

Los Angeles City Council

BMO/BHO Amendments

CF 14-0656


Do Real Planning!

NEUTRALIZE mansionization Neighborhoods zoned single family deserve our protection. The most pervasive threat they face is the replacement of existing homes with residences whose bulk and mass is significantly larger than the street's current character—sacrificing greenery, breathing room, light, and air. Let's be the champions of a citywide solution to prevent out-of-scale residences.

Neutralize

No more McMansions in Los Angeles

www.nomoremcmansionsinlosangeles.org

 No more McMansions in Los Angeles

Where things stand

- Amendments to the BMO and BHO make major improvements.
- But attached garages still do not count in full as floor space.
- From Day One, this has been a core issue for stakeholders.
- No one is asking for a ban on attached garages.

**But front-facing attached garages are uniquely damaging.
They must count *in full* as floor space.**

No one is asking to ban attached garages, but



- They add hundreds of square feet of bulk.
- They eliminate the buffer of a driveway.
- They reduce curb space and street parking.
- They destroy mature street trees.

Front-facing attached garages must count in full as floor space.

The original Council Motion took dead aim at the exemption for attached garages.



No one is asking for a ban, but ...

- Attached garages disrupt the look and feel of many LA neighborhoods.
- Excluding attached garages from floor space is like weighing yourself with one foot off the scale.
- CPC Pres. David Ambroz put it this way: “Square footage is square footage ...”

Front-facing attached garages must count in full as floor space.

**One more thing.
Speculators want to re-litigate mansionization**

“Mansionization is a *westside* problem!”

“*Variation zones are the answer!*”

“One size does not fit all!”

**“*Do the fair thing and
split the difference!*”**

Time for a reality check.

“Mansionization is a *westside* problem!”

- Mansionization reduces affordable housing. That makes it a citywide problem.
- When high-ticket McMansions price buyers out of Westwood or Sherman Oaks, they turn to Leimert Park or Van Nuys, and they bid up properties there. And so on ...
- If we don't stop mansionization, we're just squeezing the balloon.

“Variation zones are the answer!”

- Re:Code may include an “variation zone” option for neighborhoods that want to ban attached garages entirely.
- We are *not* asking for a citywide ban.
- But a mansionization ordinance should be based on the real square footage of the house, whether the space is used to park cars, store stuff, or put up a ping-pong table.

“One size does not fit all!”

- That's true.
- That's why the ordinance already sets different limits for different kinds of neighborhoods.
- That's why the limit on house size is based on lot size.
- That's why no one is asking for a ban. People who want front-facing attached garages can still have them.

**But attached garages should count as part of the structure.
Because they *are* part of the structure. A pretty big part, at that ...**

"Do the fair thing – split the difference!"

- Excluding attached garages from floor space is like weighing yourself with one foot off the scale -- nothing "fair" about it.
- Do not ban attached garages, but count the *real* square footage of the house, whether it gets used for cars or storage of a ping-pong table.
- Now *that's* fair.

**Trying to split the difference between reasonable and ridiculous?
That's what made a mess of the ordinance the first time around.**

At the risk of stating the obvious ...

Mansionization

- Undermines the city's sustainability initiatives.
- Worsens the shortage of affordable housing.
- Degrades the character and livability of neighborhoods.

**Mansionization makes a quick buck for speculators
at the expense of the community.**

L.A. neighborhoods are irreplaceable.

AT RISK



**The amendments make major improvements.
Now we need to close the last, worst loophole:
Front-facing garages must count in full as floor space.**

Sea Breeze has put City Hall under a cloud.

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**Show voters you put the community
ahead of speculators.**