



Sharon Gin <sharon.gin@lacity.org>

**Fwd: Baseline Mansionization Ordinance Revision CF-14-0656**

**Shannon Hoppes** <shannon.hoppes@lacity.org>

Fri, Sep 19, 2014 at 3:29 PM

To: Sharon Dickinson <sharon.dickinson@lacity.org>, Sharon Gin <sharon.gin@lacity.org>

Cc: Brian Walters <brian.walters@lacity.org>

Please process....

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From: **Greg Allison** <greg.allison@lacity.org>

Date: Fri, Sep 19, 2014 at 2:31 PM

Subject: Fwd: Baseline Mansionization Ordinance Revision CF-14-0656

To: Shannon Hoppes <shannon.hoppes@lacity.org>, Brian Walters <brian.walters@lacity.org>, Holly Wolcott <holly.wolcott@lacity.org>

for the file.

**Greg Allison**

Email: [greg.allison@lacity.org](mailto:greg.allison@lacity.org)

Phone: [213-978-0351](tel:213-978-0351)

**Executive Officer**

**Office of the City Clerk**

City of Los Angeles

200 North Spring Street, Rm. 360

Los Angeles, CA 90012



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From: <homeowners-encino@sbcglobal.net>

Date: Fri, Sep 19, 2014 at 2:19 PM

Subject: Baseline Mansionization Ordinance Revision CF-14-0656

To: City Clerk Wolcott <clerk.webfeedback@lacity.org>



**Homeowners  
of Encino**

◆ Serving the Homeowners of Encino ◆

**GERALD A. SILVER**  
President  
PO BOX 260205  
ENCINO, CA 91426  
Phone (818)990-2757

September 19, 2014

Los Angeles City Council  
Attn: Holly L. Wolcott, City Clerk  
200 N. Spring St.  
Los Angeles, CA 90012

Subject: Baseline Mansionization Ordinance Revision CF-14-0656

Homeowners of Encino strongly supports the revisions below, that must be made to the Baseline Mansionization Ordinance (BMO) to protect the city's stock of R1 (single family) zoned lots.

The Baseline Mansionization Ordinance (BMO) passed in May 2008 has failed to preserve and protect the integrity and livability of residential neighborhoods. The BMO has fallen far short of its mandate to maintain and secure sustainable neighborhoods and protect homeowners. The city's stock of R1 (single family) zoned lots still remain vulnerable to massive out-of-scale homes.

The City Council must immediately begin work on revising the BMO ordinance to ban out-of-scale homes that threaten entire neighborhoods.

Here is what must be done immediately:

1. Disallow Green Bonus Provisions: The City's Green Building Program (Ordinance No. 181480), required all new construction to save energy and resources. The City's inclusion of a "Tier 1" bonus of 20% increase in home size has encouraged larger, and more energy consuming homes. Developers should not be allowed to claim a 20 percent Floor Area Ratio (FAR) bonus that encourages more energy consuming homes"
2. Design bonuses should not be allowed. They result in a 20 percent increase in the size of a house that is contrary to what the Baseline Mansionization Ordinance intended to prevent. The design bonuses should not be allowed, since they work against the ordinance's intended goals of stopping mansionization.
3. FAR bonuses should not be allowed in R1 (Single Family) R1 lots that exceed 7,500 feet by-right. FAR bonuses encourage out-of-scale homes that loom over neighborhoods with smaller lots. FAR for the smaller lots should be reduced to ensure that all R1 lots are covered by the same regulations.
4. Re-evaluate FAR Exemptions: The six exemptions listed in the BMO need to be abandoned, or revised downward to reduce their impact citywide on the scale and character of new houses. Exceptions for attached garages, attached porches, patios, breezeways, and double-height entryways result in out of scale out of character developments. They should, be removed from the BMO.

Cordially yours,

*Gerald A. Silver*

Gerald A. Silver,  
Pres. Homeowners of Encino

cc: Council offices, Encino NC



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