



Staci Roberts <staci.roberts@lacity.org>

Fwd: CF 14-0656 BMO/BHO Fwd: Make garages count!

1 message

Sharon Gin <sharon.gin@lacity.org>
To: Staci Roberts <staci.roberts@lacity.org>

Wed, Mar 1, 2017 at 8:30 AM

From: ERBOYLE@aol.com
To: david.ryu@lacity.org
CC: LOJWBIDDLE@aol.com
Sent: 2/28/2017 3:17:43 P.M. Pacific Standard Time
Subj: Make garages count!

Dear Council member Ryu:

You are our council member, we live in Los Feliz.

Please support us and our neighbors who all feel that our quality of life in the hills really depends upon doing something about the overpowering massive developments by flippers and developers who only care about maximizing square footage for profit.

This is an issue that impacts all of us who make this neighborhood our home and who do not see it as just a means to make a quick profit.

Please vote tomorrow to strengthen the BMO/BHO to include garages!!

Thank you.

Emily Boyle and Jon Biddle
2001 N Gramercy Place
Los Angeles, CA





Staci Roberts <staci.roberts@lacity.org>

Fwd: CF 14-0656. BMO

1 message

Sharon Gin <sharon.gin@lacity.org>
To: Staci Roberts <staci.roberts@lacity.org>

Wed, Mar 1, 2017 at 8:34 AM

Re CF 14- 0656
March 1, 2017 "Special" agenda

Dear President Wesson and Honorable Council Members,

I fully support the decision to place the WSSM (Westwood South of Santa Monica Boulevard Homeowners Association) area under the City's newly revised Baseline Mansionization Ordinance (BMO). It is the most balanced and reasonable approach for our community.

Thank you for your attention to this issue.

Sincerely,
Margaret Healy
Board member of WSSM

Sent from my iPad





Staci Roberts <staci.roberts@lacity.org>

Fwd: CF 14-0656 (March 1, Special Agenda) SUPPORT BMO FOR WSSM NEIGHBORHOOD

1 message

Sharon Gin <sharon.gin@lacity.org>
To: Staci Roberts <staci.roberts@lacity.org>

Wed, Mar 1, 2017 at 8:34 AM

Dear Councilmember Koretz,

I am a long time ,20 year, homeowner in the Westwood South of Santa Monica (WSSM) portion of Lower CD5 and strongly support the BMO and the valuable protections it will provide for our neighborhood. .

I oppose the efforts of a small - but very vocal - group of realtors and developers who are lobbying for the much looser R1V2 zoning package. R1V2 would NOT provide the protection against oversize homes that our neighborhood so badly needs.

So please continue to support the BMO as do I.

Sincerely,

Walter Greenberg, Ph.D.

2302 Glendon Ave
Los Angeles, CA 90064



Staci Roberts <staci.roberts@lacity.org>

Fwd: CF 14-0656, BMO/BHO Ordinance Amendments

5 messages

Sharon Gin <sharon.gin@lacity.org>
 To: Staci Roberts <staci.roberts@lacity.org>

Wed, Mar 1, 2017 at 8:21 AM

Dear Councilmember David Ryu,

I am a homeowner and resident of CD-4. Our neighborhood has consistently reached out to your office and asked that you help us reign in problematic development.

Not only is the inherent character of our neighborhood, established in the 1950s, being systematically compromised, but the safety and integrity of our fragile hillside is also at great risk from overzealous building by spec home developers.

Therefore, I support the efforts by the L.A. Conservancy to preserve our neighborhood's character and protect us from out-of-scale construction. More specifically, **I ask that you please help to adopt the latest ordinance with Councilmember Paul Koretz's amendment to include ALL garage space as part of the overall square footage for a new home.**

Thank you for your consideration and your support in protecting our neighborhood.

Respectfully submitted,

Peter Siphron
 Macapa Drive HOA



Sharon Gin <sharon.gin@lacity.org>
 To: Staci Roberts <staci.roberts@lacity.org>

Wed, Mar 1, 2017 at 8:29 AM

Dear Council President Wesson,

As a resident in your district, I urge you to support the Los Angeles Baseline Mansionization and Hillside Ordinances (BMO/BHO) that are scheduled to go for final vote tomorrow. I feel the measures included in these ordinances are reasonable in allowing for improvement in our communities while also helping to preserve neighborhood character.

Having lived in West Hollywood for over 10 years and witnessed excessive mansionization that destroyed the charm and livability of many neighborhoods, I hope that the City of Los Angeles will choose a more thoughtful stance on community preservation.

Please support the BMO/BHO recommendations of the City Planning Commission and the City Council's Planning and Land Use Management (PLUM) Committee, as well as Councilmember Koretz's amendment to include all the square footage of attached garages in the total allowable square footage count.

Best regards,

Jay Wiskrchen
4218 S Bronson Ave
Los Angeles, CA 90008



Sharon Gin <sharon.gin@lacity.org>
To: Staci Roberts <staci.roberts@lacity.org>

Wed, Mar 1, 2017 at 8:31 AM

Dear Councilman Ryu,

Please urge the City Council to:

- Support the recommendations from the City Planning Commission and the City Council's Planning and Land Use Management (PLUM) Committee; and
- Make garages count: further strengthen the BMO/BHO by including all the square footage of attached garages in the total allowable square footage count

Thank you,

John Brubaker
7035 Macapa Drive
Los Angeles CA 90068



Sharon Gin <sharon.gin@lacity.org>
To: Staci Roberts <staci.roberts@lacity.org>

Wed, Mar 1, 2017 at 8:33 AM

To the members of the Los Angeles City Council,

Thank you for your earnest consideration to date in efforts to counter the destructive effects of "mcmansionization" citywide. No doubt you've received considerable feedback from residents across all districts during the drafting process for adopting the BMO/BHO Ordinance.

Walking or driving through most of the city's historically middle class neighborhoods, you'll witness an ongoing battle between residents and developers/speculators seeking quick profits by "flipping" blocks lot-by-lot into pseudo-luxurious ghettos of small-lot oversized homes.

While mcmansionization is sacrificing the city's most architecturally iconic districts, it is also eroding its stock of affordable homes.

Upstart developers and "flippers" have already exacerbated an affordability problem by permanently removing from the market many older non-"luxury" homes constituting attainable and desirable options for an increasingly anxious middle class. Incomes citywide have not even begun to keep pace with the exorbitant prices builders are demanding for their big box blunders.

As a result, many would-be buyers are continually edged out of the housing market, creating a domino effect spilling over into an already saturated rental market.

Developers will argue that they are simply meeting a demand. Yet, the facts just don't bear it out. Los Angeles has historically fallen victim to its own hype during real estate bubbles.

Without common sense solutions from city hall to temper the effects of this free-for-all, we put the desires of a small handful of speculators before the needs of our own citizens (many of whom are forced to live literally in the shadows of hulking, amorphous boxes).

Urged on by lax oversight and regulation, the speculation trend continues largely unabated despite the unreasonable strains it puts on L.A.'s residents.

Thus, I strongly urge you to support the recommendations from the City Planning Commission and Land Use Management (PLUM) Committee. It is a strong first step toward creating a blueprint for sensible and sustainable building going forward.

Also, make garages count! Further strengthen the BMO/BHO by including *all* the square footage of attached garages (400sf) in the total allowable square footage count.

Again, thank you for your consideration in this very pressing matter. This issue affects us all and warrants quick action.

Best Regards,

Brandon Smith



Sharon Gin <sharon.gin@lacity.org>
To: Staci Roberts <staci.roberts@lacity.org>

Wed, Mar 1, 2017 at 8:36 AM

Councilman Ryu -

We met eons ago at the Hlywd Women's Club. I'm the man who (among more intellectual things) picks up litter (oh always so much) along Mulholland Blvd..

On my street, Macapa Drive, we are facing some terribly out-of-scale projects; opposing them is challenging. I urge you to please:

- Support the recommendations from the City Planning Commission and the City Council's Planning and Land Use Management (PLUM) Committee; and
- Make garages count: further strengthen the BMO/BHO by including all the square footage of attached garages in the total allowable square footage count

We on Macapa, and across this city, are in a fight for our neighborhoods to maintain their character. This garage issue (and basements!....basements in the hills!!!) is an assault and an environmental catastrophe. Please help us otherwise LA will look like East Berlin after the war --- one box after another!

My best

Tom Gregory

TomGregory@aol.com

310 562 7879



Staci Roberts <staci.roberts@lacity.org>

Fwd: CF14-0656 - CLOSE McMANSION LOOPHOLE

1 message

Sharon Gin <sharon.gin@lacity.org>
To: Staci Roberts <staci.roberts@lacity.org>

Wed, Mar 1, 2017 at 8:37 AM

I grew up in the Beverly Fairfax area, moved to the valley for five years, then moved back and have been in the same triplex for 28 years. (The triplex has been in my family for over 60 years.)

What is happening to the beautiful old buildings that reflect the culture of our area, is heartbreaking. So many have already been replaced with homes that are too large and/or have no respect for the integrity of the architecture.

Additionally, mansionization reduces affordable housing citywide. When People get priced out of one neighborhood, the spillover demand drives up prices in less expensive neighborhoods.

L.A. needs to stop mansionization, and proposed amendments to the BMO and BHO make major improvements. But they still don't close the loophole for attached garages. No one is asking for a ban, but attached garages add hundreds of square feet to a house, and they should count as floor space. Garages attached at the front also do away with the buffer of a driveway between houses, and they disrupt the look and feel of many LA neighborhoods.

Council Pres. Wesson and Councilmembers Koretz and Ryu are not asking for a ban on attached garages, but they are trying to close the loophole and simply count all the square footage of garages attached at the front of the house.

I urge you to support that position when you vote this week.

Thank you.
Janice Minsberg

(465 N. Vista St., Los Angeles, CA 90036 - [323/646-0422](tel:3236460422))



Staci Roberts <staci.roberts@lacity.org>

Fwd: March 1 special agenda

1 message

Sharon Gin <sharon.gin@lacity.org>
To: Staci Roberts <staci.roberts@lacity.org>

Wed, Mar 1, 2017 at 8:38 AM

RE: CF 14-0656 (March 1, 2017 "special" agenda)

As a resident of CD 5 and the Westwood South of SM Blvd (WSSM) area (formerly part of the area designated as Lower CD 5), we support the designation of our area under the newly revised BMO. Our community has long supported closing the loopholes in the existing ordinance and were grateful for having enjoyed the protections provided by the Council's Interim Control Ordinance. We applaud the City for moving forward with this important measure to further the preservation of our neighborhood character in a fair and balanced way.

Regards,
Dianne Gregora