



Sharon Dickinson <sharon.dickinson@lacity.org>

Re: CF no. 14-0656

1 message

nears@aol.com <nears@aol.com>
To: stopmansionization@yahoo.com

Mon, Jun 6, 2016 at 12:54 PM

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

- The latest draft of CF 14-0656 preserves loopholes that undermined the ordinance. 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.

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.

Please include attached garage square footage in the total square footage allowed for new construction.

There should also be some large-tree planting required to offset the hardscape on new construction.

Thank you very much,

Greg Prestopino

Sherman Oaks, CA 91423



Sharon Dickinson <sharon.dickinson@lacity.org>

BMO/BHO Amendments, CF no. 14-0656

1 message

Gretchen Gray <gretchengray17@gmail.com>

Mon, Jun 6, 2016 at 1:58 PM

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.english@lacity.org, councilmember.cedillo@lacity.org, councilmember.fuentes@lacity.org, sharon.dickinson@lacity.org

Cc: stopmansions@lacity.org

Dear All,

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."

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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.

Kind Regards,
Gretchen Gray
Hollywood Hills West



Sharon Dickinson <sharon.dickinson@lacity.org>

BMO/BHO Amendments, CF no. 14-0656

1 message

Gunderson, Holly <Holly.Gunderson@med.usc.edu>

Mon, Jun 6, 2016 at 1:44 PM

To: "councilmember.ryu@lacity.org" <councilmember.ryu@lacity.org>, "councilmember.wesson@lacity.org" <councilmember.wesson@lacity.org>, "Vince.bertoni@lacity.org" <Vince.bertoni@lacity.org>, "ken.bernstein@lacity.org" <ken.bernstein@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 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.
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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.

Holly Gunderson

Operations Manager

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Sharon Dickinson <sharon.dickinson@lacity.org>

BMO/BHO Amendments, CF no. 14-0656

1 message

JANE BARTEL <janegrace@mac.com>

Mon, Jun 6, 2016 at 4:08 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

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.

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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,

Jane Bartel and Marcus Viscidi

805 N. Alta Vista Blvd. #1
Los Angeles, CA 90046



Sharon Dickinson <sharon.dickinson@lacity.org>

BMO/BHO Amendments, CF no. 14-0656

1 message

Carey Simon <careysue@gmail.com>

Mon, Jun 6, 2016 at 4:48 PM

To: paul.koretz@lacity.org

Cc: stopmansionization@yahoo.com

Bcc: 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.

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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. And this is what you are there for.

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

--
Carey Simon, Resident 5th District



Sharon Dickinson <sharon.dickinson@lacity.org>

BMO/BHO Amendments, CF no. 14-0656

1 message

Marian Carr <carrma@ca.rr.com>

Mon, Jun 6, 2016 at 4:37 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
Cc: stopmansionization@yahoo.com

Dear City Officials,

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. This is essential to preserve neighborhoods!

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.

It is also a key step to ensuring that neighborhoods can still provide affordable housing to residents. Maybe a family can get into a \$1M home (and even that is crazy) but triple that to what some of the new homes are being sold for, it just insane. A \$3M huge home next to a tiny \$1M home all on the same block. IF the goal is more property tax, the more logical solution is to fix the property tax inequities not support oversized development to make up the old Prop 13 tax issue.

Save our neighborhoods, one of the best things in Los Angeles!

Thank You for your attention to this issue.

Marian Carr

Miracle Mile North



Sharon Dickinson <sharon.dickinson@lacity.org>

BMO/BHO Amendments Council File #14-0656

1 message

Juliana Gondek <jgondek@ucla.edu>

Mon, Jun 6, 2016 at 5:56 PM

To: 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

Dear City Council members and Planning Staff,

By an almost 4 to 1 margin, City of Los Angeles residents have voiced their support for the meaningful BMO reform outlined in Councilmember Paul Koretz's original motion to amend. The most recent draft, however, preserves loopholes/exemptions/bonuses that weaken the original ordinance and incorporates new, unnecessarily technical language making the ordinance difficult to understand and enforce.

Mansionization is spoiling neighborhoods all over LA. My street alone has multiple "McMansionized" properties that have been standing vacant for years, targeted by vandalism, squatters, drug activity and other crime, and dragging down the property values of surrounding properties. The value of my own home has been damaged in the past 5 years by 3 "mansionized" houses against my property lines - one next door and two against my back property line. A 4th will be going up across the street over the coming year.

Your voices carry great weight in this matter. You can either show that you have been listening to stakeholders across the city, and that you care about LA's precious residential neighborhoods or you can show that your primary concern is your personal self-interest. Unchecked, short-term real estate speculation and reckless development are destroying our city's most valued asset - our beautiful neighborhoods. I beg the council to take a brave stand in solidarity with the city's residents - your constituents - against a small cadre of speculators interested only in short-term self-enrichment.

Close the harmful loopholes. Allow no additional loopholes. Purge the technobabble designed to confuse, delay, and deter enforcement.

Sincerely,

Juliana Gondek

Woodbridge Park (Studio City)

Council District 2



Sharon Dickinson <sharon.dickinson@lacity.org>

Fwd: Short term rentals

1 message

Sylvia Rath <sylvia@lvns.org>

Mon, Jun 6, 2016 at 6:04 PM

To: Justin.wesson@lacity.org, Mayor.garcetti@lacity.org, Councilmemberwesson@lacity.org, Sharon.dickinson@lacity.org, Etta.armstrong@lacity.org, Mike Bonin <mike.bonin@lacity.org>

Dear LA City Council and Mayor,

We need you to not throw the baby out with the bath water!

My husband and I am a homeowners and TOT tax paying 5 star airbnb hosts. After my son's cancer and husband's heart attack we found the income from hosting guests to be a god send. We meet and greet each guest and show them around Venice. None of our neighbors have complained because we are very quiet and make sure our guests are the same. We have a kitchenette that is available to use when needed. This helps reduce the cost of eating out with those who cannot afford the new Venice prices eating out. Some of our guests have come into town to work and need short term housing.

The 90 day restriction would mean that this would not be a viable income and possibly cause us to have to sell our home and leave Venice where we have lived for 35 years. Our 1927 house will most likely be leveled for a huge mansion will fill our lot like all the other lots around us.

Please help us age in our home.

No 90 day restriction

No kitchenette restrictions

Simple online registration process

Airbnb should collect the TOT tax from everyone.

If anyone has a "party house" airbnb or not Police should be called. We already have a system in place to shut down noisy parties. Don't target all of us for a few bad guests and negligent hosts.

Also I found the Hotel workers Union were blocking our way and other airbnb hosts from getting into the last hearing. There was no security to stop them so they filled the room leaving many airbnb people outside. After their 4 paid hours-- they all left and the hearing continued. Blocking our entry was not only illegal but very unfair.

I know that when the Olympics come to LA -- you will need some hosts like us. Please stand with us with a fair and simple solution that will earn the city money instead of costing money in staff. Use that money to supply low income housing.

Thank you,
Sylvia Rath
Venice

--
Sylvia Rath

www.lvns.org



Sharon Dickinson <sharon.dickinson@lacity.org>

BMO/BHO Amendments, CF no. 14-0656

1 message

Laura Whipple <whipple0@gmail.com>

Mon, Jun 6, 2016 at 5:06 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, David.ryu@lacity.org
Cc: South Hollywood NHA <southhollywoodnha@gmail.com>

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. I am among those who want tighter limits.

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, including mine, the SOHO area.

I believe 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,
Laura Whipple



Sharon Dickinson <sharon.dickinson@lacity.org>

BMO/BHO Amendments, CF no. 14-0656

2 messages

Micki Sauer <mickisauer@aol.com>

Mon, Jun 6, 2016 at 5:08 PM

To: paul.koretz@lacity.org, vince.bertoni@lacity.org, tom.rothmann@lacity.org, ken.bernstein@lacity.org, craig.weber@lacity.org, nicholas.maricich@lacity.org, phyliss.nathanson@lacity.org, niall.huffman@lacity.org
Cc: 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

To Mr Koretz and all with PLUM and the Planning Department,

I am a homeowner on Alta Vista and am really sickened by what is happening to our neighborhood and the surrounding areas as well. PLEASE HELP!! The integrity of our neighborhoods really need to be placed over and above the loose parameters that developers and builders are being given to overtake our neighborhoods. I attended the meeting on June 2 and feel very strongly about the loopholes being taken away and stricter laws AND enforcement on how much square footage and height can be allowed within these one-story bungalow neighborhoods.

I bought this home with the previous owner having done a wonderful job remodeling and adding 600 square feet - making it 2300 sq ft and still one story. Wouldn't it be great (probably a pipe dream) if that was the kind of developing that was going on here instead?

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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.

Bullet points -

- § Loopholes are what ruined the mansionization ordinances the first time.

- § The Council Motion to amend the ordinances directs the Planning Department to do two things: Reduce R-1 floor area ratios and close loopholes -- most importantly, by counting attached garages as floor space.

- § Design standards like "encroachment planes" and "side wall articulation" in the latest draft amendments just make the ordinances harder to understand and all-but-impossible to enforce.

- § Keep the amendments simple and get the job done.

Thank you and I plead with you again to help protect what we have and want to keep.

The block square homes are an eyesore, clearly not in line with the rest of the homes' style, loom over the homeowners next door, block out sun, take away privacy - not to mention over a year of construction noise and dust with many of the construction workers infringing on our boundaries as well. I wish the renovations were kept more to scale and that the people doing the work also belonged to the actual people who bought it and will be living with the rest of us as neighbors.

Micki Sauer

Micki Sauer <mickisauer@aol.com>

Mon, Jun 6, 2016 at 5:10 PM

To: paul.koretz@lacity.org, vince.bertoni@lacity.org, tom.rothmann@lacity.org, ken.bernstein@lacity.org,
craig.weber@lacity.org, nicholas.maricich@lacity.org, niall.huffman@lacity.org

Cc: councilmember.huizar@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.englisher@lacity.org,
councilmember.cedillo@lacity.org, councilmember.fuentes@lacity.org, sharon.dickinson@lacity.org

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