



**CF no. 14-0656**

1 message

Andrew Lichtstein <andylaca@sbcglobal.net>  
To: Andrew Lichtstein <andylaca@sbcglobal.net>

Mon, Jun 6, 2016 at 12:10 AM

The first draft of amendments to the OVERSIZED RESIDENCE ordinances made a good start. The Planning Department collected more than 600 responses —

***By almost 4-to-1, homeowners, residents...voters asked for tighter limits on home size. I have attended every meeting, spoke in Van Nuys and witnessed the display of support in attendance.***

**I heard both sides:**

**From.... current, long time and thankful homeowners, residents, taxpayers and voters**

**To... Zombie and absentee homeowners, multiple generation (4) ‘families’ of tenants that include home offices, speculators, developers, agents and ‘ professional’ architects ...**

These later groups CLEARLY defied reason in their argument:

-If it is about freedom, they lose because they don't know what they have, and IT'S MY SPACE TOO!!.

Nobody is dictating taste.

-If its about space for their ‘growing family’, they lose because a families of 5+ have MADE DUE for 80+years in under 3000 sq/ft.

-If its about taste, homeowners will lose with predator speculators, agents, developers and architects who work only for fast cash, unable and/or unwilling to take

into account MODEST perimeters of LAW which has been a RESIDENTIAL success also, for 80+ years

-If its about value, They are diluting the price per square foot by insuring that EVERY house, regardless of size, ultimately MUST be replaced in FAR less than 60yrs.

FACT: NOBODY wants to live NEXT to an OVERSIZED HOME. Adjacent home prices go DOWN, and ultimately so will the BIG BOXES...even faster.

Early oversized homes are dead listings and now SIT on the market, and become rentals.

But the latest draft takes a wrong turn. ***Why? Why is this even being considered?***

- 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. ***Front garages eliminate street parking, eliminate the distance between homes, that I’VE BEEN ENTITLED TO...usurping MY freedom!***
- 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. ***Why?*** These include “encroachment planes” and “side wall articulation.” . ***And, this NEW, more complicated ordinance will be enforced how??***

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 mans ionization in the simplest, most effective, and timeliest way. *Why are you caving?? Who got to you??* ...Thats what residents and homeowners want and what the Council Motion calls for. ***THIS IS NOR QUID PRO QUO!***

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

I am eager to support the planning PLUM, City council and commission in getting the work *done to take the stand THE PEOPLE HAVE PROVIDED through the process the city has implemented .*

Thank you

Andrew Lichtstein, Homeowner  
Beverly Grove



Sharon Dickinson <sharon.dickinson@lacity.org>

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

1 message

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Simon Toparovsky <simon@simontoparovsky.com>

Mon, Jun 6, 2016 at 9:07 AM

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.shamollian@lacity.org" <jasmine.shamollian@lacity.org>

Dear City Council members and Planning Staff,

As you well know, the people of Los Angeles 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.

Council member Koretz's motion to amend the BMO 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.

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 Council member 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 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, support *and champion* the intent of Council member Koretz's original motion. We urge you to look back at the original motion, and to 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. Please:

- 1) **Eliminate the attached garage exemption (i.e., count attached garages in the floor area ratio).**

This doesn't prevent developers/owners from building attached garages; it simply means that their square footage should count.

2) **Eliminate the zoning administrator's discretionary 10 percent "adjustment."**

Given community 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 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,

Simon Toparovsky  
Crestview  
Council District 10

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Sharon Dickinson <sharon.dickinson@lacity.org>

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

1 message

Gretchen Roe <gretch1752@ca.rr.com>

Mon, Jun 6, 2016 at 9:07 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.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,

Gretchen Roe  
Crestview

Council District 5



Sharon Dickinson <sharon.dickinson@lacity.org>

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## BMO/BHO Amendments, CF no. 14-0656

1 message

Michael Conway <ConwayM@unitedtalent.com>

Mon, Jun 6, 2016 at 9:23 AM

To: "paul.koretz@lacity.org" <paul.koretz@lacity.org>, "councilmember.wesson@lacity.org" <councilmember.wesson@lacity.org>

Cc: "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>, "sharon.dickinson@lacity.org" <sharon.dickinson@lacity.org>, "stopmansionization@yahoo.com" <stopmansionization@yahoo.com>

Dear Council Member Paul Koretz & Council Member Wesson,

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.”

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.

Best Regards,

Michael Conway

6630 Maryland Dr.

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Sharon Dickinson <sharon.dickinson@lacity.org>

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## Stop Mansionization (CF no. 14-0656)

1 message

**Kristen Dworkin** <kdworkin26@gmail.com>

Mon, Jun 6, 2016 at 9:34 AM

To: Courtney Hamilton <courtney.hamilton@lacity.org>, councilmember.krekorian@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.wesson@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 Councilmembers, City Council members, the Planning department, and The Planning & Land Use Management (PLUM) Committee :

I am a constituent living at 4553 Kraft Ave in Studio City. I know the next draft of amendments to the citywide mansionization ordinances will go to the City Planning Commission on July 14. I want to make sure you're all on the side of us residents and will help make it as strong as possible. I'm tired of these huge developers coming in, building huge homes that don't fit into the neighborhood dwarfing all of us normal people, and many of them are left vacant when they can't sell them - the final and worst insult! That isn't fair to us long time tax paying residents who are trying to make this area a HOME. We shop at our local businesses, know our neighbors, and deserve your help with this. Here's what we are specifically demanding:

§ 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.

It is time to put us residents before real estate.

I can be reached at 917 587 6610 if you'd like to talk in more detail. I look forward to hearing that all of you have stood on the side of your constituents this time instead of just big money.

Thanks!  
Kristen Dworkin