- simplify the fixes per Council motion instead of reverting to Re:CodeLA which makes it harder to understand and harder to enforce.
- preserve the nature and character of neighborhoods.
- protect our wildlife in the Hills from encroachment of buildings and closing of corridors

TIME IS RUNNING OUT. While the process falls further and further behind, mansionization is spoiling neighborhoods all over Los Angeles, including the Hollywood Hills. It feels that developers are calling the shots at City Hall and this is further proof.

The Planning Department needs to stop mansionization in the simplest, most effective, and timeliest way. That's what residents and homeowners want and what the Council Motion calls for. It's time for Los Angeles to put stable communities and neighborhood character

ahead of real estate speculation.

Sincerely,

__Jason Ridilla_____

Upper Nichols Canyon



Sharon Dickinson <sharon.dickinson@lacity.org>

BMO/BHO Amendments, Council File #14-0656

1 message

Laura Greenlee <laurag622@gmail.com>

Thu, Jun 9, 2016 at 9:45 PM

To: councilmember.wesson@lacity.org, paul.koretz@lacity.org, vince.bertoni@lacity.org, tom.rothmann@lacity.org, ken.bemstein@lacity.org, neighborhoodconservation@lacity.org, councilmember.huizar@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.englander@lacity.org, councilmember.cedillo@lacity.org, councilmember.fuentes@lacity.org, sharon.dickinson@lacity.org

Cc: elizabeth.carlin@lacity.org, jordan.beroukhim@lacity.org, faisal.alserri@lacity.org, john.darnell@lacity.org, jasmine.shamolian@lacity.org

Dear City Council members and Planning Staff,

As you know, Los Angelenos have for years pleaded for relief from mansionization, one of the most destructive trends eroding the very fabric of our city. You also know that the 2008 Baseline Mansionization Ordinance, riddled with loopholes and exemptions, failed miserably.

Councilmember Koretz's motion to amend the BMO provided the blueprint for a simple, effective fix that would allow renovations, expansions and new construction while protecting treasured neighborhoods from being ravaged by unchecked, short-term real estate speculation and reckless development.

The first draft of BMO/BHO amendments made a good start. By almost 4 to 1, residents' responses supported the meaningful reform outlined in Councilmember Koretz's original motion.

But the latest draft takes a wrong turn by a) preserving loopholes that undermined the BMO in the first place, and b) borrowing elements from re:Code LA that make the ordinance more difficult to understand and enforce.

While the process gets off track and falls behind, mansionization is spoiling neighborhoods all over LA. People who feel that developers are calling the shots at City Hall – and there are a lot of them – see this as further proof.

Please, *champion* the intent of Councilmember Koretz's original motion, and ensure that the amended ordinance does not retain (or create new) harmful loopholes or get so filled with technobabble that it becomes impossible to understand or enforce.

Two specific requests:

- 1) **Eliminate the attached garage exemption (COUNT attached garages as FAR).**
This doesn't prevent developers/owners from building attached garages; it simply means that garages' square footage should count toward the floor area ratio when part of the house.
- 2) **Eliminate the zoning administrator's discretionary 10 percent "adjustment."**
Given our concerns regarding the current lack of transparency, we don't need yet another adjustment that gets approved behind closed doors. As the city has existing *public* processes for seeking variances, this discretionary provision should be eliminated.

Your voices carry great weight in this matter. You have a wonderful opportunity to show that you have been listening to your constituents as well as stakeholders across the city, and that you care

about LA's precious residential neighborhoods. It's time for Los Angeles to put stable, sustainable communities ahead of real estate speculation, political pressure, and the almighty dollar.

Sincerely,

Laura Greenlee
1212/1214 S. Spaulding Ave
Los Angeles, CA 90019
Wilshire Vista
Council District 10



Sharon Dickinson <sharon.dickinson@lacity.org>

Council File number (CF no. 14-0656)

1 message

Mary M Zakrasek <maryzakrasek@yahoo.com>

Fri, Jun 10, 2016 at 9:18 AM

To: councilmember.huizar@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.englander@lacity.org, councilmember.cedillo@lacity.org, councilmember.fuentes@lacity.org, sharon.dickinson@lacity.org

Dear Planning and Land-Use Committee:

I have lived in Sherman Oaks for 20 years. We are seeing more and more neighbors leave because of the sell-out to developers who are destroying neighborhoods and creating all the issues that come with mansionization. This includes the loss of community, loss of trees and green areas to boundary-to boundary boxes, the destruction of the character of Sherman Oaks, traffic, pollution and noise levels.

Subj: BMO/BHO Amendments, CF no. 14-0656

The first draft of amendments to the mansionization ordinances made a good start. The Planning Department collected more than 600 responses – *by almost 4-to-1, people asked for tighter limits on home size.*

But the latest draft takes a wrong turn.

- We asked for meaningful reform. Instead, the latest draft preserves loopholes that undermined the ordinance in the first place. These include the exemption for attached garage space (even in “the flats”) and excessive allowances for grading and hauling, to name just two.
- The Council Motion provided the blueprint for a simple, effective fix. Instead, the latest draft borrows elements from Re:Code LA that make the ordinance harder to understand and harder to enforce. These include “encroachment planes” and “side wall articulation.”

While the process falls further and further behind, mansionization is ruining neighborhoods all over Los Angeles.

People who feel that developers are calling the shots at City Hall – and there are a lot of them – see this as further proof.

The Planning Department needs to stop mansionization in the simplest, most effective, and timeliest way. That’s what residents and homeowners want and what the Council Motion calls for.

It’s time for Los Angeles to put stable communities and neighborhood character ahead of real estate speculation.

Sincerely,

Mary Zakrasek
Sherman Oaks



BMO/BHO Amendments, CF no. 14-0656

1 message

Janet Eckholm <janeteckholm@gmail.com>

Wed, Jun 8, 2016 at 10:06 AM

To: david.ryu@lacity.org, councilmember.wesson@lacity.org, vince.bertoni@lacity.org, tom.rothmann@lacity.org, ken.bernstein@lacity.org, craig.weber@lacity.org, nicholas.maricich@lacity.org, phyllis.nathanson@lacity.org, niall.huffman@lacity.org, councilmember.huizar@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.englander@lacity.org, councilmember.cedillo@lacity.org, councilmember.fuentes@lacity.org, sharon.dickinson@lacity.org

Re: BMO/BHO Amendments, CF no. 14-0656

To all Concerned:

I testified at the Planning Department hearing in Van Nuys on May 16. This email is to restate my concerns, in writing, because this ordinance is so critical to our neighborhoods.

The first draft of amendments to the mansionization ordinance made a good start. The Planning Department received more than 600 responses. By almost 4:1 the people asked for tighter limits on home size and hillside disturbance. Instead the latest draft goes in the opposite direction - this is very concerning since it does not respond to the will of an overwhelming majority of LA residents.

We want meaningful reform. Instead, the latest draft preserves loopholes that undermined the ordinance in the first place, and disregards the majority demands of our citizens. We want the BMO to

- remove the exemption for attached garage space
- remove the excessive allowances for grading and hauling
- include the so-called semi- "basements" in the total square footage
- simplify the fixes per Council motion instead of reverting to Re:CodeLA which makes it harder to understand and harder to enforce
- preserve the nature and character of neighborhoods
- protect our amazing wildlife resources in the Hills, from the encroachment of buildings and closing of corridors

TIME IS RUNNING OUT. While the process falls further and further behind, mansionization is ruining neighborhoods all over Los Angeles, including the Hollywood Hills. It appears as though developers are calling the shots at City Hall, and the direction this ordinance has taken is further proof that may be true.

The Planning Department needs to stop mansionization in the simplest, most effective, and timeliest way possible. That is what residents and homeowners want, and what the

Council Motion calls for. It is time for the city to put stable communities and neighborhood character, which are the real values of real estate in LA - ahead of mere real estate speculation, which has value only for the speculators.

Sincerely,

Janet Eckholm

Upper Nichols Canyon



Sharon Dickinson <sharon.dickinson@lacity.org>

CF no. 14-0656

1 message

titia vermeer <titia.vermeer@icloud.com>
To: david.ryu@lacity.org, councilmember.wesson@lacity.org

Wed, Jun 8, 2016 at 11:25 AM

Subj: BMO/BHO Amendments, CF no. 14-0656

-

To all Concerned:

The first draft of amendments to the mansionization ordinances made a good start. The Planning Department received more than 600 responses. By almost 4:1 the people asked for tighter limits on home size. Instead the latest draft goes in the opposite direction.

We want meaningful reform. Instead, the latest draft preserves loopholes that undermined the ordinance in the first place and disregards the majority demands of our citizens. We want the BMO to

- remove the exemption for attached garage space
- remove the excessive allowances for grading and hauling
- include these so-called semi- "basements" in the total square footage
- simplify the fixes per Council motion instead of reverting to Re:CodeLA which makes it harder to understand and harder to enforce.
- preserve the nature and character of neighborhoods.
- protect our wildlife in the Hills from encroachment of buildings and closing of corridors

TIME IS RUNNING OUT. While the process falls further and further behind, mansionization is spoiling neighborhoods all over Los Angeles, including the Hollywood Hills. It feels that developers are calling the shots at City Hall and this is further proof.

The Planning Department needs to stop mansionization in the simplest, most effective, and timeliest way. That's what residents and homeowners want and what the Council Motion

calls for. It's time for Los Angeles to put stable communities and neighborhood character ahead of real estate speculation.

Sincerely,

_Titia Vermeer_____

Upper Nichols Canyon



Sharon Dickinson <sharon.dickinson@lacity.org>

Second Dwelling Unit.

1 message

Andrea & Michael Sher <ma.sher27@gmail.com>

Wed, Jun 8, 2016 at 11:25 AM

To: Sharon.Dickinson@lacity.org

Cc: councilmember.huizar@lacity.org, Clare.Eberle@lacity.org, Councilmember.Englander@lacity.org, Hannah.lee@lacity.org, Doug.tripp@lacity.org, councilmember.cedillo@lacity.org, Gerald.Gubatan@lacity.org, Sergio.Infanzon@lacity.org, "Councilmember Paul Krekorian," <councilmember.krekorian@lacity.org>

Dear Councilman Huizar:

RE: CF #14-0057-S8

Please oppose the City's proposed repeal of Los Angeles Municipal Code Sections 12.24.W.43 and 12.24.W.44 and to instead retain the protections embedded within those code sections, particularly the prohibition on second dwelling units in Hillside Areas and on substandard streets. I am particularly concerned that the City Council is rushing the proposed repeal without giving our City's neighborhoods and residents an adequate opportunity to provide their input.

The repeal of the Second Dwelling Unit ordinances would result in the state's default standards for second dwelling units applying in every neighborhood in the City. This "one size fits all" approach is the wrong land use policy for a City with so many different neighborhoods and will have a negative and lasting impact on our single-family neighborhoods. A major policy decision such as the repeal of the Second Dwelling Unit ordinances should be considered only after a thorough study of the potential neighborhood impacts and the options available to the City.

I urge you to delay any action by the PLUM Committee until it has received a full analysis of the options that the City has to comply with state law, the policy implications of repealing the Second Dwelling Unit ordinances, and the potential negative impacts to our neighborhoods.

Sincerely,

Michael and Andrea Sher.



Sharon Dickinson <sharon.dickinson@lacity.org>

BMO/BHO Amendments, CF no. 14-0656

1 message

Halle Redman <ellahsue@sbcglobal.net>

Wed, Jun 8, 2016 at 11:50 AM

Reply-To: Halle Redman <ellahsue@sbcglobal.net>

To: "david.ryu@lacity.org" <david.ryu@lacity.org>, "councilmember.wesson@lacity.org" <councilmember.wesson@lacity.org>, "vince.bertoni@lacity.org" <vince.bertoni@lacity.org>, "tom.rothmann@lacity.org" <tom.rothmann@lacity.org>, "ken.bernstein@lacity.org" <ken.bernstein@lacity.org>, "craig.weber@lacity.org" <craig.weber@lacity.org>, "nicholas.maricich@lacity.org" <nicholas.maricich@lacity.org>, "phyllis.nathanson@lacity.org" <phyllis.nathanson@lacity.org>, "niall.huffman@lacity.org" <niall.huffman@lacity.org>, "councilmember.huizar@lacity.org" <councilmember.huizar@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.englander@lacity.org" <councilmember.englander@lacity.org>, "councilmember.cedillo@lacity.org" <councilmember.cedillo@lacity.org>, "councilmember.fuentes@lacity.org" <councilmember.fuentes@lacity.org>, "sharon.dickinson@lacity.org" <sharon.dickinson@lacity.org>

To all Concerned:

The first draft of amendments to the mansionization ordinances made a good start. The Planning Department received more than 600 responses. By almost 4:1 the people asked for tighter limits on home size. Instead the latest draft goes in the opposite direction.

We want meaningful reform. Instead, the latest draft preserves loopholes that undermined the ordinance in the first place and disregards the majority demands of our citizens. We want the BMO to

- remove the exemption for attached garage space
- remove the excessive allowances for grading and hauling
- include these so-called semi- "basements" in the total square footage
- simplify the fixes per Council motion instead of reverting to Re:CodeLA which makes it harder to understand and harder to enforce.
- preserve the nature and character of neighborhoods.
- protect our wildlife in the Hills from encroachment of buildings and closing of corridors

TIME IS RUNNING OUT. While the process falls further and further behind, mansionization is spoiling neighborhoods all over Los Angeles, including the Hollywood Hills. It feels that developers are calling the shots at City Hall and this is further proof.

The Planning Department needs to stop mansionization in the simplest, most effective, and timeliest way. That's what residents and homeowners want and what the Council Motion calls for. It's time for Los Angeles to put stable communities and neighborhood character ahead of real estate speculation.

Sincerely,
Halle Redman

Upper Nichols Canyon



Sharon Dickinson <sharon.dickinson@lacity.org>

BMO/BHO Amendments, CF no. 14-0656

1 message

Agostina Lombardo <agostina1@icloud.com>

Wed, Jun 8, 2016 at 1:04 PM

To: sharon.dickinson@lacity.org

Subj: BMO/BHO Amendments, CF no. 14-0656

The first draft of amendments to the mansionization ordinances made a good start. The Planning Department collected more than 600 responses-- *by almost 4-to-1, people asked for tighter limits on home size.*

But the latest draft takes a wrong turn.

- We asked for meaningful reform. Instead, the latest draft preserves loopholes that undermined the ordinance in the first place. These include the exemption for attached garage space (even in "the flats") and excessive allowances for grading and hauling, to name just two.
- The Council Motion provided the blueprint for a simple, effective fix. Instead, the latest draft borrows elements from Re:Code LA that make the ordinance harder to understand and harder to enforce. These include "encroachment planes" and "side wall articulation."

While the process falls further and further behind, mansionization is spoiling neighborhoods all over Los Angeles.

People who feel that developers are calling the shots at City Hall – and there are a lot of them – see this as further proof.

The Planning Department needs to stop mansionization in the simplest, most effective, and timeliest way. That's what residents and homeowners want and what the Council Motion calls for.

It's time for Los Angeles to put stable communities and neighborhood character ahead of real estate speculation.

Sincerely,

Agostina Lombardo

Sent from my iPad



Sharon Dickinson <sharon.dickinson@lacity.org>

BMO/BHO Amendments, CF no. 14-0656

1 message

Colleen Mason <cmasonheller@yahoo.com>

Fri, Jun 10, 2016 at 9:56 AM

Reply-To: Colleen Mason <cmasonheller@yahoo.com>

To: "paul.koretz@lacity.org" , joan.pelico@lacity.org, david.hersch@lacity.org, john.darnell@lacity.org, faisal.alserri@lacity.org" <Paul.koretz@lacity.org>

Cc: Terri Tippit <tmtippit@ca.rr.com>, Cheviot Hills Home Owners' Association <president@cheviot hills.org>, Robert Keehn <rkeehn@rfk-law.com>, "councilmember.wesson@lacity.org" <councilmember.wesson@lacity.org>, "vince.bertoni@lacity.org" <vince.bertoni@lacity.org>, "tom.rothmann@lacity.org" <tom.rothmann@lacity.org>, "ken.bernstein@lacity.org" <ken.bernstein@lacity.org>, "craig.weber@lacity.org" <craig.weber@lacity.org>, "nicholas.maricich@lacity.org" <nicholas.maricich@lacity.org>, "phyllis.nathanson@lacity.org" <phyllis.nathanson@lacity.org>, "niall.huffman@lacity.org" <niall.huffman@lacity.org>, "councilmember.huizar@lacity.org" <councilmember.huizar@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.englisher@lacity.org" <councilmember.englisher@lacity.org>, "councilmember.cedillo@lacity.org" <councilmember.cedillo@lacity.org>, "councilmember.fuentes@lacity.org" <councilmember.fuentes@lacity.org>, "sharon.dickinson@lacity.org" <sharon.dickinson@lacity.org>

Subject: BMO/BHO Amendments, CF no. 14-0656

Dear Councilmember Koretz,

The first draft of amendments to the City's mansionization ordinances heard over 600 stakeholder responses overwhelmingly asking for tighter limits on home size, including in CD-5's Cheviot Hills neighborhood. Unfortunately, the latest draft appears to address and favor developers' demands and realtor interests, not the expressed needs of our communities.

We asked for meaningful reform. Instead, the new draft amendments preserve loopholes which undermined the ordinance in the first place. To name two examples, the exemption for attached garage space, and the bonuses in non-R1 zones which can increase home size by 20 percent with no public notification or opportunity for comment, have both been re-inserted.

The Council Motion supported by Councilmember Koretz thoughtfully provided the blueprint for a simple, effective fix which was supported by stakeholder neighborhoods all over the City. The Cheviot Hills Homeowners' Association ("CHHOA") supported that ordinance. The amendments now proposed are a thumb in the eye to those neighborhoods which have been under the heel of developers for far too long. We have seen the loss of landscaping and mature street trees by the dozens; experienced impacts to privacy; suffered perpetual shade and shadow encroachment; witnessed the leveling of historic geological features as lots are graded to sidewalk level, and endured lengthy construction schedules only to end up dwarfed in the shade by disproportionately huge mansions looming over. Furthermore, the latest draft replaces the simple straight forward regulation of the Council Motion with vague *conceptual* language such as "encroachment planes" and "side wall articulation" which drill loopholes big enough to push an 800 sq. ft. master suite through!

The City sought public comment on the first draft of amendments and subsequently ignored the concerns of an overwhelming majority. Six months have passed, and reckless development continues to threaten neighborhood stability all over Los Angeles. Block by block we are losing once-affordable homes, some as small as 1200 sq. ft. in Cheviot Hills, which provided for a healthy and economically diverse community. The creeping mansionization is removing affordable housing stock at an alarming rate while it destroys the character and environment health of neighborhoods.

We need to stop mansionization in the simplest, most effective, and timeliest way. That is what residents and homeowners want and what the Council Motion calls for. It is time for Los Angeles to put stable communities and neighborhood character ahead of real estate speculation.

Respectfully submitted,

Colleen Mason Heller

CHHOA, Vice President



Sharon Dickinson <sharon.dickinson@lacity.org>

Beverly Wilshire Homes Association Testimony for Amendments to the Baseline Mansionization Amendments

1 message

BWHA <beverlywilshirehomes@gmail.com>

Fri, Jun 10, 2016 at 10:58 AM

To: councilmember.harris-dawson@lacity.org, councilmember.englander@lacity.org, councilmember.cedillo@lacity.org, councilmember.fuentes@lacity.org, councilmember.huizar@lacity.org, sharon.dickinson@lacity.org, paul.koretz@lacity.org, councilmember.koretz@lacity.org, councilmember.wesson@lacity.org, vince.bertoni@lacity.org, tom.rothmann@lacity.org, ken.bernstein@lacity.org, craig.weber@lacity.org, nicholas.maricich@lacity.org, phyllis.nathanson@lacity.org, niall.huffman@lacity.org

BEVERLY WILSHIRE HOMES ASSOCIATION, INC.

6443 West Fourth Street, Los Angeles, CA 90048-4101

Phone 323/653-6254 & 323/653-5357

E-mail TheBWHA2@AOL.COM

June 9, 2016

To: City Council Planning & Land Use Management (PLUM) Committee

councilmember.harris-dawson@lacity.org

councilmember.englander@lacity.org

councilmember.cedillo@lacity.org

councilmember.fuentes@lacity.org

sharon.dickinson@lacity.org

councilmember.huizar@lacity.org

From: Diana Ploktin, President

Beverly Wilshire Homes Association

Re: Testimony regarding BMO/BHO Draft Amendments (CF #14-0656)

The Beverly Wilshire Homes Association (BWHA) has faithfully represented the residents of the greater Fairfax area on land use and other community issues for over 50 years. During the past 10 years, the BWHA has helped lead citywide efforts to restrict McMansions in Los Angeles neighborhoods, in large part because our neighborhoods have been the epicenter of mansionization. For example, in the Beverly Grove neighborhood, over 10 percent of the homes have been demolished and replaced by McMansions. This process slowed down only when the City Council adopted the Beverly Grove Residential Floor Area District (RFA) in 2013.

Our organization strongly supports Councilmember Koretz's original Council Motion instructing the Department of City Planning to remove all Baseline Mansionization loopholes that promote mansionization, such as three 20 percent bonuses, as well as the exemption for attached garages.

The second iteration of the BMO/HMO amendments clearly takes *a step in the wrong direction*. Be reinstating loopholes and introducing new ones, it ensures that mansionization will continue despite the City Council's clear intentions. Moreover, long experience has shown that the Department of Building and Safety is either incapable or unwilling to enforce existing mansionization ordinances and code violations, such as the consistent failure of contractors to post demolition and building permits at McMansions sites. A complicated mansionization ordinance, especially one with so many old and new loopholes, will be far beyond the Department of Building and Safety's ability to understand and implement. It will be easily gamed by contractors, who will go far beyond its already permissive approach to mansionization.

SPECIFIC CONCERNS OF THE BEVERLY WILSHIRE HOMES ASSOCIATION

The city's Baseline Mansionization Ordinance and Baseline Hillside Ordinance (BMO/BHO) failed because they incorporated so many loopholes in the form of bonuses and exemptions. As a result, mansionization continues to ruin neighborhoods over the entire city of Los Angeles. City Planning needs to draft these new amendments correctly and remove **all** loopholes that allow the construction of McMansions. If this proposed ordinance fails to do so, it will be the sixth gesture that pretends to stop mansionization but actually green lights it through a maze of loopholes that undermine the ordinances.

Mansionization eliminates affordable housing in single-family neighborhoods in Los Angeles and contributes to the housing crisis that city officials decry. The mansionizers target smaller, affordable houses for demolition and replace them with McMansions that are, on average, three times the size and price of the demolished homes. These speculators and contractors are now eliminating about 2000 such affordable houses per year, and this loss of affordable homes will continue until it is finally stopped through an effective mansionization ordinance.

Attached garages and uncovered or "lattice roof" patios, breezeways, and balconies should be counted as floor space. As evidence by over 150 McMansions in the BWHHA area, these exempted "architectural" features (standard in McMansions) add enormous bulk to the size of a house. The amended BMO/BHO needs to close these loopholes and count attached garages and all such patio, deck, and breezeway features as floor space.

As written, the "proportional stories" bonus should also be deleted. The City Council directive to City Planning was clear. Any bonus that promotes mansionization should be stricken, and this bonus can add 600 square feet to the size of a house. In some cases this might be warranted, but it needs to be considered by City Planning as a discretionary action, with a public hearing and appealable written determination.

The case for or against increasing the size of a house must be spelled out in detail as a discretionary action with proper findings, no longer granted in secret by the Department of Building and Safety as a ministerial decision. Furthermore, any discretionary bonus should be based on the net livable footprint of the first floor, not uninhabited areas, such as garages and storage facilities.

Interim Control Ordinances (ICO) now offer short-term protection to approximately 23 neighborhoods heavily impacted by mansionization, with other neighborhoods also clamoring for similar ICO protection. In the event that the adopted BMO/BHO amendments are more restrictive than existing ICO provisions, the more restrictive provisions should prevail. This will prevent the contradictory situation of ICO neighborhoods, such as North Beverly Grove, that have an ICO that is more permissive than the anticipated citywide mansionization amendments.

Re:code LA should only proceed once the City Council adopts simple and straightforward amendments to the Baseline Mansionization Ordinance and the Hillside Baseline Mansionization Ordinance. By folding **re:code** elements, such as “side wall articulation” and “encroachment planes” into the BMO and BHO amendments, the process will be slowed, the ordinances will be further diluted, and the Department of City Planning will directly contradict the directions of the City Council to simply and quickly clean up the Baseline Mansionization Ordinance.

Cc: paul.koretz@lacity.org
councilmember.wesson@lacity.org
vince.bertoni@lacity.org
tom.rothmann@lacity.org
ken.bernstein@lacity.org
craig.weber@lacity.org
nicholas.maricich@lacity.org
phyllis.nathanson@lacity.org
niall.huffman@lacity.org

--
Beverly Wilshire Homes Association
6443 W. Fourth Street, Los Angeles, CA 90048-4101
Tel. 323-653-6254
E-mail: TheBWHA2@aol.com

 **BWHA testimony on BMO amendments.pdf**
2327K



Sharon Dickinson <sharon.dickinson@lacity.org>

Subj: BMO/BHO Amendments, CF no. 14-0656

1 message

Esther Wynn <hicat14@msn.com>

Fri, Jun 10, 2016 at 12:09 PM

To: "paul.koretz@lacity.org" <paul.koretz@lacity.org>, "councilmember.wesson@lacity.org" <councilmember.wesson@lacity.org>, "vince.bertoni@lacity.org" <vince.bertoni@lacity.org>, "tom.rothmann@lacity.org" <tom.rothmann@lacity.org>, "ken.bernstein@lacity.org" <ken.bernstein@lacity.org>, "craig.weber@lacity.org" <craig.weber@lacity.org>, "nicholas.maricich@lacity.org" <nicholas.maricich@lacity.org>, "phyllis.nathanson@lacity.org" <phyllis.nathanson@lacity.org>, "niall.huffman@lacity.org" <niall.huffman@lacity.org>, "councilmember.huizar@lacity.org" <councilmember.huizar@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.englander@lacity.org" <councilmember.englander@lacity.org>, "councilmember.cedillo@lacity.org" <councilmember.cedillo@lacity.org>, "councilmember.fuentes@lacity.org" <councilmember.fuentes@lacity.org>, "sharon.dickinson@lacity.org" <sharon.dickinson@lacity.org>

To City Council, Planning Department, and Planning and Land Use Management Committee,

If you want to provide a variety of housing to meet the housing needs of Los Angeles, consider extending this to the variety of housing that already exists in R-2 and R-3 zones.

The first draft of amendments to the mansionization ordinances made a good start. The Planning Department collected more than 600 responses -- by almost 4-to-1, people asked for tighter limits on home size.

But the latest draft takes a wrong turn.

- We asked for meaningful reform. Instead, the latest draft preserves loopholes that undermined the ordinance in the first place. These include the exemption for attached garage space (even in "the flats") and excessive allowances for grading and hauling, to name just two.

- The Council Motion provided the blueprint for a simple, effective fix. Instead, the latest draft borrows elements from Re:Code LA that make the ordinance harder to understand and harder to enforce. These include "encroachment planes" and "side wall articulation."

While the process falls further and further behind, mansionization is spoiling neighborhoods all over Los Angeles.

People who feel that developers are calling the shots at City Hall -- and there are a lot of them -- see this as further proof.

The Planning Department needs to stop mansionization in the simplest, most effective, and timeliest way. That's what residents and homeowners want and what the Council Motion calls for.

It's time for Los Angeles to put stable communities and neighborhood character ahead of real estate speculation.

Sincerely,

Esther Wynn



Sharon Dickinson <sharon.dickinson@lacity.org>

BMO/BHO Amendments Council File #14-0656

1 message

John Khoukaz <hjohnk@yahoo.com>

Wed, Jun 8, 2016 at 9:44 AM

Reply-To: John Khoukaz <hjohnk@yahoo.com>

To: "councilmember.wesson@lacity.org" <councilmember.wesson@lacity.org>, "paul.koretz@lacity.org" <paul.koretz@lacity.org>, "vince.bertoni@lacity.org" <vince.bertoni@lacity.org>, "tom.rothmann@lacity.org" <tom.rothmann@lacity.org>, "ken.bernstein@lacity.org" <ken.bernstein@lacity.org>, "craig.weber@lacity.org" <craig.weber@lacity.org>, "nicholas.maricich@lacity.org" <nicholas.maricich@lacity.org>, "phyllis.nathanson@lacity.org" <phyllis.nathanson@lacity.org>, "niall.huffman@lacity.org" <niall.huffman@lacity.org>, "councilmember.huizar@lacity.org" <councilmember.huizar@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.english@lacity.org" <councilmember.english@lacity.org>, "councilmember.cedillo@lacity.org" <councilmember.cedillo@lacity.org>, "councilmember.fuentes@lacity.org" <councilmember.fuentes@lacity.org>, "councilmember.krekorian@lacity.org" <councilmember.krekorian@lacity.org>, "areen.ibranossian@lacity.org" <areen.ibranossian@lacity.org>, "karo.torossian@lacity.org" <karo.torossian@lacity.org>, "sharon.dickinson@lacity.org" <sharon.dickinson@lacity.org>

Cc: "elizabeth.carlin@lacity.org" <elizabeth.carlin@lacity.org>, "jordan.beroukhim@lacity.org" <jordan.beroukhim@lacity.org>, "faisal.alseri@lacity.org" <faisal.alseri@lacity.org>, "john.darnell@lacity.org" <john.darnell@lacity.org>

Dear City Council members and Planning Staff,

The first draft of amendments to the BMO/BHO made a good start. By almost 4 to 1, residents' responses supported the meaningful BMO reform outlined in Councilmember Koretz's original motion.

But the latest draft takes a wrong turn by a) preserving loopholes (exemptions and bonuses) that undermined the ordinance in the first place, and b) borrowing elements from recode LA that make the ordinance more difficult to understand and enforce.

The process is off track and is falling behind: Mansionization is spoiling neighborhoods all over LA but Councilmember Koretz's motion (and the first draft of proposed amendments) provided the blueprint for a simple, effective, and reasonable fix that would allow renovations, expansions and new construction, while protecting our treasured neighborhoods from being ravaged by unchecked, short-term real estate speculation and reckless development.

Please, support *and champion* the intent of Councilmember Koretz's original motion. Ensure that the ordinance does not retain (or create new) harmful loopholes - or get so filled with technobabble that it becomes impossible to understand or enforce.

Your voices carry great weight in this matter. You have a wonderful opportunity to show that you have been listening to stakeholders across the city, and that you care about LA's precious residential neighborhoods. It's time for Los Angeles to put stable, sustainable communities ahead of real estate speculation and political pressure and other interests.

Sincerely,

John Khoukaz
Valley Village
Studio City
Council District 2



BMO/BHO Amendments, CF no. 14-0656

1 message

Cathy Roberts <crmaison@gmail.com>

Fri, Jun 10, 2016 at 2:08 PM

To: david.ryu@lacity.org, paul.koretz@lacity.org, Herb Wesson <councilmember.wesson@lacity.org>, vince.bertoni@lacity.org, "tom.rothmann@lacity.org" <tom.rothmann@lacity.org>, "ken.bernstein@lacity.org" <ken.bernstein@lacity.org>, craig.weber@lacity.org, nicholas.maricich@lacity.org, phyllis.nathanson@lacity.org, niall.huffman@lacity.org, "councilmember.huizar@lacity.org" <councilmember.huizar@lacity.org>, councilmember.harris-dawson@lacity.org, "councilmember.englander@lacity.org" <councilmember.englander@lacity.org>, "councilmember.cedillo@lacity.org" <councilmember.cedillo@lacity.org>, "councilmember.fuentes@lacity.org" <councilmember.fuentes@lacity.org>, sharon.dickinson@lacity.org, stopmansions@lacity.org, stopmansions@yahoo.com

City Council Members and City Planning Department,

The first draft of amendments to the mansions ordinances made a good start. The Planning Department collected more than 600 responses -- *by almost 4-to-1, people asked for tighter limits on home size.*

But the latest draft takes a wrong turn.

Under the current ordinance, the city doesn't count the first 400 sq ft of attached garage space when it calculates the size of the house (or "floor area"). That's like deducting your arms from your total weight. Crazy, right? Councilmember Koretz's proposed BMO amendments take square aim at that loophole. Here's why:

- Detached garages don't really impact neighboring properties. But attached garages add a lot of bulk *and* eliminate the buffer of a driveway between houses.
- Detached garages are in the DNA of older residential neighborhoods. More than any other single design feature, attached garages alter the character of older neighborhoods.
- People rarely actually park in these "garages," and they usually use double-wide curb cuts that reduce available street parking. So they make street congestion even worse.
- Homeowners would still have the option of an attached garage, and counting that square footage would reflect the real size of the structure.
- Enforcement would be straightforward. Including attached garage space in the FAR just makes the math easier.
- City code requires covered parking, and that gets trotted out as an excuse to exclude attached garage space when calculating the size of the house. What nonsense! The code also requires kitchens and bathrooms. So should we exclude them, too?

Excluding detached garage space makes sense, but excluding attached garage space just bulks up houses by a whopping 400 square feet. And it violates the goals of the city's General Plan framework and the core principles outlined in the City Planning Commission's "Do Real Planning."

Los Angeles has at least two precedents for counting the square footage of attached garages: the Mt. Washington/Glassell Park Specific Plan (enacted 1993) and the Beverly Grove RFA Overlay (enacted 2013). Burbank, Pasadena, San Diego, Seattle, Boston, Miami, and Albany to name just a few - all count the square footage of attached garages, too.

L.A.'s 400-square-foot freebie has got to go.

In addition, The Department of Building and Safety hands out bonuses that add 20 percent more floor space. Zoning Administrators approve "adjustments" that add 10 percent more on top of that.

It all happens behind closed doors.

Bonuses and adjustments add up to a lot of bulk and zero transparency.

This has got to stop.

It's time for Los Angeles to put stable communities and neighborhood character ahead of real estate speculation.

Thank you.

Best – Cathy Roberts

La Brea Hancock

Los Angeles 90036



BMO/BHO Amendments, CF no. 14-0656

1 message

Jennifer Ross <jennjune2002@yahoo.com>

Fri, Jun 10, 2016 at 2:06 PM

Reply-To: Jennifer Ross <jennjune2002@yahoo.com>

To: "david.ryu@lacity.org" <david.ryu@lacity.org>, "councilmember.wesson@lacity.org" <councilmember.wesson@lacity.org>, "vince.bertoni@lacity.org" <vince.bertoni@lacity.org>, "tom.rothmann@lacity.org" <tom.rothmann@lacity.org>, "ken.bernstein@lacity.org" <ken.bernstein@lacity.org>, "craig.weber@lacity.org" <craig.weber@lacity.org>, "nicholas.maricich@lacity.org" <nicholas.maricich@lacity.org>, "phyllis.nathanson@lacity.org" <phyllis.nathanson@lacity.org>, "niall.huffman@lacity.org" <niall.huffman@lacity.org>, "councilmember.huizar@lacity.org" <councilmember.huizar@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.english@lacity.org" <councilmember.english@lacity.org>, "councilmember.cedillo@lacity.org" <councilmember.cedillo@lacity.org>, "councilmember.fuentes@lacity.org" <councilmember.fuentes@lacity.org>, "sharon.dickinson@lacity.org" <sharon.dickinson@lacity.org>, "stopmansions@lacity.org" <stopmansions@lacity.org>

To all Concerned:

The first draft of amendments to the mansions ordinances made a good start. The Planning Department received more than 600 responses. By almost 4:1 the people asked for tighter limits on home size. Instead the latest draft goes in the opposite direction.

We want meaningful reform. Instead, the latest draft preserves loopholes that undermined the ordinance in the first place and disregards the majority demands of our citizens.

We want the BMO to:

- Remove the exemption for attached garage space
- Remove the excessive allowances for grading and hauling
- Include these so-called semi- "basements" in the total square footage
- Simplify the fixes per Council motion instead of reverting to Re:CodeLA which makes it harder to understand and harder to enforce.
- Preserve the nature and character of neighborhoods.
- Protect our wildlife in the Hills from encroachment of buildings and closing of corridors

TIME IS RUNNING OUT. While the process falls further and further behind, mansions is spoiling neighborhoods all over Los Angeles, including the Hollywood Hills. It feels that developers are calling the shots at City Hall and this is further proof.

The Planning Department needs to stop mansions in the simplest, most effective, and timeliest way. That's what residents and homeowners want and what the Council Motion calls for. It's time for Los Angeles to put stable communities and neighborhood character ahead of real estate speculation.



Sharon Dickinson <sharon.dickinson@lacity.org>

BMO/BHO Amendments Council File #14-0656

1 message

Nora Doyle <noramdoyle@gmail.com>

Tue, Jun 7, 2016 at 4:34 AM

To: councilmember.wesson@lacity.org, paul.koretz@lacity.org, vince.bertoni@lacity.org, tom.rothmann@lacity.org, ken.bernstein@lacity.org, craig.weber@lacity.org, nicholas.maricich@lacity.org, phyllis.nathanson@lacity.org, niall.huffman@lacity.org, councilmember.huizar@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.englander@lacity.org, councilmember.cedillo@lacity.org, councilmember.fuentes@lacity.org, councilmember.krekorian@lacity.org, areen.ibranossian@lacity.org, sharon.dickinson@lacity.org
Cc: elizabeth.carlin@lacity.org, jordan.beroukhim@lacity.org, faisal.alseri@lacity.org, john.darnell@lacity.org, karo.torossian@lacity.org

Dear City Council members and Planning Staff,

Please stand with residents over speculative developers. The first draft of amendments to the BMO/BHO made a good start. By almost 4 to 1, residents' responses supported the meaningful BMO reform outlined in Councilmember Koretz's original motion.

But the latest draft takes a wrong turn by a) preserving loopholes (exemptions and bonuses) that undermined the ordinance in the first place, and b) borrowing elements from recode LA that make the ordinance more difficult to understand and enforce.

The process is off track and is falling behind: Mansionization is spoiling neighborhoods all over LA but Councilmember Koretz's motion (and the first draft of proposed amendments) provided the blueprint for a simple, effective, and reasonable fix that would allow renovations, expansions and new construction, while protecting our treasured neighborhoods from being ravaged by unchecked, short-term real estate speculation and reckless development.

Please, support *and champion* the intent of Councilmember Koretz's original motion. Ensure that the ordinance does not retain (or create new) harmful loopholes - or get so complicated that it becomes impossible to understand or enforce.

Your voices carry great weight in this matter. You have a wonderful opportunity to show that you have been listening to stakeholders across the city, and that you care about LA's precious residential neighborhoods. It's time for Los Angeles to put stable, sustainable communities ahead of real estate speculation and political pressure and other interests.

Sincerely,

Nora Doyle
Silver Triangle
Studio City
Council District 2

Sent from my iPhone

Sent from my iPhone



Sharon Dickinson <sharon.dickinson@lacity.org>

BMO/BHO Amendments, Council File #14-0656

1 message

Randall Boyd <randallboyd@hotmail.com>

Tue, Jun 7, 2016 at 9:37 AM

To: "councilmember.wesson@lacity.org" <councilmember.wesson@lacity.org>, "paul.koretz@lacity.org" <paul.koretz@lacity.org>, "vince.bertoni@lacity.org" <vince.bertoni@lacity.org>, "tom.rothmann@lacity.org" <tom.rothmann@lacity.org>, "ken.bernstein@lacity.org" <ken.bernstein@lacity.org>, "neighborhoodconservation@lacity.org" <neighborhoodconservation@lacity.org>, "councilmember.huizar@lacity.org" <councilmember.huizar@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.englander@lacity.org" <councilmember.englander@lacity.org>, "councilmember.cedillo@lacity.org" <councilmember.cedillo@lacity.org>, "councilmember.fuentes@lacity.org" <councilmember.fuentes@lacity.org>, "sharon.dickinson@lacity.org" <sharon.dickinson@lacity.org>
Cc: "elizabeth.carlin@lacity.org" <elizabeth.carlin@lacity.org>, "jordan.beroukhim@lacity.org" <jordan.beroukhim@lacity.org>, "faisal.alserri@lacity.org" <faisal.alserri@lacity.org>, "john.darnell@lacity.org" <john.darnell@lacity.org>, "jasmine.shamolian@lacity.org" <jasmine.shamolian@lacity.org>

Dear City Council members and Planning Staff,

As you well know, the people of Los Angeles have for years pleaded for relief from mansionization, one of the most destructive trends eroding the very fabric of our city. You also know that the 2008 Baseline Mansionization Ordinance, riddled with loopholes and exemptions, failed miserably.

Councilmember Koretz's motion to amend the BMO provided the blueprint for a simple, effective, and reasonable fix that would allow renovations, expansions and new construction, while protecting our treasured neighborhoods from being ravaged by unchecked, short-term real estate speculation and reckless development.

The first draft of amendments to the BMO/BHO made a good start. By almost 4 to 1, residents' responses supported the meaningful BMO reform outlined in Councilmember Koretz's original motion.

But the latest draft takes a wrong turn by a) preserving loopholes (exemptions and bonuses) that undermined the ordinance in the first place, and b) borrowing elements from re:Code LA that make the ordinance more difficult to understand and enforce.

While the process gets off track and falls behind, mansionization is spoiling neighborhoods all over LA. People who feel that developers are calling the shots at City Hall – and there are a lot of them – see this as further proof.

Please, support and champion the intent of Councilmember Koretz's original motion. We urge you

to look back at the original motion, and to ensure that the amended ordinance does not retain (or create new) harmful loopholes – or get so filled with technobabble that it becomes impossible to understand or enforce. Please:

1) Eliminate the attached garage exemption (i.e., count attached garages in the floor area ratio). This doesn't prevent developers/owners from building attached garages; it simply means that their square footage should count.

2) Eliminate the zoning administrator's discretionary 10 percent "adjustment."

Given community concerns regarding the current lack of transparency, we don't need yet another adjustment that gets approved behind closed doors. As the city has existing public processes for seeking variances, this discretionary provision should be eliminated.

Your voices carry great weight in this matter. You have a wonderful opportunity to show that you have been listening to your constituents across the city, and that you care about LA's precious residential neighborhoods. It's time for Los Angeles to put stable, sustainable communities ahead of real estate speculation, political pressure, and the almighty dollar.

Sincerely,

Randall Boyd

1800 block of Crestview

Council District 10



Sharon Dickinson <sharon.dickinson@lacity.org>

BMO/BHO Amendments, CF no. 14-0656 ; and Beverlywood ICO

1 message

Ingrid Steinberg <1ingrids1@gmail.com>

Tue, Jun 7, 2016 at 11:24 AM

To: paul.koretz@lacity.org

Cc: councilmember.huizar@lacity.org, councilmember.cedillo@lacity.org, councilmember.englander@lacity.org, councilmember.fuentes@lacity.org, councilmember.harris-dawson@lacity.org, craig.weber@lacity.org, sharon.dickinson@lacity.org, niall.huffman@lacity.org, phyllis.nathanson@lacity.org, nicholas.maricich@lacity.org, tom.rothmann@lacity.org, ken.bernstein@lacity.org, vince.bertoni@lacity.org, councilmember.wesson@lacity.org, neighborhoodconservation@lacity.org

Dear Councilman Koretz,

My name is Ingrid Steinberg. I live at 2031 S. Canfield Ave, Los Angeles CA 90034. I am one of your constituents. I met you, together with a group of my Beverlywood neighbors at your office recently to ask for your help in opposing a McMansion that is being planned on our street, and to show our support for sensible sized homes (rather than oversized homes) in our ICO when re:code happens. We are very much hoping that we will NOT be given R1A or R1B status - this would be disastrous for the character of our neighborhood and would fly in the face of all your wonderful efforts to reduce mansionization in your council area. If we are given R1A or R1B status we will be worse off than if we had never been placed in an ICO (and therefore would be under the next BMO). Please do not allow it to be your legacy that the Mansionization problem in Beverlywood worsened under your leadership.

My neighborhood is currently in an ICO but as a resident of lower CD5 I have a deep interest in what happens in my wider neighborhood. I also understand that it is possible, (and I think highly desirable), that our neighborhood, Beverlywood, be subsumed under the BMO rather than be recoded at this time. Also, I know that the shape of the BMO will affect the way the new re:code is structured, and I hope for the best BMO possible to allow for sensible growth in Los Angeles as a whole.

Here are my thoughts on the BMO:

The first draft of amendments to the mansionization ordinances made a good start. The Planning Department collected more than 600 responses -- *by almost 4-to-1, people asked for tighter limits on home size.*

But the latest draft takes a wrong turn.

- We asked for meaningful reform. Instead, the latest draft preserves loopholes that undermined the ordinance in the first place. These include the exemption for attached garage space (even in “the flats”) and excessive allowances for grading and hauling, to name just two.
- The Council Motion provided the blueprint for a simple, effective fix. Instead, the latest draft borrows elements from Re:Code LA that make the ordinance harder to understand and harder to enforce. These include “encroachment planes” and “side wall articulation.”

While the process falls further and further behind, mansionization is spoiling neighborhoods all over Los Angeles.

People who feel that developers are calling the shots at City Hall – and there are a lot of them – see this as further proof.

The Planning Department needs to stop mansionization in the simplest, most effective, and timeliest way. That’s what residents and homeowners want and what the Council Motion calls for.

It's time for Los Angeles to put stable communities and neighborhood character ahead of real estate speculation.

Sincerely,

Ingrid Steinberg

2031 S. Canfield Avenue, 90034



Sharon Dickinson <sharon.dickinson@lacity.org>

STOP mansionization NOW- Council File #14-0656

1 message

Helen Giroux <hgiroux@girouxandassoc.com>

Tue, Jun 7, 2016 at 3:46 PM

To: "councilmember.wesson@lacity.org" <councilmember.wesson@lacity.org>, "paul.koretz@lacity.org" <paul.koretz@lacity.org>, "vince.bertoni@lacity.org" <vince.bertoni@lacity.org>, "tom.rothmann@lacity.org" <tom.rothmann@lacity.org>, "ken.bernstein@lacity.org" <ken.bernstein@lacity.org>, "craig.weber@lacity.org" <craig.weber@lacity.org>, "nicholas.maricich@lacity.org" <nicholas.maricich@lacity.org>, "phyllis.nathanson@lacity.org" <phyllis.nathanson@lacity.org>, "niall.huffman@lacity.org" <niall.huffman@lacity.org>, "councilmember.huizar@lacity.org" <councilmember.huizar@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.englander@lacity.org" <councilmember.englander@lacity.org>, "councilmember.cedillo@lacity.org" <councilmember.cedillo@lacity.org>, "councilmember.fuentes@lacity.org" <councilmember.fuentes@lacity.org>, "councilmember.krekorian@lacity.org" <councilmember.krekorian@lacity.org>, "areen.ibranossian@lacity.org" <areen.ibranossian@lacity.org>, "karo.torossian@lacity.org" <karo.torossian@lacity.org>, "sharon.dickinson@lacity.org" <sharon.dickinson@lacity.org>, "elizabeth.carlin@lacity.org" <elizabeth.carlin@lacity.org>, "jordan.beroukhim@lacity.org" <jordan.beroukhim@lacity.org>, "faisal.alseri@lacity.org" <faisal.alseri@lacity.org>, "john.darnell@lacity.org" <john.darnell@lacity.org>

Dear City Council members and Planning Staff,

The first draft of amendments to the BMO/BHO made a good start. By almost 4 to 1, residents' responses supported the meaningful BMO reform outlined in Councilmember Koretz's original motion.

But the latest draft defeats those efforts by a) preserving loopholes (exemptions and bonuses) that undermined the ordinance in the first place, and b) borrowing elements from recode LA that make the ordinance more difficult to understand and enforce.

The process needs to get back on track and move forward. Mansionization is spoiling neighborhoods all over LA (especially mine) but Councilmember Koretz's motion (and the first draft of proposed amendments) provided the blueprint for a simple, effective, and reasonable fix that would allow renovations, expansions and new construction, while protecting our treasured neighborhoods from being ravaged by unchecked, short-term real estate speculation and reckless development.

Please, support *and champion* the intent of Councilmember Koretz's original motion. Ensure that the ordinance does not retain (or create new) harmful loopholes - or get so filled with technobabble that it becomes impossible to understand or enforce.

Your voices carry great weight in this matter. If you care about us stakeholders and LA's neighborhoods, you will take the appropriate action. It's time for Los Angeles to put stable, sustainable communities ahead of real estate speculation and political pressure and other interests.

Sincerely,

Helen Giroux

West Studio City
Studio City, CA
Council District 2



CF no. 14-0656

1 message

Yolanda Molina <artmoro@icloud.com>

To: pau.koretz@lacity.org, councilmember.wesson@lacity.org, vince.bertoni@lacity.org, tom.rothmann@lacity.org, ken.bemstein@lacity.org, craig.weber@lacity.org, nicholas.maricich@lacity.org, councilmember.english@lacity.org, councilmember.cedillo@lacity.org, councilmember.fuentes@lacity.org, sharon.dickinson@lacity.org, stopmansions@lacity.org, stopmansions@yahoo.com
Cc: councilmember.koretz@lacity.org

Council Member Mr. Paul Koretz

Subject: BMO/BHO Amendments, CF number 14-0656

Dear Mr. Koretz,

The first draft of amendments to the mansions ordinances made a good start. The Planning Department collected more than 600 responses -- by almost 4-to-1, people asked for tighter

But the latest draft takes a wrong turn.....

-We asked for meaningful reform, instead, the latest draft preserves loopholes that undermine the ordinance in the first place. These include the exemption for attached garage space (even

-The Council Motion provided the blueprint for a simple, effective fix, instead, the latest draft borrows elements from Re:Code LA that make the ordinance harder to understand and harder to

While the process fails further and further behind, mansions is spoiling neighborhoods all over Los Angeles. So very sad, shame on you!

I would, also, like to receive a response as to the reason these concrete stacked shoebox houses with glass are allowed to widen their driveway and tear down a healthy tree in the process
Trees in this historic area are essential and their existence with us should not be compromised by pure design without plan or thought.

People, like me, who feel that developers are calling the shots at City Hall - and there are many - see this as further proof.

The Planning Department needs to stop mansions in the simplest, most effective, and timeliest way. That is what residents and homeowners want and what the Council Motion call for

It is time for Los Angeles to put stable communities and neighborhood character ahead of the real estate developer.

I am thanking you in advance for your time in reading my letter and your subsequent response,

Sincerely,

Yolanda Molina
366 N.Sycamore Avenue
Los Angeles, California. 90036

artmoro@yahoo.com
artmoro@icloud.com



Sharon Dickinson <sharon.dickinson@lacity.org>

BMO/BHO Amendments, CF no. 14-0656

1 message

Hyams, Nina <hyams@humnet.ucla.edu>

Tue, Jun 7, 2016 at 4:47 PM

To: "councilmember.wesson@lacity.org" <councilmember.wesson@lacity.org>, "vince.bertoni@lacity.org" <vince.bertoni@lacity.org>, "tom.rothmann@lacity.org" <tom.rothmann@lacity.org>, "ken.bernstein@lacity.org" <ken.bernstein@lacity.org>, "craig.weber@lacity.org" <craig.weber@lacity.org>, "nicholas.maricich@lacity.org" <nicholas.maricich@lacity.org>, "phyllis.nathanson@lacity.org" <phyllis.nathanson@lacity.org>, "niall.huffman@lacity.org" <niall.huffman@lacity.org>, "councilmember.huizar@lacity.org" <councilmember.huizar@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.englander@lacity.org" <councilmember.englander@lacity.org>, "councilmember.cedillo@lacity.org" <councilmember.cedillo@lacity.org>, "councilmember.fuentes@lacity.org" <councilmember.fuentes@lacity.org>, "sharon.dickinson@lacity.org" <sharon.dickinson@lacity.org>, "councilmember.koretz@lacity.org" <councilmember.koretz@lacity.org>

Dear Councilman Koretz and Members of the Planning Committee and the PLUM Committee,

I attended a town hall meeting last year at the Poinsettia Recreation Center where Councilman Koretz spoke to a roomful of homeowners and tenants. We were promised at that time that there would be some limitations put on the mansionization of our neighborhood, loopholes would be plugged, and so on. Since then nothing has changed, or if something has changed it is imperceptible to the untrained eye. Smaller, older houses are being bulldozed on a daily basis (overnight, as we sleep, without any oversight, spewing toxic dust into the air) to be replaced by big boxes, ever and ever bigger with each new construction.

I understand that the Planning Department collected more than 600 responses -- by almost 4-to-1, people asked for tighter limits on home size. We asked for meaningful reform. Instead, the latest draft preserves loopholes that undermine the ordinance in the first place. These include the exemption for attached garage space (even in "the flats") and excessive allowances for grading and hauling, to name just two. And ridiculous allowances for "green" improvements such as energy efficient stoves (!!)

The Council Motion provided the blueprint for a simple, effective fix. Instead, the latest draft borrows elements from Re:Code LA that make the ordinance harder to understand and harder to enforce. These include "encroachment planes" and "side wall articulation."

While the process falls further and further behind, mansionization is spoiling neighborhoods all over Los Angeles. People who feel that developers are calling the shots at City Hall -- and there are a lot of them -- see this as further proof.

The Planning Department needs to stop mansionization in the simplest, most effective, and timeliest way. That's what residents and homeowners want and what the Council Motion calls for.

In addition to limitations on size and height I am also in favor of a building "envelop" with roofs being graded to 45 degree angles so that the poor souls who occupy the smaller houses adjacent to the big boxes get some space, air, and sunlight.

It's time for Los Angeles to put stable communities and neighborhood character ahead of real estate speculation. Other cities, such as Pasadena and Santa Monica, manage to implement much stricter limitations. LA must too.

Sincerely,

Nina Hyams

721 N. Fuller Avenue
LA, CA 90046
(323) 497-5472

Nina Hyams
Professor
Department of Linguistics
UCLA
405 Hilgard Avenue
Los Angeles, CA 90046
(310) 825-0634
<http://www.linguistics.ucla.edu/people/hyams/hyams.htm>



Sharon Dickinson <sharon.dickinson@lacity.org>

BMO/BHO Amendments, CF no. 14-0656

1 message

Louise Robbins <tolouise@pacbell.net>

Tue, Jun 7, 2016 at 5:55 PM

To: councilmember.huizar@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.englander@lacity.org, councilmember.cedillo@lacity.org, councilmember.fuentes@lacity.org, sharon.dickinson@lacity.org

The first draft of amendments to the mansionization ordinances made a good start. The Planning Department collected more than 600 responses – by almost 4-to-1, people asked for tighter limits on home size.

But the latest draft takes a wrong turn.

- We asked for meaningful reform. Instead, the latest draft preserves loopholes that undermined the ordinance in the first place. These include the exemption for attached garage space (even in “the flats”) and excessive allowances for grading and hauling, to name just two.

- The Council Motion provided the blueprint for a simple, effective fix. Instead, the latest draft borrows elements from Re:Code LA that make the ordinance harder to understand and harder to enforce. These include “encroachment planes” and “side wall articulation.”

While the process falls further and further behind, mansionization is spoiling neighborhoods all over Los Angeles.

People who feel that developers are calling the shots at City Hall – and there are a lot of them – see this as further proof.

The Planning Department needs to stop mansionization in the simplest, most effective, and timeliest way. That’s what residents and homeowners want and what the Council Motion calls for.

It’s time for Los Angeles to put stable communities and neighborhood character ahead of real estate speculation.



Sharon Dickinson <sharon.dickinson@lacity.org>

CF no. 14-0656

1 message

Titia VERMEER <remotecontrol1@icloud.com>

Tue, Jun 7, 2016 at 8:09 PM

To: david.ryu@lacity.org

Subj: BMO/BHO Amendments, CF no. 14-0656

-

To all Concerned:

The first draft of amendments to the mansionization ordinances made a good start. The Planning Department received more than 600 responses. By almost 4:1 the people asked for tighter limits on home size. Instead the latest draft goes in the opposite direction.

We want meaningful reform. Instead, the latest draft preserves loopholes that undermined the ordinance in the first place and disregards the majority demands of our citizens. We want the BMO to

- remove the exemption for attached garage space
- remove the excessive allowances for grading and hauling
- include these so-called semi- "basements" in the total square footage
- simplify the fixes per Council motion instead of reverting to Re:CodeLA which makes it harder to understand and harder to enforce.
- preserve the nature and character of neighborhoods.
- protect our wildlife in the Hills from encroachment of buildings and closing of corridors

TIME IS RUNNING OUT. While the process falls further and further behind, mansionization is spoiling neighborhoods all over Los Angeles, including the Hollywood Hills. It feels that developers are calling the shots at City Hall and this is further proof.

The Planning Department needs to stop mansionization in the simplest, most effective, and timeliest way. That's what residents and homeowners want and what the Council Motion calls for. It's time for Los Angeles to put stable communities and neighborhood character

ahead of real estate speculation.

Sincerely,

Titia Vermeer

Upper Nichols Canyon



Sharon Dickinson <sharon.dickinson@lacity.org>

BMO/BHO Amendments, CF no. 14-0656

1 message

PB&M <braeniaca@ca.rr.com>

Tue, Jun 7, 2016 at 9:00 PM

To: stopmansionization@yahoo.com, sharon.dickinson@lacity.org, councilmember.fuentes@lacity.org, councilmember.cedillo@lacity.org, councilmember.englander@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.huizar@lacity.org, niall.huffman@lacity.org, phyllis.nathanson@lacity.org, nicholas.maricich@lacity.org, craig.weber@lacity.org, ken.bemstein@lacity.org, tom.rothmann@lacity.org, vince.bertoni@lacity.org, councilmember.wesson@lacity.org, paul.koretz@lacity.org, david.ryu@lacity.org
Cc: Robert Eisele <bobeisele@ca.rr.com>

The first draft of amendments to the mansionization ordinances made a good start. The Planning Department collected more than 600 responses -- *by almost 4-to-1, people asked for tighter limits on home size.*

But the latest draft takes a wrong turn.

- We asked for meaningful reform. Instead, the latest draft preserves loopholes that undermined the ordinance in the first place. These include the exemption for attached garage space (even in "the flats") and excessive allowances for grading and hauling, to name just two.
- The Council Motion provided the blueprint for a simple, effective fix. Instead, the latest draft borrows elements from Re:Code LA that make the ordinance harder to understand and harder to enforce. These include "encroachment planes" and "side wall articulation."

While the process falls further and further behind, mansionization is spoiling neighborhoods all over Los Angeles.

People who feel that developers are calling the shots at City Hall see this as further proof.

The Planning Department needs to stop mansionization in the simplest, most effective and timeliest way. That's what residents and homeowners want and what the Council Motion calls for.

It's time for Los Angeles to put stable communities and neighborhood character ahead of real estate speculation.

PLEASE don't cave in to developers and special interests who only care about profit and NOT our neighborhoods!

The MAJORITY of your constituents want an end to mansionization and developer loopholes.

PLEASE don't let us down! Stand up to greed!!

Phil Braen

439 S. Citrus Ave.

Los Angeles, CA

90036



Sharon Dickinson <sharon.dickinson@lacity.org>

Mansionization

1 message

mnkaiser@aol.com <mnkaiser@aol.com>

Tue, Jun 7, 2016 at 9:08 PM

To: councilmember.huizar@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.english@lacity.org, councilmember.cedillo@lacity.org, councilmember.fuentes@lacity.org, sharon.dickinson@lacity.org

Subj: BMO/BHO Amendments, CF no. 14-0656

-
To all Concerned:

The first draft of amendments to the mansionization ordinances made a good start. The Planning Department received more than 600 responses. By almost 4:1 the people asked for tighter limits on home size. Instead the latest draft goes in the opposite direction.

We want meaningful reform. Instead, the latest draft preserves loopholes that undermined the ordinance in the first place and disregards the majority demands of our citizens. We want the BMO to

- remove the exemption for attached garage space
- remove the excessive allowances for grading and hauling
- include these so-called semi- "basements" in the total square footage
- simplify the fixes per Council motion instead of reverting to Re:CodeLA which makes it harder to understand and harder to enforce.
- preserve the nature and character of neighborhoods.
- protect our wildlife in the Hills from encroachment of buildings and closing of corridors

TIME IS RUNNING OUT. While the process falls further and further behind, mansionization is spoiling neighborhoods all over Los Angeles, including the Hollywood Hills. It feels that developers are calling the shots at City Hall and this is further proof.

The Planning Department needs to stop mansionization in the simplest, most effective, and timeliest way. That's what residents and homeowners want and what the Council Motion calls for. It's time for Los Angeles to put stable communities and neighborhood character ahead of real estate speculation.

Sincerely,

Michael Kaiser
2550 Astral Drive
mnkaiser@aol.com



Sharon Dickinson <sharon.dickinson@lacity.org>

CF no. 14-0656

1 message

Alejandro Molina Robinson <alexrobinson319@icloud.com>

Tue, Jun 7, 2016 at 9:20 PM

To: paul.koretz@lacity.org, councilmember.wesson@lacity.org, vince.bertoni@lacity.org, tom.rothmann@lacity.org, ken.bernstein@lacity.org, craig.weber@lacity.org, nicholas.maricich@lacity.org, phyllis.nathanson@lacity.org, niall.huffman@lacity.org, councilmember.huizar@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.englander@lacity.org, councilmember.cedillo@lacity.org, councilmember.fuentes@lacity.org, sharon.dickinson@lacity.org, stopmansionization@yahoo.com

Cc: councilmember.koretz@lacity.org

Council Member Mr. Paul Koretz

Subject: BMO/BHO Amendments, CF number 14-0656

Dear Mr. Koretz,

The first draft of amendments to the mansionization ordinances made a good start. The Planning Department collected more than 600 responses -- by almost 4-to-1, people asked for tighter limits on home size.

But the latest draft takes a wrong turn...

-We asked for meaningful reform, instead, the latest draft preserves loopholes that undermine the ordinance in the first place. These include the exemption for attached garage space (even in the flats) and excessive allowances for grading and hauling, to name just two.

-The Council Motion provided the blueprint for a simple, effective fix, instead, the latest draft borrows elements from Re:Code LA that make the ordinance harder to understand and harder to enforce. These include "encroachment planes" and "side wall articulation."

While the process fails further and further behind, mansionization is spoiling neighborhoods all over Los Angeles. So very sad, shame on you!

I would, also, like to receive a response as to the reason these concrete stacked shoebox houses with glass are allowed to widen their driveway and tear down a healthy tree in the process. Are they the Lord and Master of this city-owned property?

Trees in this historic area are essential and their existence with us should not be compromised by pure design without plan or thought.

People, like me, who feel that developers are calling the shots at City Hall - and there are many - see this as further proof.

The Planning Department needs to stop mansionization in the simplest, most effective, and timeliest way. That is what residents and homeowners want and what the Council Motion call for.

It is time for Los Angeles to put stable communities and neighborhood character ahead of the real estate developer.

I am thanking you in advance for your time in reading my letter and your subsequent response,

Sincerely,

Alejandro Molina Robinson
366 N. Sycamore Avenue
Los Angeles, California 90036

alexrobinson319@icloud.com

alexrobinson319@yahoo.com

Sent from my iPad



Sharon Dickinson <sharon.dickinson@lacity.org>

BMO/BHO Amendments Council File #14-0656

2 messages

Donna Reilly <1darrick@mindspring.com>

Wed, Jun 8, 2016 at 6:48 AM

To: councilmember.wesson@lacity.org, paul.koretz@lacity.org, vince.bertoni@lacity.org, tom.rothmann@lacity.org, ken.bernstein@lacity.org, craig.weber@lacity.org, nicholas.maricich@lacity.org, phyllis.nathanson@lacity.org, niall.huffman@lacity.org, councilmember.huizar@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.englander@lacity.org, councilmember.cedillo@lacity.org, councilmember.fuentes@lacity.org, councilmember.krekorian@lacity.org, areen.ibranossian@lacity.org, karo.torossian@lacity.org, sharon.dickinson@lacity.org
Cc: elizabeth.carlin@lacity.org, jordan.beroukhim@lacity.org, faisal.alseri@lacity.org, john.darnell@lacity.org

Dear City Council members and Planning Staff,

The first draft of amendments to the BMO/BHO made a good start. By almost 4 to 1, residents' responses supported the meaningful BMO reform outlined in Councilmember Koretz's original motion.

But the latest draft takes a wrong turn by a) preserving loopholes (exemptions and bonuses) that undermined the ordinance in the first place, and b) borrowing elements from recode LA that make the ordinance more difficult to understand and enforce.

The process is off track and is falling behind: Mansionization is spoiling neighborhoods all over LA but Councilmember Koretz's motion (and the first draft of proposed amendments) provided the blueprint for a simple, effective, and reasonable fix that would allow renovations, expansions and new construction, while protecting our treasured neighborhoods from being ravaged by unchecked, short-term real estate speculation and reckless development.

Please, support *and champion* the intent of Councilmember Koretz's original motion. Ensure that the ordinance does not retain (or create new) harmful loopholes - or get so filled with technobabble that it becomes impossible to understand or enforce.

Your voices carry great weight in this matter. You have a wonderful opportunity to show that you have been listening to stakeholders across the city, and that you care about LA's precious residential neighborhoods. It's time for Los Angeles to put stable, sustainable communities ahead of real estate speculation and political pressure and other interests

George Reilly
Studio City
Council District 2

Donna Reilly <1darrick@mindspring.com>

Wed, Jun 8, 2016 at 6:51 AM

To: councilmember.wesson@lacity.org, paul.koretz@lacity.org, vince.bertoni@lacity.org, tom.rothmann@lacity.org, ken.bernstein@lacity.org, craig.weber@lacity.org, nicholas.maricich@lacity.org, phyllis.nathanson@lacity.org, niall.huffman@lacity.org, councilmember.huizar@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.englander@lacity.org, councilmember.cedillo@lacity.org, councilmember.fuentes@lacity.org, councilmember.krekorian@lacity.org, areen.ibranossian@lacity.org, karo.torossian@lacity.org, sharon.dickinson@lacity.org
Cc: elizabeth.carlin@lacity.org, jordan.beroukhim@lacity.org, faisal.alseri@lacity.org, john.darnell@lacity.org

Dear City Council members and Planning Staff,

The first draft of amendments to the BMO/BHO made a good start. By almost 4 to 1, residents' responses supported the meaningful BMO reform outlined in Councilmember Koretz's original motion.

But the latest draft takes a wrong turn by a) preserving loopholes (exemptions and bonuses) that undermined the ordinance in the first place, and b) borrowing elements from recode LA that make the ordinance more difficult to understand and enforce.

The process is off track and is falling behind: Mansionization is spoiling neighborhoods all over LA but Councilmember Koretz's motion (and the first draft of proposed amendments) provided the blueprint for a simple, effective, and

reasonable fix that would allow renovations, expansions and new construction, while protecting our treasured neighborhoods from being ravaged by unchecked, short-term real estate speculation and reckless development.

Please, support *and champion* the intent of Councilmember Koretz's original motion. Ensure that the ordinance does not retain (or create new) harmful loopholes - or get so filled with technobabble that it becomes impossible to understand or enforce.

Your voices carry great weight in this matter. You have a wonderful opportunity to show that you have been listening to stakeholders across the city, and that you care about LA's precious residential neighborhoods. It's time for Los Angeles to put stable, sustainable communities ahead of real estate speculation and political pressure and other interests.

Sincerely,
Donna Reilly
Studio City
Council District 2



Sharon Dickinson <sharon.dickinson@lacity.org>

BMO/BHO Amendments, CF no. 14-0656

1 message

Susan Whittaker Mullins <s.mullins@nicholscanyon.org>

Wed, Jun 8, 2016 at 7:05 AM

To: david.ryu@lacity.org, councilmember.wesson@lacity.org, Vince.bertoni@lacity.org, ken.bernstein@lacity.org, tom.rothmann@lacity.org, craig.weber@lacity.org, nicholas.maricich@lacity.org, phyllis.nathanson@lacity.org, niall.huffman@lacity.org, councilmember.englander@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.huizar@lacity.org, councilmember.fuentes@lacity.org, councilmember.cedillo@lacity.org, sharon.dickinson@lacity.org

Cc: Stacy Sillins <s.sillins@nicholscanyon.org>, Joan Cashel <jcashel@earthlink.net>, Cyd Zeigler <cydzeiglerjr@gmail.com>

Dear Councilmen Ryu and Wesson and City Planners,

I represent a neighborhood association in the HOLLYWOOD Hills made up of at least 700 adult residents along with over 150 kids, domestic animals and lots of wildlife. Nichols Canyon has a very distinctive character of modest to reasonably sized homes and a close community that wants to preserve the low-key, family friendly environment where people and wildlife and our fragile hillsides can be protected.

The lack of an ordinance that serves the people not the interests of developers is a major concern for us. The first draft of amendments to the mansionization ordinances made a good start. We know the Planning Department received hundreds of emails and letters from people who 4-to-1 asked for tighter limits on home size. Our Councilman, David Ryu and his colleague Councilman Koretz have offered guidelines that represent well the desires and intentions of their constituents.

We want meaningful reform. Instead the latest draft goes in the opposite direction. The latest draft preserves loopholes that undermined the ordinance in the first place and disregards the majority demands of our citizens. We want the BMO to:

- remove the exemption for attached garage space
- remove the excessive allowances for grading and hauling
- include these so-called semi- "basements" in the total square footage
- simplify the fixes per Council motion instead of reverting to Re:CodeLA which makes it harder to understand and harder to enforce.
- preserve the nature and character of neighborhoods.
- protect our wildlife in the Hills from encroachment of buildings and closing of corridors

TIME IS RUNNING OUT.

While the process falls further and further behind, mansionization is spoiling neighborhoods all over Los Angeles, including the Hollywood Hills. We currently are trying to fend off the construction of a 19,000+ sq. foot house with 3 swimming pools and a 5000+ sq. ft. "basement" which is not really subterranean. It will require the deep excavation of a fragile mountain top above Nichols Canyon Rd. The homes in the vicinity average 2200 sq. feet. **We know we are battling these big money interests and frankly, it feels that developers are calling the shots at City Hall and this is BHO version is further proof.**

The Planning Department needs to stop mansionization in the simplest, most effective, and timeliest way. That's what residents and homeowners want and what the Council Motion calls for. It's time for Los Angeles to put stable communities and neighborhood character ahead of real estate speculation.

Thank you for your critical attention and change to this BHO Ordinance.

Susan Mullins

Susan Mullins - President

Upper Nichols Canyon Neighborhood Assn.

s.mullins@nicholscanyon.org

www.nicholscanyon.org

323.851.9783



Sharon Dickinson <sharon.dickinson@lacity.org>

Subj: BMO/BHO Amendments, CF no. 14-0656

1 message

Matthew Lessall <matt@lessallcasting.com>

Wed, Jun 8, 2016 at 8:11 AM

To: david.ryu@lacity.org, councilmember.wesson@lacity.org, vince.bertoni@lacity.org, tom.rothmann@lacity.org, ken.bernstein@lacity.org, craig.weber@lacity.org, nicholas.maricich@lacity.org, phyllis.nathanson@lacity.org, niall.huffman@lacity.org, councilmember.huizar@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.englander@lacity.org, councilmember.cedillo@lacity.org, councilmember.fuentes@lacity.org, sharon.dickinson@lacity.org, stopmansionization@yahoo.com

Re: BMO/BHO Amendments, CF no. 14-0656

To all Concerned:

The first draft of amendments to the mansionization ordinances made a good start. The Planning Department received more than 600 responses. By almost 4:1 the people asked for tighter limits on home size. Instead the latest draft goes in the opposite direction.

We want meaningful reform. Instead, the latest draft preserves loopholes that undermined the ordinance in the first place and disregards the majority demands of our citizens. We want the BMO to

- *remove the exemption for attached garage space*
- *remove the excessive allowances for grading and hauling*
- *include these so-called semi- "basements" in the total square footage*
- *simplify the fixes per Council motion instead of reverting to Re:CodeLA which makes it harder to understand and harder to enforce*
- *preserve the nature and character of neighborhoods*
- *protect our wildlife in the Hills from encroachment of buildings and closing*
- *of corridors*

TIME IS RUNNING OUT: While the process falls further and further behind, mansionization is spoiling neighborhoods all over Los Angeles, including the Hollywood Hills. It feels that developers are calling the shots at City Hall and

this is further proof. The Planning Department needs to stop mansionization in the simplest, most effective, and timeliest way. That's what residents and homeowners want and what the Council Motion calls for. It's time for Los Angeles to put stable communities and neighborhood character ahead of real estate speculation.

Sincerely,

Matthew Lessall

Upper Nichols Canyon

Matthew Lessall

 **Letter-Masionization-signed.pdf**
198K



Sharon Dickinson <sharon.dickinson@lacity.org>

BMO/BHO Amendments Council File #14-0656

1 message

Ree Whitford <reewhitford@gmail.com>

Wed, Jun 8, 2016 at 8:54 AM

To: councilmember.wesson@lacity.org, Paul Koretz <paul.koretz@lacity.org>, vince.bertoni@lacity.org, tom.rothmann@lacity.org, ken.bernstein@lacity.org, craig.weber@lacity.org, nicholas.maricich@lacity.org, phyllis.nathanson@lacity.org, niall.huffman@lacity.org, councilmember.huizar@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.englander@lacity.org, councilmember.cedillo@lacity.org, councilmember.fuentes@lacity.org, councilmember.krekorian@lacity.org, areen.ibranossian@lacity.org, karo.torossian@lacity.org, sharon.dickinson@lacity.org

Cc: elizabeth.carlin@lacity.org, jordan.beroukhim@lacity.org, faisal.alseri@lacity.org, john.darnell@lacity.org

Dear City Council members and Planning Staff,

The first draft of amendments to the BMO/BHO made a good start. By almost 4 to 1, residents' responses supported the meaningful BMO reform outlined in Councilmember Koretz's original motion.

But the latest draft takes a wrong turn by a) preserving loopholes (exemptions and bonuses) that undermined the ordinance in the first place, and b) borrowing elements from recode LA that make the ordinance more difficult to understand and enforce.

The process is off track and is falling behind: Mansionization is spoiling neighborhoods all over LA but Councilmember Koretz's motion (and the first draft of proposed amendments) provided the blueprint for a simple, effective, and reasonable fix that would allow renovations, expansions and new construction, while protecting our treasured neighborhoods from being ravaged by unchecked, short-term real estate speculation and reckless development.

Please, support *and champion* the intent of Councilmember Koretz's original motion. Ensure that the ordinance does not retain (or create new) harmful loopholes - or get so filled with technobabble that it becomes impossible to understand or enforce.

Your voices carry great weight in this matter. You have a wonderful opportunity to show that you have been listening to stakeholders across the city, and that you care about LA's precious residential neighborhoods. It's time for Los Angeles to put stable, sustainable communities ahead of real estate speculation and political pressure and other interests.

Please represent the people, rather than the developers and other monied interests!

Sincerely,

Ree Whitford
voter, homeowner and resident of Valley Village



Sharon Dickinson <sharon.dickinson@lacity.org>

BMO/BHO Amendments, CF no. 14-0656

1 message

Niki Smart <nikismart@gmail.com>

Wed, Jun 8, 2016 at 9:11 AM

To: david.ryu@lacity.org, councilmember.wesson@lacity.org, vince.bertoni@lacity.org, tom.rothmann@lacity.org, ken.bernstein@lacity.org, craig.weber@lacity.org, nicholas.maricich@lacity.org, phyllis.nathanson@lacity.org, niall.huffman@lacity.org, councilmember.huizar@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.englander@lacity.org, councilmember.cedillo@lacity.org, councilmember.fuentes@lacity.org, sharon.dickinson@lacity.org, stopmansionization@yahoo.com

Subj: BMO/BHO Amendments, CF no. 14-0656

To all Concerned:

The first draft of amendments to the mansionization ordinances made a good start. The Planning Department received more than 600 responses. By almost 4:1 the people asked for tighter limits on home size. Instead the latest draft goes in the opposite direction.

We want meaningful reform. Instead, the latest draft preserves loopholes that undermined the ordinance in the first place and disregards the majority demands of our citizens. We want the BMO to

- remove the exemption for attached garage space
- remove the excessive allowances for grading and hauling
- include these so-called semi- "basements" in the total square footage
- simplify the fixes per Council motion instead of reverting to Re:CodeLA which makes it harder to understand and harder to enforce.
- preserve the nature and character of neighborhoods.
- protect our wildlife in the Hills from encroachment of buildings and closing of corridors

TIME IS RUNNING OUT. While the process falls further and further behind, mansionization is spoiling neighborhoods all over Los Angeles, including the Hollywood Hills. It feels that developers are calling the shots at City Hall and this is further proof.

The Planning Department needs to stop mansionization in the simplest, most effective, and timeliest way. That's what residents and homeowners want and what the Council Motion calls for. It's time for Los Angeles to put stable

communities and neighborhood character ahead of real estate speculation.

Sincerely,

Niki Smart

Upper Nichols Canyon



Sharon Dickinson <sharon.dickinson@lacity.org>

Pacific Palisade Resident Objection to Proposed Mansionization Amendment

1 message

Chris <cademann@gmail.com>

Wed, Jun 8, 2016 at 9:54 AM

To: mike.bonin@lacity.org, paul.koretz@lacity.org, vince.bertoni@lacity.org, tom.rothman@lacity.org, neighborhoodconservation@lacity.org, Tricia Keane <tricia.keane@lacity.org>

Cc: Sharon.dickinson@lacity.org, mayor.garcetti@lacity.org

June 8, 2016

Hon. Councilmember Mike Bonin, Council District 11, mike.bonin@lacity.org

Hon. Councilmember Paul Koretz, Council District 5, paul.koretz@lacity.org

Vince Bertoni, Director of Planning, Dept. of City Planning, vince.bertoni@lacity.org

Tom Rothmann, Principal City Planner, Dept. of City Planning, tom.rothman@lacity.org

Niall Huffman, Planning Assistant, Dept. of City Planning, neighborhoodconservation@lacity.org

Tricia Keane, Director of Land Use & Planning, tricia.keane@lacity.org

Los Angeles City Hall

200 North Spring Street

Los Angeles, CA 90012

Re: OPPOSITION TO COUNCIL FILE #14-0656; CPC-2015-3484-CA; CPC-2015-4197-EAF; Baseline Mansionization/Baseline Hillside (BMO/BHO) Code Amendment; Proposed Zoning Code Amendment to Modify Single Family Zone Regulation

-
Dear Councilmembers Bonin and Koretz and Mssrs. Bertoni, Rothman, Huffman, and Keane:

I oppose the Los Angeles City Planning Department BMO/BHO April 2016 code changes draft (BMO/BHO Code Amendment) with regard to R1 zoned properties because, as currently drafted, it fails to take into account the unique aspects and character of our community with particular respect to design, grading, and effect on property values.

I second the position expressed by the American institute of Architects, Los Angeles, in its letter of May 24, 2016 to Mssrs. Bertoni and Rothmann (A1A Letter):

***“Encourage Department of City Planning Staff to more readily embrace design innovation that is locally tailored to the unique conditions of Los Angeles.*”**

The Los Angeles area has a burgeoning localized regulation of issues addressed in the BHO/BMO. Applying the proposed changes without accommodation of this local variety and citizen civic investment will be callously detrimental to their unique and locally, legally accepted character. Such accommodation should be allowed

administratively with clear directives to encourage Departmental staff deference to locally driven and legally established solutions. A host of legal challenges and variance requests that may otherwise result could also be so avoided.” (A1A Letter, p. 8)

MOST IMPORTANTLY, I attended one of the public ad hoc hearings last week at Pali-High. What became apparent was:

- 1) The planning staff is working tirelessly and should be applauded-but they are working as directed by whoever started this process
- 2) There are numerous instances of specificity to properties that are not addressed, for example, when I queried as someone in a hillside area what consideration was given to those houses-like mine, where there are not 3 neighbors (eg one on each side) vs. those with 3 neighbors, I had nods and “that’s a good idea but it hasn’t been addressed”.
- 3) Most specific to this meeting there was almost a sadness because by now, after so many years of mansionization, now this Amendment is squarely harming those of us who rely on property appreciation for retirement. In a way, this proposal to the Palisades, is nothing more than eminent domain on home valuation and that is truly unfair.
- 4) And at the very least, enforcing existing laws seems more to the point-after years of adjudication and monies spent, the favorable ruling that the residence of Rustic Canyon got against the home on Brooktree that was constructed illegally led to no enforcement which I think is just unfair.
- 5) When I moved back to the Palisades in 1996 after years away, much of the Palisades was a bit, well tired and bedraggled. I have seen significant rebuilding, be it places of worship, homes, apartment complexes, schools-all for the good. Many of the the larger houses are quite beautiful and have picked up the values around them. Now after 20 years of significant growth and appreciation to penalize those who have not timed a property sale or development to realize this benefit is simply unfair-and I am being polite.
- 6) I have mentioned this in a previous letter, but much of the logic of the conversation also does not make sense-while it does not impact me, to restrict hauling of dirt as a way to restrict size of house in certain situations does not make sense-or this is a back door prevention. I have developed over 5million square feet of retail entertainment around the world as an executive for public companies and it seems quite logical to me that every approval for a home development should be based on a plan for construction, hauling etc (and enforced) rather than a draconian overlay.

I urge the City Council and Planning Department to take into account the unique aspects and character of Pacific Palisades and further revise the proposed BMO/BHO Code Amendment in order to accommodate our community’s particular needs and concerns.

Thank you.

Sincerely,

Chris Adelman

Cc (via email):

Sharon Dickinson, Legislative Assistant, PLUM Committee, Sharon.dickinson@lacity.org

Mayor Garcetti, Mayor of Los Angeles, mayor.garcetti@lacity.org

(Request for filing in CF 14-0656)

--
Chris Adelman