



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

Roxann Smith <roxann14@gmail.com>

Thu, Jun 2, 2016 at 10:19 AM

To: "councilmember.krekorian@lacity.org <councilmember.krekorian@lacity.org>, councilmember.englander@lacity.org <councilmember.englander@lacity.org>, paul.koretz@lacity.org <paul.koretz@lacity.org>, councilmember.blumenfield@lacity.org <councilmember.blumenfield@lacity.org>, councilmember.bonin@lacity.org <councilmember.bonin@lacity.org>, erika.pulst@lacity.org <erika.pulst@lacity.org>, lauraine.braithwaite@lacity.org <lauraine.braithwaite@lacity.org>, councilmember.wesson@lacity.org" <councilmember.wesson@lacity.org>, "councilmember.krekorian@lacity.org <councilmember.krekorian@lacity.org>, councilmember.englander@lacity.org <councilmember.englander@lacity.org>, paul.koretz@lacity.org <paul.koretz@lacity.org>, councilmember.blumenfield@lacity.org <councilmember.blumenfield@lacity.org>, councilmember.bonin@lacity.org <councilmember.bonin@lacity.org>, erika.pulst@lacity.org <erika.pulst@lacity.org>, lauraine.braithwaite@lacity.org <lauraine.braithwaite@lacity.org>, 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.krekorian@lacity.org <councilmember.krekorian@lacity.org>, councilmember.englander@lacity.org <councilmember.englander@lacity.org>, paul.koretz@lacity.org <paul.koretz@lacity.org>, councilmember.blumenfield@lacity.org <councilmember.blumenfield@lacity.org>, councilmember.bonin@lacity.org <councilmember.bonin@lacity.org>, erika.pulst@lacity.org <erika.pulst@lacity.org>, lauraine.braithwaite@lacity.org <lauraine.braithwaite@lacity.org>, councilmember.wesson@lacity.org" <councilmember.englander@lacity.org>, councilmember.cedillo@lacity.org, councilmember.fuentes@lacity.org, sharon.dickinson@lacity.org  
Cc: Elizabeth Carlin <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,

The first draft of BMO/BHO amendments made a good start 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 amendment process gets off track and falls behind, mansionization is spoiling our neighborhood.

Please 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.

You have an 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,

Roxann Smith  
CD10



Sharon Dickinson <sharon.dickinson@lacity.org>

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

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Jennifer Meislohn <meisterjj@yahoo.com>

Thu, Jun 2, 2016 at 11:00 AM

Reply-To: Jennifer Meislohn <meisterjj@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>, "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>

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Sincerely,

Jennifer Meislohn  
1428 S. Ogden Dr., 90019

PICFAIR VILLAGE  
CD 10



Sharon Dickinson <sharon.dickinson@lacity.org>

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

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lauriejoke <lauriejoke@gmail.com>

Thu, Jun 2, 2016 at 12:08 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

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Sincerely,

Laurie Kaye

PICFAIR VILLAGE  
CD 10

Laurie Kaye  
213.910.1176 mobile  
lauriejoke@gmail.com



Sharon Dickinson <sharon.dickinson@lacity.org>

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

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Muldrow-Peppers, Peggy <Peggy.Muldrow-Peppers@ftr.com>

Thu, Jun 2, 2016 at 1:22 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>, "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>

I forgot to put my district...

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Sincerely,

Peggy Muldrow-Peppers

PICFAIR VILLAGE

CD 10

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Sharon Dickinson <sharon.dickinson@lacity.org>

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

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dana brook <db@popkitdesign.com>

Thu, Jun 2, 2016 at 2:21 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

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Sincerely,

Dana Brook

PICFAIR VILLAGE  
CD 10

Dana Brook



Sharon Dickinson <sharon.dickinson@lacity.org>

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

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nshanover . <nshanover@gmail.com>

Thu, Jun 2, 2016 at 4:38 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

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Sincerely,  
Nancy Hanover-Reyes

PICFAIR VILLAGE  
CD 10



Sharon Dickinson <sharon.dickinson@lacity.org>

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## BMO/BHO Amendments Council File #14-0656

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Judith Dickerson <judiadg@earthlink.net>

Thu, Jun 2, 2016 at 10:02 PM

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,

Judi Dickerson  
4518 Camellia  
Studio City  
Council District 2