



Sharon Dickinson <sharon.dickinson@lacity.org>

BMO/BHO Amendments, Council File #14-0656

1 message

Barbara Wells <bgwells@ucla.edu>

Sun, Jun 5, 2016 at 10:17 AM

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.english@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,

Barbara G. Wells
Wilshire Vista
Council District 10

--

Barbara Griggs Wells, Ph.D.
BGW Mathematics Education Consulting
1364 S. Curson Avenue
Los Angeles, CA 90019-6615
323.935.5377 (Voice and Fax)



Sharon Dickinson <sharon.dickinson@lacity.org>

BMO/BHO Amendments, Council File #14-0656

1 message

Meg McComb <nutmegunltd@earthlink.net>

Sun, Jun 5, 2016 at 12:31 PM

To: herb.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, Elizabeth Carlin <elizabeth.carlin@lacity.org>, jordan.beroukhim@lacity.org, faisal.alserri@lacity.org, John Darnell <john.darnell@lacity.org>, jasmine.shamolian@lacity.org

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Sincerely,

Meg McComb
Vice President, Wilshire Vista Neighborhood Assoc.
Wilshire Vista
Council District 10



Sharon Dickinson <sharon.dickinson@lacity.org>

BMO/BHO Amendments Council File #14-0656

1 message

Sharad <sharadov@gmail.com>

Sun, Jun 5, 2016 at 2:08 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, sharon.dickinson@lacity.org, karo.torossian@lacity.org

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

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Sincerely,

Sharad Reddy
12832 Kling Street
Studio City
Council District 2



Sharon Dickinson <sharon.dickinson@lacity.org>

BMO/BHO Amendments Council File #14-0656

1 message

Sue Culhane <sueculhane@sbcglobal.net>

Sun, Jun 5, 2016 at 2:32 PM

Reply-To: Sue Culhane <sueculhane@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>, "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>
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>

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Sincerely,

Sue Culhane
Studio City
Council District 2

Bel Air Skycrest
Property Owners Association
BASPOA
PO Box 260503, Encino, CA 91426
belairskycrest@gmail.com

Vince Bertoni
Director of Planning
Department of City Planning
200 North Spring Street, 5th Floor
Los Angeles, CA 90012

June 5, 2016

Re: CF #14-0656
CPC-2015-3484-CA and ENV-2015-4197-EAF
BASPOA Supports BMO/BHO **First Draft** Amendments

Dear Planning Director Bertoni:

On behalf of Bel Air Skycrest Property Owners' Association (BASPOA) I am writing to urge the City to pass the **first draft** of the BHO/BMO amendments. As originally proposed, these amendments will close gaping loopholes and afford desperately needed protections for our neighborhood and for neighborhoods throughout the city. They should be locked down immediately! Unfortunately, changes to the amendments have been proposed, which whittle away at their value and effectiveness. These changes must be rejected without further delay.

Hillsiders have been watching for too many years as inadequately regulated development whittles -- no, blasts! -- away at this very special part of Los Angeles. Every day that passes without these amendments we are losing more of our most precious treasures. Every time we turn around another megamansion is going up, on an undersized lot on a substandard street,

part of an ever-cumulating threat to our safety, our quality of life, our environment. The character of our neighborhoods is under constant attack, and the human scale is lost, along with irreplaceable habitat, open space, wildlife corridors and so much more....

Our hillside community stands firmly with Councilmembers Ryu and Koretz and with the Federation of Hillside and Canyon Associations in urging you to support immediate adoption of the first draft of the BHO/BMO amendments.

Sincerely,



Barbara Dohrmann, President
BASPOA



Sharon Dickinson <sharon.dickinson@lacity.org>

BMO/BHO Amendments, CF no. 14-0656, the Mansionization Ordinance update:

1 message

ed hunt <edvhunt@earthlink.net>

Sun, Jun 5, 2016 at 5:52 PM

To: MITCH O'FARRELL <councilmember.ofarrell@lacity.org>, councilmember.wesson@lacity.org, VINCE BERTONI <VINCE.BERTONI@lacity.org>, Tom Rothmann <tom.rothmann@lacity.org>, "Bernstein, Ken" <ken.bernstein@lacity.org>, craig.webber@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: shelley@wagersmail.net, Richard Platkin <rhplatkin@gmail.com>, Hollywood Alliance <downtownhollywoodalliance@gmail.com>, Melrose Hill <melrosehill@yahoogroups.com>, Barbara Broide <bbroide@hotmail.com>, Chris Robertson <chris.robertson@lacity.org>, CHRISTINE PETERS <christine.peters@lacity.org>, Anthony.Lagasca@hisdnc.org, Sharon Commins mvcc <smcommins@msn.com>, Marlene Savage WRAC Land Use <marlene.savage@ca.rr.com>, Mike OGara - PlanCheck <mikeogarasvanc@aol.com>, SLAGlosangeles@yahoogroups.com

Honorable Melrose Hill Councilmember O'Farrell and City Officials:

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

Confusing 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. Our City has stalled long enough.

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 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 neighborhoods like our 110-year-old, 4600 resident Melrose Hill Neighborhood and NEIGHBORHOOD CHARACTER ahead of real estate speculation. Don't you agree? I guess time will tell.

Sincerely,

Edward Villareal Hunt, AIA, ASLA;

Chair, Planning Committee, Melrose Hill Neighborhood Association and 36-year resident



Sharon Dickinson <sharon.dickinson@lacity.org>

(no subject)

1 message

Laura McCreary <mccrearylaura@gmail.com>

Sun, Jun 5, 2016 at 6:16 PM

To: 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.english@lacity.org, councilmember.cedillo@lacity.org, councilmember.fuentes@lacity.org, sharon.dickinson@lacity.org, councilmember.wesson@lacity.org

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

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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:

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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.

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Sincerely,

Laura McCreary

PICFAIR VILLAGE
CD 10



Sharon Dickinson <sharon.dickinson@lacity.org>

BMO/BHO Amendments, CF no. 14-0656

1 message

Gmail <timothyfriedlander@gmail.com>

Sun, Jun 5, 2016 at 7:10 PM

To: T F <fatalbert15@hotmail.com>

To Whom it may concern,

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

Best regards.



Sharon Dickinson <sharon.dickinson@lacity.org>

Overbuilding and neighborhood destruction- BMO/BHO

1 message

Elaine Loring <elaine.loring.consulting@gmail.com>

Sun, Jun 5, 2016 at 9:21 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: sharon.dickinson@lacity.org, jordan.beroukhim@lacity.org, faisal.alseri@lacity.org, john.darnell@lacity.org, stopmansionization@yahoo.com, elizabeth.carlin@lacity.org

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Studio City

Council District 2