

From: Considine, Traci

Sent: Saturday, October 4, 2014 1:58 PM

To: 'councilmember.huizar@lacity.org'; 'councilmember.cedillo@lacity.org'; 'councilmember.englander@lacity.org'; 'sharon.gin@lacity.org'; 'Etta.Armstrong@lacity.org'

Cc: 'councilmember.wesson@lacity.org'; 'jordan.beroukhim@lacity.org'; 'elizabeth.carlin@lacity.org'; 'andrew.westall@lacity.org'; 'paul.koretz@lacity.org'; 'joan.pelico@lacity.org'; 'shawn.bayliss@lacity.org'; 'john.darnell@lacity.org'; 'mayor.garcetti@lacity.org'

Subject: Amend the Baseline Mansionization Ordinance NOW (Council File 14-0656)

re: [Council File 14-0656](#)

Dear members of the Planning & Land Use Management Committee,

As you know, the [Baseline Mansionization Ordinance](#) (BMO) has failed miserably. Councilmember Koretz's smart and sensible [motion to amend the BMO](#) would bring much-needed relief to constituents citywide, and would also relieve city agencies from the burdens associated with implementing and enforcing a patchwork of overlays.

On July 29, you acknowledged that it was time to address the deficiencies in the current mansionization ordinance, and asked City Planning to report back in 30 days. Their [Report](#), which proposes **an 18 month timeline for amending the BMO, is UNACCEPTABLE. Thousands of single family homes could be demolished - and hundreds of neighborhoods destroyed - during this timeframe.**

We understand that Councilmember Koretz's staff has a redlined version of the Baseline Mansionization Ordinance, developed in consultation with community leaders, showing possible language changes that are straight forward, clear, doable, meaningful, and which align with the motion to amend the BMO. These changes could be discussed and adopted quickly, and there is absolutely no legitimate reason that this process should be delayed 18 months.

At your meeting this Tuesday, I urge you to push-back on the stall tactics (18 months is unnecessary and unacceptable) and limit time spent on the diversionary recommendation that select neighborhoods get ICO's (while a good idea perhaps, it does not address the motion on the table, and puts unprotected neighborhoods at even greater risk).

Refocus your attention on amending the BMO:

- Decrease the base floor area ratio for R-1 lots.
- Eliminate the pointless 'green' building bonus.
- Eliminate the attached garage exemption and count this square footage. Attached garages add 400 square feet of bloat and eliminate driveways that provide an essential buffer between lots.
- 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 neighbors' homes.

These simple amendments could be adopted quickly, to protect our treasured neighborhoods from 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.

Please, 1) expedite and shepherd the BMO amendments through the Council review process, and 2) include an urgency clause with the adoption of the amendments, to provide desperately-needed relief from this destructive trend.

Sincerely,

Traci Considine
Faircrest Heights

From: Jeremy Matz [REDACTED]

Sent: Sunday, October 5, 2014 5:17 PM

To: councilmember.huizar@lacity.org; councilmember.cedillo@lacity.org; councilmember.englander@lacity.org; sharon.gin@lacity.org; etta.armstrong@lacity.org; councilmember.labonge@lacity.org

Cc: councilmember.wesson@lacity.org; jordan.beroukhim@lacity.org; elizabeth.carlin@lacity.org; andrew.westall@lacity.org; paul.koretz@lacity.org; joan.pelico@lacity.org; shawn.bayliss@lacity.org; john.darnell@lacity.org; mayor.garcetti@lacity.org

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We understand that Councilmember Koretz's staff has a redlined version of the Baseline Mansionization Ordinance, developed in consultation with community leaders, showing possible language changes that are straightforward, clear, doable, meaningful, and which align with the motion to amend the BMO. These changes could be discussed and adopted quickly, and there is absolutely no legitimate reason that this process should be delayed 18 months.

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As a resident and homeowner in the Miracle Mile, where we own and cherish a 1920s Spanish-style home that is absolutely appropriate for the lot size and for the surrounding neighborhood, I have already been victimized by the ridiculous loopholes in the BMO. Just a few houses away, on my block, a vintage and historic home was recently demolished, and a tasteless, disgusting, and monstrous McMansion is rising in its place. It is absurd that this monstrosity is apparently legal and in compliance with an ordinance (the BMO) that is supposed to prevent exactly this kind of reckless disregard for neighborhoods and history that is demonstrated time and again by speculators and developers. Look at these before-and-after pictures, and ask yourselves whether an ordinance entitled "Baseline Mansionization Ordinance" is actually achieving what it is supposed to achieve if this kind of tear-down and gargantuan construction is possible:

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Sincerely,

Jeremy Matz
Miracle Mile resident CD 4

From: lowell [REDACTED]

Sent: Sunday, October 5, 2014 3:26 PM

To: councilmember.huizar@lacity.org; councilmember.cedillo@lacity.org; councilmember.englander@lacity.org; sharon.gin@lacity.org; etta.armstrong@lacity.org

Cc: councilmember.wesson@lacity.org; jordan.beroukhim@lacity.org; elizabeth.carlin@lacity.org; andrew.westall@lacity.org; paul.koretz@lacity.org; joan.pelico@lacity.org; shawn.bayliss@lacity.org;

john.darnell@lacity.org; mayor.garcetti@lacity.org

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Sincerely,

Lowell Kay

Beverly Grove area

CD5 district

-----Original Message-----

From: Jimbo [REDACTED]

Sent: Sunday, October 5, 2014 2:40 PM

To: councilmember.huizar@lacity.org; councilmember.cedillo@lacity.org;

councilmember.englander@lacity.org; sharon.gin@lacity.org; etta.armstrong@lacity.org

Cc: councilmember.wesson@lacity.org; jordan.beroukhim@lacity.org; elizabeth.carlin@lacity.org;

andrew.westall@lacity.org; paul.koretz@lacity.org; joan.pelico@lacity.org; shawn.bayliss@lacity.org;

john.darnell@lacity.org; mayor.garcetti@lacity.org

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Sincerely,

James and Deborah Milne

Fairfax Village

CD10

From: brandt [REDACTED]
Sent: Sunday, October 5, 2014 12:50 PM
To: councilmember.huizar@lacity.org; councilmember.cedillo@lacity.org;
councilmember.englander@lacity.org; sharon.gin@lacity.org; etta.armstrong@lacity.org
Cc: councilmember.wesson@lacity.org; jordan.beroukhim@lacity.org; elizabeth.carlin@lacity.org;
andrew.westall@lacity.org; paul.koretz@lacity.org; joan.pelico@lacity.org; shawn.bayliss@lacity.org;
john.darnell@lacity.org; mayor.garcetti@lacity.org
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Please help us!!

Sincerely,
Jeffrey Sachs
N. Harper Avenue
Los Angeles, CA 90048
District 5-Councilman Koretz

From: Melissa Brody [REDACTED]

Sent: Sunday, October 5, 2014 12:21 PM

To: councilmember.huizar@lacity.org; councilmember.cedillo@lacity.org; councilmember.englander@lacity.org; sharon.gin@lacity.org; etta.armstrong@lacity.org

Cc: councilmember.wesson@lacity.org; jordan.beroukhim@lacity.org; elizabeth.carlin@lacity.org; andrew.westall@lacity.org; paul.koretz@lacity.org; joan.pelico@lacity.org; shawn.bayliss@lacity.org; john.darnell@lacity.org; mayor.garcetti@lacity.org

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Sincerely,
Melissa Brody
Pico Park
CD10 Taxpayer and Voter

From: Sarah Newman [REDACTED]

Sent: Sunday, October 5, 2014 12:01 PM

To: councilmember.huizar@lacity.org; councilmember.cedillo@lacity.org; councilmember.englander@lacity.org; sharon.gin@lacity.org; etta.armstrong@lacity.org

Cc: councilmember.wesson@lacity.org; jordan.beroukhim@lacity.org; elizabeth.carlin@lacity.org; andrew.westall@lacity.org; paul.koretz@lacity.org; joan.pelico@lacity.org; shawn.bayliss@lacity.org; john.darnell@lacity.org; mayor.garcetti@lacity.org

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Sincerely,

Sarah Newman

PicFair Neighborhood

Carmona Ave 90019

From: Julie Goldman [mailto:]
Sent: Saturday, October 4, 2014 10:03 PM
To: councilmember.huizar@lacity.org; concilmember.cedillo@lacity.org; councilmember.engladner@lacity.org; sharon.gin@lacity.org; etta.armstrong@lacity.org
Cc: councilmember.wesson@lacity.org; jordan.beroukhim@lacity.org; elizabeth.carlin@lacity.org; andrew.westall@lacity.org; paul.koretz@lacity.org; joan.pelico@lacity.org; shawn.bayliss@lacity.org; John Darnell; mayor.garcetti@lacity.org
Subject: AMEND THE BASELINE MASONIZATION ORDINANCE NOW (COUNCIL FILE 14-0656)

Dear Members of the Planning and Land Use Management Committee, I implore you to amend Councilmember Koretz's motion to amend the current BMO. On our single block over the last 10 months, FOUR monstrosities have been erected, blocking the view and adding nothing positive to our family friendly neighborhood. There is absolutely NO reason to further delay the adoption of Koretz's amendment. For every week this amendment is delayed, dozens of style and size appropriate homes are being demolished and replaced by oversized structures with attached garages and towering vertical heights. I urge you to push back on all of the stall tactics and send a message to these developers that we will no longer tolerate such monstrous "homes" in our neighborhoods. Please shepherd the BMO amendments through the Council review process and include an urgency clause with the adoption of the amendments so that no further destruction will happen to our beloved neighborhood.

Sincerely,
Julie and Gary Goldman
CD5 (Koretz)

From: SUMMER JENSEN [mailto: [REDACTED]]

Sent: Sunday, October 5, 2014 7:41 AM

To: councilmember.huizar@lacity.org; councilmember.cedillo@lacity.org; councilmember.englander@lacity.org; sharon.gin@lacity.org; etta.armstrong@lacity.org

Cc: councilmember.wesson@lacity.org; jordan.beroukhim@lacity.org; elizabeth.carlin@lacity.org; andrew.westall@lacity.org; paul.koretz@lacity.org;

joan.pelico@lacity.org; shawn.bayliss@lacity.org; john.darnell@lacity.org; mayor.garcetti@lacity.org

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RE: Council File 14-0656

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I know first hand the destruction that this can lead to as the home I was renting in this neighborhood and my home was sold to one of these developers and I was given 30 days to move me and my 6 month old daughter to a new location as I saw the home she was born in, destroyed. In its place, they built the tallest house on the block. They removed all of the hedging, lemon, lime, and fig trees from the property in favor of maxing out the property easements.

I am an interior and architectural designer, making this a product of my industry. However it needs to be controlled before our neighborhoods are lost. The land in these parts are already too arid and the removal of so much flora and fauna will result in even less nurturing soil for our future generations. Welcome global warming. In addition, the developers that are coming into the neighborhood often times have no understanding of impact to the neighbors. Not to mention the historical preservation of what makes some of these older homes charming. The 1920's batchelder fireplace was demolished. The original matchstick oak floors obliterated. These are historical markers of what and how Los Angeles came to be.

Please reform the mansionization laws immediately and let's preserve what historical relevance we can before it's too late.

Sincerely,

Summer Jensen North Edinburgh Ave, Los Angeles, CA 90046, CD5

From: Lorraine Kirsten [mailto: [REDACTED]]
Sent: Saturday, October 4, 2014 7:56 PM
To: councilmember.huizar@lacity.org; councilmember.cedillo@lacity.org; councilmember.englander@lacity.org; sharon.gin@lacity.org; etta.armstrong@lacity.org
Cc: councilmember.wesson@lacity.org; jordan.beroukhim@lacity.org; elizabeth.carlin@lacity.org; andrew.westall@lacity.org; paul.koretz@lacity.org; joan.pelico@lacity.org; shawn.bayliss@lacity.org; john.darnell@lacity.org; mayor.garcetti@lacity.org
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These simple amendments could be adopted quickly, to protect our treasured neighborhoods from 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.

Please, 1) expedite and shepherd the BMO amendments through the Council review process, and 2) include an urgency clause with the adoption of the amendments, to provide desperately-needed relief from this destructive trend.

Sincerely,
Lorraine Kirsten
Faircrest Heights
CD10

From: David Kaufman [mailto:████████████████████]

Sent: Saturday, October 4, 2014 5:44 PM

To: councilmember.huizar@lacity.org; councilmember.cedillo@lacity.org; councilmember.englander@lacity.org; sharon.gin@lacity.org; etta.armstrong@lacity.org

Cc: councilmember.wesson@lacity.org; jordan.beroukhim@lacity.org; elizabeth.carlin@lacity.org; andrew.westall@lacity.org; paul.koretz@lacity.org; Joan Pelico; shawn.bayliss@lacity.org; John Darnell; mayor.garcetti@lacity.org

Subject: PLEASE!!...Amend the Baseline Mansionization Ordinance NOW (Council File 14-0656)

RE: Council File 14-0656

Dear members of the Planning & Land Use Management Committee,

As you know, the Baseline Mansionization Ordinance (BMO) has failed miserably. Councilmember Koretz's smart and sensible motion to amend the BMO would bring much-needed relief to constituents citywide, and would also relieve city agencies from the burdens associated with implementing and enforcing a patchwork of overlays.

On July 29, you acknowledged that it was time to address the deficiencies in the current mansionization ordinance, and asked City Planning to report back in 30 days. Their Report, which proposes an 18 month timeline for amending the BMO, is **UNACCEPTABLE**. Thousands of single family homes could be demolished - and hundreds of neighborhoods destroyed - during this timeframe.

Hundreds of homeowners, who have their ENTIRE LIFE SAVINGS invested in their homes, are being subjected to an onslaught of towering monstrosities NEXT DOOR to their properties -- depriving them of sunlight, privacy, and the right to enjoy their homes. This is having a DIRECT effect of **destroying the property values** of these homes -- in effect, making the homes WORTHLESS other than to sign them over to yet another developer with intentions of razing it and building yet ANOTHER "McMansion" that destroys the rights of surrounding homeowners and whose design is completely out of line with the neighborhood's character of California & Spanish architectural charm.

We understand that Councilmember Koretz's staff has a redlined version of the Baseline Mansionization Ordinance, developed in consultation with community leaders, showing possible language changes that are straight forward, clear, doable, meaningful, and which align with the motion to amend the BMO. These changes could be discussed and adopted quickly, and there is absolutely **no legitimate reason that this process should be delayed 18 months**.

At your meeting this Tuesday, I urge you to push-back on the stall tactics (18 months is unnecessary and unacceptable) and limit time spent on the diversionary recommendation that select neighborhoods get ICO's (while a good idea perhaps, it does not address the motion on the table, and puts unprotected neighborhoods at even greater risk).

Refocus your attention on amending the BMO:

- Decrease the base floor area ratio for R-1 lots.
- Eliminate the **pointless** 'green' building bonus.
- Eliminate the attached garage exemption and count this square footage. Attached garages add 400 square feet of bloat and eliminate driveways that provide an essential buffer between lots.
- 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 neighbors' homes.

These simple amendments could be adopted quickly, to protect our treasured neighborhoods from 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.

Please, 1) expedite and shepherd the BMO amendments through the Council review process, and 2) include an urgency clause with the adoption of the amendments, to provide desperately-needed relief from this destructive trend.

Sincerely,

David Kaufman

Melrose Village neighborhood (Fairfax/Melrose) Council District 5

From: Joseph Steins [mailto: [REDACTED]]
Sent: Saturday, October 4, 2014 5:32 PM
To: councilmember.huizar@lacity.org; councilmember.cedilio@lacity.org; councilmemberenglander@lacity.org; etta.armstrong@lacity.org
Cc: councilmember.wesson@lacity.org; jordan.beroukhim@lacity.org; Elizabeth Carlin; paul.koretz@lacity.org
Subject: Amend the BMO now (Council File 14-0656)

RE: [Council File 14-0656](#)

Dear Members of the Planning & Land Use Management Committee,

As a homeowner and voter at 1052 South Sierra Bonita Avenue, Los Angeles, 90019, for 44 years, it staggers the imagination that Los Angeles City Planning would have the audacity to present to you their Report which proposes an 18 month timeline for amending the BMO! That is totally unacceptable. All you have to do, members of PLUM Committee, is drive to Drexel, between Orlando and La Jolla Avenue in the Beverly Wilshire area to see the devastation that has occurred on that street within just the last 8 months. Or drive by Ridgeley in the Miracle Mile, just south of 8th street, second house on the east side of the street, to see the outsized monstrosity that has gone up there within the last 3 months. Then think what could happen within 18 months! It is entire nonsense and one wonders where you folks drive that you don't see this yourself - if you did, you wouldn't even have to consider this for a second time - once would have been enough.

As each of you must inherently know if you drive around the City at all, the [Baseline Mansionization Ordinance](#) (BMO) has failed miserably. OVER AND OVER AGAIN!! Councilmember Koretz's smart and sensible [motion to amend the BMO](#) would bring much-needed relief to the City of Los Angeles. City Planning has again and again demonstrated its inability to comply with adopted Community Plans so their latest attempt to avoid doing anything is simply a continuation of what that department has been doing for the last 15 years.

On July 29, you acknowledged that it was time to address the deficiencies in the current mansionization ordinance, and asked City Planning to report back in 30 days. Their [Report](#), which proposes **an 18 month timeline for amending the BMO, is UNACCEPTABLE.**

I understand that Councilmember Koretz's staff has a redlined version of the Baseline Mansionization Ordinance, developed in consultation with community leaders, showing possible language changes that are straight forward, clear, doable, meaningful, and which align with the motion to amend the BMO. These changes could be discussed and adopted quickly, and there is absolutely no legitimate reason that this process should be delayed 18 months.

At your meeting this Tuesday, I urge you to push-back on the stall tactics (18 months is unnecessary and unacceptable) and limit time spent on the diversionary recommendation that select neighborhoods get ICO's While ICOs may be a good idea, it does not address the motion on the table, and puts unprotected neighborhoods at even greater risk.

PLEASE Refocus your attention on amending the BMO:

- Decrease the base floor area ratio for R-1 lots.
- Eliminate the pointless 'green' building bonus.
- Eliminate the attached garage exemption and count this square footage. Attached garages add 400 square feet of bloat and eliminate driveways that provide an essential buffer between lots.
- 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 neighbors' homes.

Ask yourself: Would you like to live next door to one of these Persian Palaces (no disrespect meant but that seems to be the reference term) that stand out like a sore thumb and destroy the character of the block?

These simple amendments could be adopted quickly, to protect our treasured neighborhoods from 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.

Please: Expedite and shepherd the BMO amendments through the Council review process.

Please: include an urgency clause with the adoption of the amendments, to provide desperately-needed relief from this destructive trend to our neighborhoods.

Sincerely,

Joseph Steins, South Sierra Bonita, Los Angeles, CA 90019, 4th Council District

From: Felicity Palmer [mailto:f████████████████████]

Sent: Saturday, October 4, 2014 4:08 PM

To: councilmember.huizar@lacity.org; councilmember.cedillo@lacity.org; councilmember.englander@lacity.org; sharon.gin@lacity.org; etta.armstrong@lacity.org

Cc: councilmember.wesson@lacity.org; jordan.beroukhim@lacity.org; elizabeth.carlin@lacity.org; andrew.westall@lacity.org; Paul Koretz; joan.pelico@lacity.org; shawn.bayliss@lacity.org; john.darnell@lacity.org; mayor.garcetti@lacity.org

Subject: Amend the Baseline Mansionization Ordinance NOW (Council File 14-0656)

RE: Council File 14-0656

Dear members of the Planning & Land Use Management Committee,
As you know, the Baseline Mansionization Ordinance (BMO) has failed miserably. Councilmember Koretz's smart and sensible motion to amend the BMO would bring much-needed relief to constituents citywide, and would also relieve city agencies from the burdens associated with implementing and enforcing a patchwork of overlays.

On July 29, you acknowledged that it was time to address the deficiencies in the current mansionization ordinance, and asked City Planning to report back in 30 days. Their Report, which proposes an 18 month timeline for amending the BMO, is UNACCEPTABLE. Thousands of single family homes could be demolished - and hundreds of neighborhoods destroyed - during this timeframe.

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Please, 1) expedite and shepherd the BMO amendments through the Council review process, and 2) include an urgency clause with the adoption of the amendments, to provide desperately-needed relief from this destructive trend.

Sincerely,

Michael Goldenberg and Felicity Palmer
Drexel Ave
Los Angeles, CA 90048
Council District 5

From: Princess of EVERYTHING [mailto: [REDACTED]]
Sent: Saturday, October 4, 2014 5:11 PM
To: councilmember.huizar@lacity.org; councilmember.cedillo@lacity.org; councilmember.englander@lacity.org; sharon.gin@lacity.org; etta.armstrong@lacity.org
Cc: COUNCILMEMBER.wesson@lacity.org; jordan.beroukhim@lacity.org; elizabeth.carlin@lacity.org; andrew.westall@lacity.org; paul.koretz@lacity.org; joan.pelico@lacity.org; shawn.bayliss@lacity.org; johm.darnell@lacity.org; mayor.garcetti@lacity.org
Subject: NOW! Amend Baseline Mansionization Ordinance (Council File 14-0656)

RE: Council File 14-0656

Dear members of the Planning & Land Use Management Committee,
As you know, the Baseline Mansionization Ordinance (BMO) has failed miserably. Councilmember Koretz's smart and sensible motion to amend the BMO would bring much-needed relief to constituents citywide, and would also relieve city agencies from the burdens associated with implementing and enforcing a patchwork of overlays.

On July 29, you acknowledged that it was time to address the deficiencies in the current mansionization ordinance, and asked City Planning to report back in 30 days. Their Report, which proposes an 18 month timeline for amending the BMO, is UNACCEPTABLE. Thousands of single family homes could be demolished - and hundreds of neighborhoods destroyed - during this timeframe.

We understand that Councilmember Koretz's staff has a redlined version of the Baseline Mansionization Ordinance, developed in consultation with community leaders, showing possible language changes that are straight forward, clear, doable, meaningful, and which align with the motion to amend the BMO. These changes could be discussed and adopted quickly, and there is absolutely no legitimate reason that this process should be delayed 18 months.

At your meeting this Tuesday, I urge you to push-back on the stall tactics (18 months is unnecessary and unacceptable) and limit time spent on the diversionary recommendation that select neighborhoods get ICO's (while a good idea perhaps, it does not address the motion on the table, and puts unprotected neighborhoods at even greater risk).

Refocus your attention on amending the BMO:

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- Eliminate the pointless 'green' building bonus.
- Eliminate the attached garage exemption and count this square footage. Attached garages add 400 square feet of bloat and eliminate driveways that provide an essential buffer between lots.
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These simple amendments could be adopted quickly, to protect our treasured neighborhoods from 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.

Please, 1) expedite and shepherd the BMO amendments through the Council review process, and 2) include an urgency clause with the adoption of the amendments, to provide desperately-needed relief from this destructive trend.

Sincerely,
Christine Offutt
N Gardner St, LA, CA 90036 (CD5)

From: Beth Marlis [mailto:b[REDACTED]]

Sent: Saturday, October 4, 2014 3:55 PM

To: councilmember.huizar@lacity.org; councilmember.cedillo@lacity.org; councilmember.englander@lacity.org; sharon.gin@lacity.org; etta.armstrong@lacity.org

Cc: councilmember.wesson@lacity.org; jordan.beroukhim@lacity.org; elizabeth.carlin@lacity.org; andrew.westall@lacity.org; paul.koretz@lacity.org; joan.pelico@lacity.org; shawn.bayliss@lacity.org; john.darnell@lacity.org; mayor.garcetti@lacity.org

Subject: Amend the Baseline Mansionization Ordinance NOW (Council File 14-0656) - 18 month delay endangers LA's residential neighborhoods.

RE: [Council File 14-0656](#)

Dear Members of the Planning & Land Use Management Committee,

As you know, the [Baseline Mansionization Ordinance](#) (BMO) has failed miserably. Councilmember Koretz's smart and sensible [motion to amend the BMO](#) would bring much-needed relief to constituents citywide, and would also relieve city agencies from the burdens associated with implementing and enforcing a patchwork of overlays.

On July 29, you acknowledged that it was time to address the deficiencies in the current mansionization ordinance, and asked City Planning to report back in 30 days. Their [Report](#), which proposes **an 18 month timeline for amending the BMO, is UNACCEPTABLE. Thousands of single family homes could be demolished - and hundreds of neighborhoods destroyed - during this timeframe.**

We understand that Councilmember Koretz's staff has a redlined version of the Baseline Mansionization Ordinance, developed in consultation with community leaders, showing possible language changes that are straight forward, clear, doable, meaningful, and which align with the motion to amend the BMO. These changes could be discussed and adopted quickly, and there is absolutely no legitimate reason that this process should be delayed 18 months.

At your meeting this Tuesday (October 7th), I urge you to push-back on the stall tactics (an 18 month delay is unacceptable). Valuable time will be wasted spent on the diversionary recommendation that select neighborhoods get ICO's (while a good idea perhaps, it does not address the citywide motion on the table, and puts unprotected neighborhoods at even greater risk).

Refocus your attention on amending the BMO:

- Decrease the base floor area ratio for R-1 lots.
- Eliminate the pointless and unenforced 'green' building bonus.
- Eliminate the attached garage exemption and count this square footage. Attached garages add 400 square feet of bloat and eliminate driveways that provide an essential buffer between lots.
- 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 neighbors' homes.

These simple amendments could be adopted quickly, to protect our treasured neighborhoods from 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.

Please, I urge you to:

- 1) Expedite and shepherd the BMO amendments through the Council review process**
- 2) Include an urgency clause with the adoption of the amendments, to provide desperately-needed relief from this destructive trend.**

Sincerely,

Beth Marlis | 10 year Resident, CD10 Faircrest Heights

From: Kathleen Clark [mailto:k██████████]
Sent: Saturday, October 4, 2014 3:50 PM
To: councilmember.huizar@lacity.org; councilmember.cedillo@lacity.org; councilmember.englander@lacity.org; sharon.gin@lacity.org; etta.armstrong@lacity.org
Cc: councilmember.wesson@lacity.org; jordan.beroukhim@lacity.org; elizabeth.carlin@lacity.org; andrew.westall@lacity.org; paul.koretz@lacity.org; joan.pelico@lacity.org; shawn.bayliss@lacity.org; john.darnell@lacity.org; mayor.garcetti@lacity.org
Subject: Motion to amend the BMO

RE: [Council File 14-0656](#)

Dear members of the Planning & Land Use Management Committee,

As you know, the [Baseline Mansionization Ordinance](#) (BMO) has failed miserably. Councilmember Koretz's smart and sensible [motion to amend the BMO](#) would bring much-needed relief to constituents citywide, and would also relieve city agencies from the burdens associated with implementing and enforcing a patchwork of overlays.

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We understand that Councilmember Koretz's staff has a redlined version of the Baseline Mansionization Ordinance, developed in consultation with community leaders, showing possible language changes that are straight forward, clear, doable, meaningful, and which align with the motion to amend the BMO. These changes could be discussed and adopted quickly, and there is absolutely no legitimate reason that this process should be delayed 18 months.

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These simple amendments could be adopted quickly, to protect our treasured neighborhoods from 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.

Please, 1) expedite and shepherd the BMO amendments through the Council review process, and 2) include an urgency clause with the adoption of the amendments, to provide desperately-needed relief from this destructive trend.

Sincerely,

Kathleen Clark
Faircrest Heights, CD10

From: Roxann Smith [mailto:████████████████████]
Sent: Saturday, October 4, 2014 3:41 PM
To: councilmember.huizar@lacity.org; councilmember.cedillo@lacity.org; councilmember.englander@lacity.org; sharon.gin@lacity.org; etta.armstrong@lacity.org
Cc: councilmember.wesson@lacity.org; jordan.beroukhim@lacity.org; Elizabeth Carlin; andrew.westall@lacity.org; paul.koretz@lacity.org; joan.pelico@lacity.org; shawn.bayliss@lacity.org; john.darnell@lacity.org; mayor.garcetti@lacity.org
Subject: Amend the Baseline Mansionization Ordinance NOW (Council File 14-0656)

RE: [Council File 14-0656](#)

Dear members of the Planning & Land Use Management Committee,

As you know, the [Baseline Mansionization Ordinance](#) (BMO) has failed miserably. Councilmember Koretz's smart and sensible [motion to amend the BMO](#) would bring much-needed relief to constituents citywide, and would also relieve city agencies from the burdens associated with implementing and enforcing a patchwork of overlays.

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Please, 1) expedite and shepherd the BMO amendments through the Council review process, and 2) include an urgency clause with the adoption of the amendments, to provide desperately-needed relief from this destructive trend.

Sincerely,

Roxann Smith
Picfair Village
CD10

From: Tracy Spuehler [mailto:tracy.spuehler@lacity.org]

Sent: Saturday, October 4, 2014 3:40 PM

To: councilmember.huizar@lacity.org; councilmember.cedillo@lacity.org; councilmember.englander@lacity.org; sharon.gin@lacity.org; etta.armstrong@lacity.org

Cc: councilmember.wesson@lacity.org; jordan.beroukhim@lacity.org; elizabeth.carlin@lacity.org; andrew.westall@lacity.org; paul.koretz@lacity.org; joan.pelico@lacity.org; shawn.bayliss@lacity.org; john.darnell@lacity.org; mayor.garcetti@lacity.org

Subject: Amend the Baseline Mansionization Ordinance NOW (Council File 14-0656)

RE: Council File 14-0656

Dear members of the Planning & Land Use Management Committee,

I would like to address an issue I feel very strongly about. As you know, the Baseline Mansionization Ordinance (BMO) has failed miserably. Councilmember Koretz's smart and sensible motion to amend the BMO would bring much-needed relief to constituents citywide, and would also relieve city agencies from the burdens associated with implementing and enforcing a patchwork of overlays.

On July 29, you acknowledged that it was time to address the deficiencies in the current mansionization ordinance, and asked City Planning to report back in 30 days. Their Report, which proposes an 18 month timeline for amending the BMO, is UNACCEPTABLE. Thousands of single family homes could be demolished - and hundreds of neighborhoods destroyed - during this timeframe.

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Please, 1) expedite and shepherd the BMO amendments through the Council review process, and 2) include an urgency clause with the adoption of the amendments, to provide desperately-needed relief from this destructive trend.

Sincerely,

Tracy Spuehler Dickerson
Beverly Grove
CD 5

-----Original Message-----

From: brandt [mailto:]
Sent: Saturday, October 4, 2014 3:06 PM
To: councilmember.huizar@lacity.org; councilmember.cedillo@lacity.org; councilmember.englander@lacity.org; sharon.gin@lacity.org; etta.armstrong@lacity.org
Cc: councilmember.wesson@lacity.org; jordan.beroukhim@lacity.org; elizabeth.carlin@lacity.org; andrew.westall@lacity.org; paul.koretz@lacity.org; joan.pelico@lacity.org; shawn.bayliss@lacity.org; john.darnell@lacity.org; mayor.garcetti@lacity.org
Subject: Amend the Baseline Mansionization Ordinance NOW (Council File 14-0656)

Dear members of the Planning & Land Use Management Committee,

RE: Council File 14-0656

As you know, the Baseline Mansionization Ordinance (BMO) has failed miserably. Councilmember Koretz's smart and sensible motion to amend the BMO would bring much-needed relief to constituents citywide, and would also relieve city agencies from the burdens associated with implementing and enforcing a patchwork of overlays.

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Please:

- 1) expedite and shepherd the BMO amendments through the Council review process, and
- 2) include an urgency clause with the adoption of the amendments, to provide desperately-needed relief from this destructive trend.

Please help us!!

Sincerely,

Savanah Brandt

N. Harper Avenue Los Angeles, CA 90048 District 5-Councilman Koretz

From: Pam Roberts [mailto:p[REDACTED]]
Sent: Saturday, October 4, 2014 2:59 PM
To: councilmember.huizar@lacity.org; councilmember.cedillo@lacity.org; councilmember.englander@lacity.org; sharon.gin@lacity.org; etta.armstrong@lacity.org
Cc: councilmember.wesson@lacity.org; jordan.beroukhim@lacity.org; elizabeth.carlin@lacity.org; andrew.westall@lacity.org; paul.koretz@lacity.org; joan.pelico@lacity.org; shawn.bayliss@lacity.org; john.darnell@lacity.org; mayor.garcetti@lacity.org
Subject: Amend the Baseline Mansionization Ordinance NOW (Council File 14-0656)

RE: [Council File 14-0656](#)

Dear members of the Planning & Land Use Management Committee,

As you know, the [Baseline Mansionization Ordinance](#) (BMO) has failed miserably. Councilmember Koretz's smart and sensible [motion to amend the BMO](#) would bring much-needed relief to constituents citywide, and would also relieve city agencies from the burdens associated with implementing and enforcing a patchwork of overlays.

On July 29, you acknowledged that it was time to address the deficiencies in the current mansionization ordinance, and asked City Planning to report back in 30 days. Their [Report](#), which proposes an 18 month timeline for amending the BMO, is UNACCEPTABLE. Thousands of single family homes could be demolished - and hundreds of neighborhoods destroyed - during this timeframe.

We understand that Councilmember Koretz's staff has a redlined version of the Baseline Mansionization Ordinance, developed in consultation with community leaders, showing possible language changes that are straight forward, clear, doable, meaningful, and which align with the motion to amend the BMO. These changes could be discussed and adopted quickly, and there is absolutely no legitimate reason that this process should be delayed 18 months.

At your meeting this Tuesday, I urge you to push-back on the stall tactics (18 months is unnecessary and unacceptable) and limit time spent on the diversionary recommendation that select neighborhoods get ICO's (while a good idea perhaps, it does not address the motion on the table, and puts unprotected neighborhoods at even greater risk).

Refocus your attention on amending the BMO:

- Decrease the base floor area ratio for R-1 lots.
- Eliminate the pointless 'green' building bonus.
- Eliminate the attached garage exemption and count this square footage. Attached garages add 400 square feet of bloat and eliminate driveways that provide an essential buffer between lots.
- 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 neighbors' homes.

These simple amendments could be adopted quickly, to protect our treasured neighborhoods from 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.

Please, 1) expedite and shepherd the BMO amendments through the Council review process, and 2) include an urgency clause with the adoption of the amendments, to provide desperately-needed relief from this destructive trend.

Sincerely,
Pam Roberts Malay
Beverlywood

From: Dean Perton [mailto: [REDACTED]]

Sent: Saturday, October 4, 2014 2:51 PM

To: councilmember.huizar@lacity.org; councilmember.cedillo@lacity.org; councilmember.englander@lacity.org; sharon.gin@lacity.org; etta.armstrong@lacity.org

Cc: councilmember.wesson@lacity.org; jordan.beroukhim@lacity.org; elizabeth.carlin@lacity.org;

andrew.westall@lacity.org; paul.koretz@lacity.org; joan.pelico@lacity.org; shawn.bayliss@lacity.org;

john.darnell@lacity.org; mayor.garcetti@lacity.org

Subject: Amend the Baseline Mansionization Ordinance NOW (Council File 14-0656)

RE: [Council File 14-0656](#)

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Refocus your attention on amending the BMO:

- Decrease the base floor area ratio for R-1 lots.
- Eliminate the pointless 'green' building bonus. In reality, these bonuses serve only to bulk up square footage without providing any measurable environmental benefit.
- Eliminate the attached garage exemption and count this square footage. Attached garages add 400 square feet of bloat and eliminate driveways that provide an essential buffer between lots.
- 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 neighbors' homes.

These simple amendments could be adopted quickly, to protect our treasured neighborhoods from 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.

Please, 1) expedite and shepherd the BMO amendments through the Council review process, and 2) include an urgency clause with the adoption of the amendments, to provide desperately-needed relief from this destructive trend.

Sincerely,

Dean A. Perton, Architect

Hi Point Street, Los Angeles, CA 90035 CD10

From: Frank Considine [mailto:████████████████████]

Sent: Saturday, October 4, 2014 2:49 PM

To: councilmember.huizar@lacity.org; councilmember.cedillo@lacity.org; councilmember.englander@lacity.org; sharon.gin@lacity.org; etta.armstrong@lacity.org

Cc: councilmember.wesson@lacity.org; jordan.beroukhim@lacity.org; elizabeth.carlin@lacity.org; andrew.westall@lacity.org; paul.koretz@lacity.org; joan.pelico@lacity.org; shawn.bayliss@lacity.org; john.darnell@lacity.org; mayor.garcetti@lacity.org

Subject: PLEASE Amend the Baseline Mansionization Ordinance NOW (Council File 14-0656)

RE: [Council File 14-0656](#)

Dear members of the Planning & Land Use Management Committee,

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At your meeting this Tuesday, I urge you to push-back on the stall tactics (18 months is unnecessary and unacceptable) and limit time spent on the diversionary recommendation that select neighborhoods get ICO's (while a good idea perhaps, it does not address the motion on the table, and puts unprotected neighborhoods at even greater risk).

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- 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 neighbors' homes.

These simple amendments could be adopted quickly, to protect our treasured neighborhoods from 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.

Please, 1) expedite and shepherd the BMO amendments through the Council review process, and 2) include an urgency clause with the adoption of the amendments, to provide desperately-needed relief from this destructive trend.

Thank you,

Frank Considine

Hi Point St Los Angeles, CA 90035 CD10 [Wesson]

From: Muriel C. McClendon [mailto: [REDACTED]]
Sent: Saturday, October 4, 2014 2:36 PM
To: councilmember.huizar@lacity.org; councilmember.cedillo@lacity.org; councilmember.englander@lacity.org; sharon.gin@lacity.org; etta.armstrong@lacity.org
Cc: councilmember.wesson@lacity.org; jordan.beroukhim@lacity.org; elizabeth.carlin@lacity.org; andrew.westall@lacity.org; paul.koretz@lacity.org; joan.pelico@lacity.org; shawn.bayliss@lacity.org; john.darnell@lacity.org; mayor.garcetti@lacity.org
Subject: Please amend the Baseline Mansionization ordinance (Council File 14-0656)

Dear members of the Planning & Land Use Management Committee,

The [Baseline Mansionization Ordinance](#) (BMO) has failed miserably. Councilmember Koretz's excellent [motion to amend the BMO](#) would bring much-needed relief to constituents citywide, and would also relieve city agencies from the burdens associated with implementing and enforcing a patchwork of overlays.

On July 29, you acknowledged that it was time to address the deficiencies in the current mansionization ordinance, and asked City Planning to report back in 30 days. Their report, which proposes an 18 month timeline for amending the BMO, is simply unacceptable. It would leave thousands of single-family homes vulnerable to demolition and with that, the destruction of neighborhoods.

I understand that Councilmember Koretz's staff has a redlined version of the Baseline Mansionization Ordinance, developed in consultation with community leaders. It offers possible language changes that are straight forward, clear, doable, meaningful, and which align with the motion to amend the BMO. These changes could be discussed and adopted quickly, and there is absolutely no legitimate reason that this process should be delayed 18 months.

At your meeting this Tuesday, I urge you to reject the stall tactics (18 months is unnecessary and unacceptable) and limit time spent on the diversionary recommendation that select neighborhoods get ICOs.

Please refocus your attention on amending the BMO:

- Decrease the base floor area ratio for R-1 lots.
- Eliminate the pointless 'green' building bonus.
- Eliminate the attached garage exemption and count this square footage. Attached garages add 400 square feet of bloat and eliminate driveways that provide an essential buffer between lots.
- 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 neighbors' homes.

These simple amendments could be adopted quickly, to protect our treasured neighborhoods from 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.

Let me close in urging you to expedite the BMO amendments through the Council review process and to include with it, an urgency clause with the adoption of the amendments, which will help to halt the destruction of neighborhoods.

Thank you for your consideration,

Muriel C. McClendon
Faircrest Heights
Council District 10

From: Ed [mailto: [REDACTED]]
Sent: Saturday, October 4, 2014 2:29 PM
To: councilmember.huizar@lacity.org; councilmember.cedillo@lacity.org; councilmember.englander@lacity.org; sharon.gin@lacity.org; etta.armstrong@lacity.org
Cc: councilmember.wesson@lacity.org; jordan.beroukhim@lacity.org; elizabeth.carlin@lacity.org; andrew.westall@lacity.org; paul.koretz@lacity.org; joan.pelico@lacity.org; shawn.bayliss@lacity.org; john.darnell@lacity.org; mayor.garcetti@lacity.org
Subject: Amend the Baseline Mansionization Ordinance NOW Council File 14-0656

Dear members of the Planning & Land Use Management Committee,

As you know, the [Baseline Mansionization Ordinance](#) (BMO) has failed miserably. Councilmember Koretz's smart and sensible [motion to amend the BMO](#) would bring much-needed relief to constituents citywide, and would also relieve city agencies from the burdens associated with implementing and enforcing a patchwork of overlays.

[On July 29](#), you acknowledged that it was time to address the deficiencies in the current mansionization ordinance, and asked City Planning to report back in 30 days. Their [Report](#), which proposes **an 18 month timeline for amending the BMO, is UNACCEPTABLE. Thousands of single family homes could be demolished - and hundreds of neighborhoods destroyed - during this timeframe.**

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At your meeting this Tuesday, I urge you to push-back on the stall tactics (18 months is unnecessary and unacceptable) and limit time spent on the diversionary recommendation that select neighborhoods get ICO's (while a good idea perhaps, it does not address the motion on the table, and puts unprotected neighborhoods at even greater risk).

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These simple amendments could be adopted quickly, to protect our treasured neighborhoods from 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.

Please, 1) expedite and shepherd the BMO amendments through the Council review process, and 2) include an urgency clause with the adoption of the amendments, to provide desperately-needed relief from this destructive trend.

Sincerely,
Edward Lehman
S. Hayworth Av Los Angeles, CA 90035 Faircrest Heights CD10

From: Mark Langlois [mailto: [REDACTED]]
Sent: Saturday, October 4, 2014 2:49 PM
To: councilmember.huizar@lacity.org; councilmember.cedillo@lacity.org; councilmember.englander@lacity.org; sharon.gin@lacity.org; etta.armstrong@lacity.org
Cc: councilmember.wesson@lacity.org; jordan.beroukhim@lacity.org; elizabeth.carlin@lacity.org; andrew.westall@lacity.org; paul.koretz@lacity.org; joan.pelico@lacity.org; shawn.bayliss@lacity.org; john.darnell@lacity.org; mayor.garcetti@lacity.org
Subject: Amend the Baseline Mansionization Ordinance NOW (Council File 14-0656)

RE: [Council File 14-0656](#)

Dear members of the Planning & Land Use Management Committee,

As you know, the [Baseline Mansionization Ordinance](#) (BMO) has failed miserably. Councilmember Koretz's smart and sensible [motion to amend the BMO](#) would bring much-needed relief to constituents citywide, and would also relieve city agencies from the burdens associated with implementing and enforcing a patchwork of overlays.

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Please, 1) expedite and shepherd the BMO amendments through the Council review process, and 2) include an urgency clause with the adoption of the amendments, to provide desperately-needed relief from this destructive trend.

Sincerely,

Mark Langlois and Aaron Reza
S. Hayworth Ave, Los Angeles CA 90035
Faircrest Heights
CD10

From: Claudia O'Connell [mailto: [REDACTED]]
Sent: Sunday, October 5, 2014 6:48 PM
To: councilmember.huizar@lacity.org; councilmember.cedillo@lacity.org; councilmember.englander@lacity.org; sharon.gin@lacity.org; etta.armstrong@lacity.org
Cc: councilmember.wesson@lacity.org; jordan.beroukhim@lacity.org; elizabeth.carlin@lacity.org; andrew.westall@lacity.org; paul.koretz@lacity.org; joan.pelico@lacity.org; shawn.bayliss@lacity.org; john.darnell@lacity.org; mayor.garcetti@lacity.org
Subject: Please immediately Amend the Baseline Mansionization Ordinance (Council File 14-0656)

RE: Council File 14-0656

Dear members of the Planning & Land Use Management Committee,

The Baseline Mansionization Ordinance (BMO) is not doing the job it was written to do. Councilmember Koretz's motion to amend the BMO would bring much-needed relief to neighborhoods that are being compromised all over the city and it would relieve city agencies from the burdens associated with implementing and enforcing a patchwork of overlays.

On July 29, you acknowledged that it was time to address the deficiencies in the current mansionization ordinance, and asked City Planning to report back in 30 days. Their Report, which proposes an 18 month timeline for amending the BMO, is UNACCEPTABLE. Thousands of single family homes could be demolished - and hundreds of neighborhoods destroyed - during this timeframe.

We understand that Councilmember Koretz's staff has a redlined version of the Baseline Mansionization Ordinance, developed in consultation with community leaders, showing possible language changes that are straight forward, clear, doable, meaningful, and which align with the motion to amend the BMO. These changes could be discussed and adopted quickly, and there is absolutely no legitimate reason that this process should be delayed 18 months.

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Please, 1) expedite and shepherd the BMO amendments through the Council review process, and 2) include an urgency clause with the adoption of the amendments, to provide desperately-needed relief from this destructive trend.

Sincerely,
Tom and Claudia O'Connell
N. Laurel Ave. LA 90046 (Melrose Heights Council District 5)

From: Monika Hummer [mailto:m[REDACTED]]
Sent: Sunday, October 5, 2014 7:26 PM
To: councilmember.huizar@lacity.org; councilmember.cedillo@lacity.org; councilmember.englander@lacity.org; sharon.gin@lacity.org; etta.armstrong@lacity.org
Cc: councilmember.wesson@lacity.org; jordan.beroukhim@lacity.org; elizabeth.carlin@lacity.org; andrew.westall@lacity.org; paul.koretz@lacity.org; joan.pelico@lacity.org; shawn.bayliss@lacity.org; john.darnell@lacity.org; mayor.garcetti@lacity.org
Subject: Amend the Baseline Mansionization Ordinance NOW (Council File 14-0656)

RE: [Council File 14-0656](#)

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Sincerely,

Monika Hummer
Faircrest Heights
CD10

From: Beatrice Samples [mailto: [REDACTED]]
Sent: Sunday, October 5, 2014 7:39 PM
To: councilmember.huizar@lacity.org; councilmember.cedillo@lacity.org; councilmember.englander@lacity.org; sharon.gin@lacity.org; etta.armstrong@lacity.org
Cc: councilmember.wesson@lacity.org; jordan.beroukhim@lacity.org; Elizabeth Carlin; andrew.westall@lacity.org; paul.koretz@lacity.org; joan.pelico@lacity.org; shawn.bayliss@lacity.org; john.darnell@lacity.org; mayor.garcetti@lacity.org
Subject: Amend the Baseline Mansionization Ordinance NOW! (Council File 14-0656)
Importance: High

RE: [Council File 14-0656](#)

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Sincerely,
Beatrice Samples
Faircrest Heights
CD10

From: Cindy Becker [mailto: [REDACTED]]
Sent: Sunday, October 5, 2014 7:51 PM
To: councilmember.huizar@lacity.org; councilmember.cedillo@lacity.org; councilmember.englander@lacity.org; sharon.gin@lacity.org; etta.armstrong@lacity.org
Cc: councilmember.wesson@lacity.org; jordan.beroukhim@lacity.org; elizabeth.carlin@lacity.org; andrew.westall@lacity.org; paul.koretz@lacity.org; joan.pelico@lacity.org; shawn.bayliss@lacity.org; john.darnell@lacity.org; mayor.garcetti@lacity.org
Subject: Amend the Baseline Mansionization Ordinance NOW (Council File 14-0656)

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Please, 1) expedite and shepherd the BMO amendments through the Council review process, and 2) include an urgency clause with the adoption of the amendments, to provide desperately-needed relief from this destructive trend.

Sincerely,

Cindy /CD5

Cindy Becker
Producer

From: william kroger [mailto:████████████████████]

Sent: Sunday, October 5, 2014 8:05 PM

To: councilmember.wesson@lacity.org; jordan.beroukhim@lacity.org; elizabeth.carlin@lacity.org; andrew.westall@lacity.org; paul.koretz@lacity.org; joan.pelico@lacity.org; shawn.bayliss@lacity.org; john.darnell@lacity.org; mayor.garretti@lacity.org; councilmember.huizar@lacity.org; councilmember.cedillo@lacity.org; councilmember.englander@lacity.org; sharon.gin@lacity.org; etta.armstrong@lacity.org

Subject: Amend the Baseline Mansionization Ordinance NOW (Council File 14-0656)

RE: Council File 14-0656

Dear members of the Planning & Land Use Management Committee,

The building of these ungodly houses is ruining our city. They are disgusting. They have to be stopped. They MUST BE STOPPED. The house on our corner took all the light away from our house. *It has been on the market, six months. It is empty and unkempt. The contractors destroy the neighborhoods, we have called to police on many occasions. They cause the street to be ruined with their large trucks. They cause trash and they cause disturbances that are unacceptable. STOP THEM NOW!!! Before it is too late.*

As you know, the Baseline Mansionization Ordinance (BMO) has failed miserably. Councilmember Koretz's smart and sensible motion to amend the BMO would bring much-needed relief to constituents citywide, and would also relieve city agencies from the burdens associated with implementing and enforcing a patchwork of overlays.

On July 29, you acknowledged that it was time to address the deficiencies in the current mansionization ordinance, and asked City Planning to report back in 30 days. Their Report, which proposes an 18 month timeline for amending the BMO, is UNACCEPTABLE. Thousands of single family homes could be demolished - and hundreds of neighborhoods destroyed - during this timeframe.

We understand that Councilmember Koretz's staff has a redlined version of the Baseline Mansionization Ordinance, developed in consultation with community leaders, showing possible language changes that are straight forward, clear, doable, meaningful, and which align with the motion to amend the BMO. These changes could be discussed and adopted quickly, and there is absolutely no legitimate reason that this process should be delayed 18 months.

At your meeting this Tuesday, I urge you to push-back on the stall tactics (18 months is unnecessary and unacceptable) and limit time spent on the diversionary recommendation that select neighborhoods get ICO's (while a good idea perhaps, it does not address the motion on the table, and puts unprotected neighborhoods at even greater risk).

Refocus your attention on amending the BMO:

- Decrease the base floor area ratio for R-1 lots.
- Eliminate the pointless 'green' building bonus.
- Eliminate the attached garage exemption and count this square footage. Attached garages add 400 square feet of bloat and eliminate driveways that provide an essential buffer between lots.
- 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 neighbors' homes.

These simple amendments could be adopted quickly, to protect our treasured neighborhoods from 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.

Please, 1) expedite and shepherd the BMO amendments through the Council review process, and 2) include an urgency clause with the adoption of the amendments, to provide desperately-needed relief from this destructive trend.

Sincerely,

William S. Kroger

a resident of Los Angeles, in the Melrose Heights area

From: Mary Sarantes [mailto: [REDACTED]]

Sent: Sunday, October 5, 2014 8:24 PM

To: councilmember.huizar@lacity.org; councilmember.cedillo@lacity.org; councilmember.englander@lacity.org; sharon.gin@lacity.org; etta.armstrong@lacity.org

Cc: councilmember.wesson@lacity.org; jordan.beroukhim@lacity.org; elizabeth.carlin@lacity.org; andrew.westall@lacity.org; Paul Koretz; joan.pelico@lacity.org; shawn.bayliss@lacity.org; john.darnell@lacity.org; mayor.garcetti@lacity.org

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RE: Council File 14-0656

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Sincerely,

Maria (Mary) Sarantes

Melrose/Crescent Heights neighborhood

District 5 (Councilman Koretz)

From: Emailamr@aol.com [mailto:████████████████████]

Sent: Sunday, October 5, 2014 8:46 PM

Subject: Amend the Baseline Mansionization Ordinance NOW (Council File 14-0656)

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Sincerely,

Ann Rubin
90048 Carthay Circle
CD5

From: Tom O'Connor [mailto:████████████████████]

Sent: Sunday, October 5, 2014 8:48 PM

To: councilmember.huizar@lacity.org; councilmember.cedillo@lacity.org; councilmember.englander@lacity.org; sharon.gin@lacity.org; etta.armstrong@lacity.org

Cc: councilmember.wesson@lacity.org; jordan.beroukhim@lacity.org; elizabeth.carlin@lacity.org; andrew.westall@lacity.org; paul.koretz@lacity.org; joan.pelico@lacity.org; shawn.bayliss@lacity.org; john.darnell@lacity.org; mayor.garcetti@lacity.org

Subject: Amend the Baseline Mansionization Ordinance NOW (Council File 14-0656)

RE: Council File 14-0656

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Sincerely,

Victor Bumbalo

Tom O'Connor

North Laurel Ave

Los Angeles, CA 90046

From: Samantha Butler [mailto:s████████████████████]

Sent: Monday, October 6, 2014 12:23 AM

To: councilmember.huizar@lacity.org; councilmember.cedillo@lacity.org; councilmember.englander@lacity.org; sharon.gin@lacity.org; etta.armstrong@lacity.org

Cc: councilmember.wesson@lacity.org; jordan.beroukhim@lacity.org; elizabeth.carlin@lacity.org; andrew.westall@lacity.org; paul.koretz@lacity.org; joan.pelico@lacity.org; shawn.bayliss@lacity.org;

john.darnell@lacity.org; mayor.garcetti@lacity.org

Subject: Amend the Baseline Mansionization Ordinance NOW (Council File 14-0656)

RE: Council File 14-0656

Dear members of the Planning & Land Use Management Committee,

Please act fast on the following important issue. McMansionization is destroying the fabric of our beautiful neighborhood.

As you know, the Baseline Mansionization Ordinance (BMO) has failed miserably. Councilmember Koretz's smart and sensible motion to amend the BMO would bring much-needed relief to constituents citywide, and would also relieve city agencies from the burdens associated with implementing and enforcing a patchwork of overlays. On July 29, you acknowledged that it was time to address the deficiencies in the current mansionization ordinance, and asked City Planning to report back in 30 days. Their Report, which proposes an 18 month timeline for amending the BMO, is UNACCEPTABLE. Thousands of single family homes could be demolished - and hundreds of neighborhoods destroyed - during this timeframe.

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Sincerely,
Samantha Butler
Beverly Grove
CD5

From: ROCHELLE VENTURA [mailto: [REDACTED]]

Sent: Monday, October 6, 2014 8:36 AM

To: councilmember.huizar@lacity.org; councilmember.cedillo@lacity.org; councilmember.englander@lacity.org; sharon.gin@lacity.org; etta.armstrong@lacity.org

Cc: councilmember.wesson@lacity.org; jordan.beroukhim@lacity.org; elizabeth.carlin@lacity.org; andrew.westall@lacity.org; paul.koretz@lacity.org; joan.pelico@lacity.org; shawn.bayliss@lacity.org; john.darnell@lacity.org; mayor.garcetti@lacity.org

Subject: Amend the Baseline Mansionization Ordinance NOW (Council File 14-0656)

Dear members of the Planning & Land Use Management Committee,

As you know, the [Baseline Mansionization Ordinance](#) (BMO) has failed miserably. The lovely historic neighborhoods throughout the City of Los Angeles are being permanently destroyed by the demolition of well-built, architecturally consistent older homes and the construction of out of scale huge box-like structures.

Councilmember Koretz's smart and sensible [motion to amend the BMO](#) would bring much-needed relief to constituents citywide, and would also relieve city agencies from the burdens associated with implementing and enforcing a patchwork of overlays.

On July 29, you acknowledged that it was time to address the deficiencies in the current mansionization ordinance, and asked City Planning to report back in 30 days. Their [Report](#), mansionization ordinance, and asked City Planning to report back in 30 days. Their [Report](#), which proposes **an 18 month timeline for amending the BMO, is UNACCEPTABLE. Thousands of single family homes could be demolished - and hundreds of neighborhoods destroyed - during this timeframe.**

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Sincerely,
ROCHELLE VENTURA
Council District 5

From: Bruce Phillips [mailto: [REDACTED]]

Sent: Monday, October 6, 2014 10:11 AM

To: councilmember.huizar@lacity.org; councilmember.cedillo@lacity.org; councilmember.englander@lacity.org; sharon.gin@lacity.org; etta.armstrong@lacity.org; jordan.beroukhim@lacity.org

Cc: elizabeth.carlin@lacity.org; andrew.westall@lacity.org; paul.koretz@lacity.org; joan.pelico@lacity.org; shawn.bayliss@lacity.org; john.darnell@lacity.org; mayor.garcetti@lacity.org

Subject: stop mansionization

RE: Council File 14-0656

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Sincerely,

Bruce A. Phillips
Cathay Circle
CD 5

From: Isadora Chesler [mailto: [REDACTED]]

Sent: Monday, October 6, 2014 10:40 AM

To: councilmember.huizar@lacity.org; councilmember.cedillo@lacity.org; councilmember.englander@lacity.org; sharon.gin@lacity.org; etta.armstrong@lacity.org

Cc: councilmember.wesson@lacity.org; jordan.beroukhim@lacity.org; elizabeth.carlin@lacity.org; andrew.westall@lacity.org; paul.koretz@lacity.org; joan.pelico@lacity.org; shawn.bayliss@lacity.org; john.darnell@lacity.org; mayor.garcetti@lacity.org

Subject: Amend the Baseline Mansionization Ordinance NOW (Council File 14-0656)

Dear Members,

Please see attached PDF/reference to our home & the McMansion development going in directly next to us.

The privacy of our 10yr owned & very loved home in Beverly Grove North has been destroyed, at the hand of a greedy developer. The scale of the McMansion being built next door (for the past 8 months - filled with toxic dust/ endless noise/etc.) now overwhelms the entire neighborhood, and looks like an apartment building is next door vs a single family home. We are asking that the City of LA pay attention to the plight of the neighborhood to SAVE the historic 1920's/1930's homes, and MANAGE this out of control over-development and land abuse. These developers do not live in the neighborhood. They do not care about the architectural integrity of the area.

And now the form letter, with more details as to what we are requesting:

Dear members of the Planning & Land Use Management Committee,

As you know, the Baseline Mansionization Ordinance (BMO) has failed miserably. Councilmember Koretz's smart and sensible motion to amend the BMO would bring much-needed relief to constituents citywide, and would also relieve city agencies from the burdens associated with implementing and enforcing a patchwork of overlays.

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Please, 1) expedite and shepherd the BMO amendments through the Council review process, and 2) include an urgency clause with the adoption of the amendments, to provide desperately-needed relief from this destructive trend.

Sincerely,

Isadora Chesler

10yr homeowner in Beverly Grove North

Koretz District

**LAUREL AVE. (between Beverly & Oakwood)
BEVERLY GROVE NORTH
90048**

STREET VIEW

BEFORE



AFTER



From: Bruce Phillips [mailto:b [REDACTED]]
Sent: Monday, October 6, 2014 10:11 AM
To: councilmember.huizar@lacity.org; councilmember.cedillo@lacity.org; councilmember.englander@lacity.org; sharon.gin@lacity.org; etta.armstrong@lacity.org; jordan.beroukhim@lacity.org
Cc: elizabeth.carlin@lacity.org; andrew.westall@lacity.org; paul.koretz@lacity.org; joan.pelico@lacity.org; shawn.bayliss@lacity.org; john.darnell@lacity.org; mayor.garcetti@lacity.org
Subject: stop mansionization

RE: Council File 14-0656

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Sincerely,

Bruce A. Phillips
Cathay Circle
CD 5

From: Ann Sycamore Square Info [mailto:a

Sent: Monday, October 6, 2014 10:41 AM

To: councilmember.huizar@lacity.org; councilmember.cedillo@lacity.org; councilmember.englander@lacity.org; sharon.gin@lacity.org; etta.armstrong@lacity.org

Cc: councilmember.wesson@lacity.org; jordan.beroukhim@lacity.org; elizabeth.carlin@lacity.org; andrew.westall@lacity.org; paul.koretz@lacity.org; joan.pelico@lacity.org; shawn.bayliss@lacity.org; john.darnell@lacity.org; mayor.garcetti@lacity.org; councilmember.labonge@lacity.org; Benjamin Seinfeld; Renee Weitzer

Subject: Council File 14-0656

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- 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 neighbors' homes.

These simple amendments could be adopted quickly, to protect our treasured neighborhoods from 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.

Please, 1) expedite and shepherd the BMO amendments through the Council review process, and 2) include an urgency clause with the adoption of the amendments, to provide desperately-needed relief from this destructive trend.

--

Ann Eggleston

Sycamore Square Neighborhood Association

2014-2015 President

From: [REDACTED] **On Behalf Of** Elizabeth Fuller

Sent: Monday, October 6, 2014 10:58 AM

To: councilmember.huizar@lacity.org; councilmember.cedillo@lacity.org; councilmember.englander@lacity.org; sharon.gin@lacity.org; etta.armstrong@lacity.org

Cc: councilmember.wesson@lacity.org; jordan.beroukhim@lacity.org; Elizabeth Carlin; Andrew Westall; councilmember.koretz@lacity.org; joan.pelico@lacity.org; shawn.bayliss@lacity.org; John Darnell; mayor.garcetti@lacity.org

Subject: Amend the Baseline Mansionization Ordinance NOW (Council File 14-0656)

Dear members of the Planning & Land Use Management Committee,

As you know, the Baseline Mansionization Ordinance (BMO) has failed miserably. Councilmember Koretz's smart and sensible motion to amend the BMO would bring much-needed relief to constituents citywide, and would also relieve city agencies from the burdens associated with implementing and enforcing a patchwork of overlays.

On July 29, you acknowledged that it was time to address the deficiencies in the current mansionization ordinance, and asked City Planning to report back in 30 days. Their Report, which proposes an 18 month timeline for amending the BMO, is UNACCEPTABLE. Thousands of single family homes could be demolished - and hundreds of neighborhoods destroyed - during this timeframe.

We understand that Councilmember Koretz's staff has a redlined version of the Baseline Mansionization Ordinance, developed in consultation with community leaders, showing possible language changes that are straight forward, clear, doable, meaningful, and which align with the motion to amend the BMO. These changes could be discussed and adopted quickly, and there is absolutely no legitimate reason that this process should be delayed 18 months.

At your meeting this Tuesday, I urge you to push-back on the stall tactics (18 months is unnecessary and unacceptable) and limit time spent on the diversionary recommendation that select neighborhoods get ICO's (while a good idea perhaps, it does not address the motion on the table, and puts unprotected neighborhoods at even greater risk).

Refocus your attention on amending the BMO:

- Decrease the base floor area ratio for R-1 lots.
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Please, 1) expedite and shepherd the BMO amendments through the Council review process, and 2) include an urgency clause with the adoption of the amendments, to provide desperately-needed relief from this destructive trend.

Sincerely,
Elizabeth Fuller
S. Harvard Blvd., 90018 (CD 10 resident)

From: Julian Davies [mailto:mr [REDACTED]]

Sent: Monday, October 6, 2014 11:03 AM

To: councilmember.huizar@lacity.org; councilmember.cedillo@lacity.org; councilmember.englander@lacity.org; sharon.gin@lacity.org; etta.armstrong@lacity.org

Cc: councilmember.wesson@lacity.org; jordan.beroukhim@lacity.org; elizabeth.carlin@lacity.org; andrew.westall@lacity.org; paul.koretz@lacity.org; joan.pelico@lacity.org; shawn.bayliss@lacity.org; john.darnell@lacity.org; mayor.garcetti@lacity.org

Subject: Amend the Baseline Mansionization Ordinance NOW (Council File 14-0656)

RE: Council File 14-0656

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Please, 1) expedite and shepherd the BMO amendments through the Council review process, and 2) include an urgency clause with the adoption of the amendments, to provide desperately-needed relief from this destructive trend.

Sincerely

Julian Davies
Fairfax District
CD5

From: Clark T Carlton [mailto:ca██████████]
Sent: Monday, October 6, 2014 11:37 AM
To: councilmember.huizar@lacity.org; councilmember.cedillo@lacity.org; councilmember.englander@lacity.org; alan.bell@lacity.org; erick.lopez@lacity.org; tom.rothmann@lacity.org
Cc: shelley@wagersmail.net; tracionsidine@yahoo.com; salloc12@me.com; emily.alpert@latimes.com
Subject: Amend the Baseline Mansionization Ordinance NOW

This morning another old Spanish revival house in our vintage area of 1920s homes has been demolished and in its place will be another oversized, boxy McMansion. We are literally sickened to be living in a constant construction zone and saddened and disgusted that the neighborhood we love and invested in is being transformed into something common, ugly and unlivable.

This week the Planning Department is bringing your committee its report on Councilmember Koretz's Motion to amend the citywide Baseline Mansionization Ordinance. They outline four sound steps to address mansionization. But their timetable for amending the citywide ordinance (step 2) is unacceptable.

A spiraling real estate market is fueling the destruction of established neighborhoods all over the city. The Planning Department proposes to reward a few neighborhoods with prompt action, including mine. But their plan to put off the BMO amendments would leave the vast majority of Los Angeles exposed to mansionization until well into 2016. By then, *many* hundreds more homes all over the city would be replaced by McMansions and *many* LA neighborhoods would be unrecognizable. Areas such as Melrose Heights and Fairfax-Vista have only begun to mobilize and would be left out, as would areas covered by over 60 HOAs in Council District 5 *alone* that have asked Paul Koretz to take action.

Councilmember Koretz outlined a simple, straightforward citywide approach so that it could be done quickly. The Planning Department can implement the amendments within four to six months. It is a question of priorities, focus, and commitment.

Mansionization is a citywide problem that gets worse every day. The PLUM Committee must insist on a **timely** citywide solution.

- Clark Carlton

1-800-443-5851
(323) 655-1069

From: Hoshal, Keith [mailto:k████████████████████]
Sent: Monday, October 6, 2014 4:00 PM
To: 'councilmember.huizar@lacity.org'; 'councilmember.cedillo@lacity.org'; 'councilmember.englander@lacity.org'; 'sharon.gin@lacity.org'; 'etta.armstrong@lacity.org'
Cc: 'councilmember.wesson@lacity.org'; 'jordan.beroukhim@lacity.org'; 'elizabeth.carlin@lacity.org'; 'andrew.westall@lacity.org'; 'paul.koretz@lacity.org'; 'joan.pelico@lacity.org'; 'shawn.bayliss@lacity.org'; 'john.darnell@lacity.org'; 'mayor.garcetti@lacity.org'
Subject: Amend the Baseline Mansionization Ordinance NOW (Council File 14-0656)

Dear members of the Planning & Land Use Management Committee,

As you know, the Baseline Mansionization Ordinance (BMO) has failed miserably. Councilmember Koretz's smart and sensible motion to amend the BMO would bring much-needed relief to constituents citywide, and would also relieve city agencies from the burdens associated with implementing and enforcing a patchwork of overlays. On July 29, you acknowledged that it was time to address the deficiencies in the current mansionization ordinance, and asked City Planning to report back in 30 days. Their Report, which proposes an 18 month timeline for amending the BMO, is just way too long of a delay. In the atmosphere of accelerated construction growth within our and other LA residential neighborhoods, thousands of single family homes could be demolished - and hundreds of neighborhoods destroyed - during this timeframe.

I understand that Councilmember Koretz's staff has a redlined version of the Baseline Mansionization Ordinance, developed in consultation with community leaders, showing possible language changes that are straight forward, clear, doable, meaningful, and which align with the motion to amend the BMO. These changes could be discussed and adopted quickly. I don't know of any legitimate reason that this process should be delayed 18 months.

At your meeting this Tuesday, I urge you to push-back on these delays (18 months is just too long to wait) and limit time spent on the diversionary recommendation that select neighborhoods get ICO's (while a good idea perhaps, it does not address the motion on the table, and puts unprotected neighborhoods at even greater risk).

Refocus your attention on amending the BMO:

- Decrease the base floor area ratio for R-1 lots.
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Please, 1) expedite and shepherd the BMO amendments through the Council review process, and 2) include an urgency clause with the adoption of the amendments, to provide desperately-needed relief from this destructive trend.

Sincerely,

Keith Hoshal
Faircrest Heights Resident Council District 10

From: Insurance Mom [mailto:lr[REDACTED]]

Sent: Monday, October 6, 2014 4:08 PM

To: councilmember.huizar@lacity.org; councilmember.cedillo@lacity.org; councilmember.englander@lacity.org; sharon.gin@lacity.org; etta.armstrong@lacity.org

Cc: councilmember.wesson@lacity.org; jordan.beroukhim@lacity.org; elizabeth.carlin@lacity.org; andrew.westall@lacity.org; paul.koretz@lacity.org; joan.pelico@lacity.org; shawn.bayliss@lacity.org; john.darnell@lacity.org; mayor.garcetti@lacity.org

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Thanks,

Alison

www.TheInsuranceMom.com (the cutest website ever!)

From: Roger & Karen Curtis & Schmidt [redacted]

Sent: Monday, October 6, 2014 8:55 PM

To: councilmember.huizar@lacity.org; councilmember.cedillo@lacity.org; councilmember.englander@lacity.org; sharon.gin@lacity.org; etta.armstrong@lacity.org

Cc: councilmember.wesson@lacity.org; jordan.beroukhim@lacity.org; elizabeth.carlin@lacity.org; andrew.westall@lacity.org; paul.koretz@lacity.org; joan.pelico@lacity.org; shawn.bayliss@lacity.org; john.darnell@lacity.org; mayor.garcetti@lacity.org

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The R1 lots on our block (500 No. Harper Avenue, west side of the street) are only 40' wide. One house is scheduled for demolition with another for sale that will certainly be demolished when sold. Any large house built on such narrow lots will certainly be out of character with the inherent beauty of the neighborhood and must be stopped.

Refocus your attention on amending the BMO:

- Decrease the base floor area ratio for R-1 lots.
- Eliminate the pointless 'green' building bonus which are ineffective
- Eliminate the attached garage exemption and count this square footage. Attached garages add 400 square feet to the already oversized projects and more importantly eliminate driveways that provide an essential buffer between lots.

The current 5' setbacks are insufficient and need to be increased

- 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 neighbors' homes.

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Sincerely,

Roger Curtis and Karen Schmidt, No. Harper Avenue, Los Angeles, Ca 90048-2222 CD5 Councilman Koretz