



Etta Armstrong <etta.armstrong@lacity.org>

Fwd: Support the Baseline Mansionization Ordinance

1 message

dana pehrson <pixiepunum@mac.com>
To: etta.armstrong@lacity.org

Mon, Jul 28, 2014 at 12:50 PM

Dear Etta, I am forwarding this to you because Sharon Gin is out of the office until after the vote.

Begin forwarded message:

From: dana pehrson <pixiepunum@mac.com>
Subject: Support the Baseline Mansionization Ordinance
Date: July 28, 2014 at 12:43:14 PM PDT
To: councilmember.huizar@lacity.org, councilmember.cedillo@lacity.org, councilmember.englander@lacity.org, sharon.gin@lacity.org
Cc: councilmember.wesson@lacity.org, Liz Carlin <elizabeth.carlin@lacity.org>, andrew.westall@lacity.org, mayor.garcetti@lacity.org

July 28, 2014

Dear Members of the Planning & Land Use Management Committee,

As you know, the Baseline Mansionization Ordinance (BMO) has failed. Egregiously oversized houses continue to spoil the scale and character of single-family neighborhoods. Faircrest Heights (Council District 10) is one of them. Our **change.org petition** shows one of the McMansions that has blighted Faircrest Heights, and provides comments from neighbors who are gravely concerned about mansionization.

Neighborhoods all over the city – including ours – are clamoring for relief, requesting RFA overlays to protect us from reckless development. Even with recently-announced staff increases, keeping up with that demand will be a challenge. Enforcing city code across a patchwork of overlays could be a real headache, too. Councilmember Koretz has offered a smart and sensible solution with his motion to amend the BMO. While his motion would not preclude ordinances tailored to specific neighborhoods, the amendments will almost certainly eliminate a big part of the problem – and fast.

As you know, PLUM will consider Councilmember Koretz's Motion this coming Tuesday. I urge you to give it your full support.

- The base floor area ratio for R-1 lots is excessive. Ratchet it down.
- Eliminate the pointless 'green' building bonus. Building sensibly sized homes does much more to shrink our carbon footprint than bamboo flooring

and other so-called 'green' building practices, which are required by code anyway.

- Attached garages add 400 square feet of bloat and eliminate the driveways that provide an essential buffer between lots. Eliminate the exemption and count this square footage.
- Eliminate the other self-defeating design bonuses for items like double-height entryways and balconies, which add hundreds of square feet of uncounted bulk and still leave us with McMansions that loom over our neighbors' homes.
- Make the project approval process transparent to the public.

Thoughtful development puts a premium on environmental and economic sustainability, neighborhood integrity, and a sense of community. These simple amendments could be prepared and adopted quickly, to protect neighborhoods being ravaged by unchecked, short-term real estate speculation and reckless development. They will allow renovations, expansions, and new construction that can accommodate modern family life while respecting the scale and character of established neighborhoods.

Every day brings more damage to more treasured L.A. neighborhoods, and we need your support desperately, and soon.

Sincerely,
Dana E. Pehrson
1633 Hi Point Street
Los Angeles, CA 90035

Faircrest Heights Resident

Dana Pehrson
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Etta.Armstrong <etta.armstrong@lacity.org>

Support motion to amend BMO!

Robert Eisele <bobeisele@ca.rr.com>

Mon, Jul 28, 2014 at 2:25 PM

To: sharon.gin@lacity.org

Cc: Etta.Armstrong@lacity.org

Hello, PLUM Committee members and Chairman.

My wife, Diana, and I own a home in Council District 5, although our La Brea Hancock neighborhood is mostly within CD 4. Both Councilmember Koretz, who has written a Motion to amend the BMO, and Councilmember La Bonge, a supporter of RFA efforts in his district, are aware of how the character and scale of our Los Angeles neighborhoods are being eroded by the rapid demolition of historic homes and the construction of "McMansions" to replace them.

In our neighborhood, we've seen mansions recently built that exceed 4200 square feet on 6700 square foot lots... and THAT is evidence the BMO has failed. Our La Brea Hancock Homeowners Association, of which I'm Vice-President, is actively pursuing an RFA because of this. But we realize that even with recently-announced staff increases, our Motion will take considerable time before it becomes a reality.

Councilmember Koretz has offered an intelligent solution to this problem with his Motion to amend the BMO. Wisely, his Motion does not preclude ordinances such as La Brea Hancock's proposed RFA, but its amendments to the BMO will eliminate a big part of the problem – fast.

- Koretz's amendment addresses the excessive base floor area ratio for R-1 lots by shrinking it down.
 - His BMO amendment also eliminates the pointless "green building" exemption. How does bamboo flooring shrink the carbon footprint of a McMansion? Wouldn't shrinking the size of such enormous homes do a lot more to conserve energy?
 - Finally, the amendment eliminates exemptions for attached garages, double-height entryways and balconies, all of which add hundreds of square feet of uncounted bulk.

As each day passes, more McMansions are being constructed, and more damage is done to our neighborhoods and the quality of our lives. Your committee considers Councilmember Koretz's Motion tomorrow. I urge you to give it your enthusiastic support.

Sincerely,

Bob Eisele

Vice President, La Brea Hancock Homeowners Association