



Etta Armstrong <etta.armstrong@lacity.org>

File 14-0656

1 message

Sharon Gin <sharon.gin@lacity.org>
To: Etta Armstrong <etta.armstrong@lacity.org>

Tue. Aug 5. 2014 at 7:38 AM

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From: **Joseph Sanderson** <joseph.sanderson@gmail.com>
Date: Mon. Aug 4. 2014 at 3:37 PM
Subject: BMO: Ensure Adequate Housing For Larger Families (re: File 14-0656)
To: Sharon.Gin@lacity.org. councilmember.koretz@lacity.org. councilmember.bonin@lacity.org.
councilmember.huizar@lacity.or. councilmember.englander@lacity.org. councilmember.cedillo@lacity.org

Dear Councilmembers:

I'm writing to urge you to consider the impact that proposed changes to the Baseline Mansionization Ordinance may have upon Angelenos with larger families.

For families with several children or families where multiple generations want to live together in one home. options in L.A. are slim. According to Census Bureau data. only about 10% of housing units in the City have four or more bedrooms. All too often. larger families are forced into long. gridlock-generating. environmentally-unfriendly commutes from distant exurbs like Santa Clarita or the Antelope Valley.

As you undertake the task of revising the BMO. I hope you will consider the need to provide room in the zoning code for family housing. The idea behind single *family* residences is. after all. that a *family* can live together there.

To that end. here are a few proposals you might wish to consider:

- **Create FAR Incentives For Family Housing:** There is a difference between a modest four-bedroom family house and a decadent mansion that is bulky but only occupied by two or three people. By tailoring BMO incentives to allow additional buildable area for family housing but not for luxurious Great Rooms and the like. the City can recognize family housing as a priority without encouraging unnecessary bulk.
- **Splitting the R1 zone:** Distinguish between historic. bungalow-style neighborhoods that should remain very low-rise. and other single-family neighborhoods where larger-family SFRs would not be out of character. This balances the need to protect historic neighborhoods from mansionization and the need to provide room for larger families to live.
- **Consider whether overcrowded R1/RS areas are properly zoned:** In some R1 or RS neighborhoods. overcrowding is rampant. with multiple shared bedrooms or other rooms converted to makeshift bedrooms. That is a sign that zoning isn't fulfilling the neighborhood's needs. In these neighborhoods. larger houses would be welcomed. rather than a threat. In areas like South LA or Pacoima. rezoning R1/RS areas to R2 or similar classifications could foster much-needed investment and ease overcrowding.
- **Resident Choice:** In some areas. residents may *want* larger housing (for example. due to certain cultures having larger families. or simply taste). They should have that choice. The Council could achieve this by creating a transparent process for homeowners on a block to vote to waive BMO limits. or to allow developers to pay neighbors to allow larger homes nearby.

The BMO serves important goals. It needs to be balanced. however. with families' needs and neighborhoods' diversity. I urge you to craft an ordinance carefully so as not to exclude larger families from the City.

Sincerely,

Joseph M. Sanderson
Pico-Robertson

—
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