



Baseline Mansionization Ordinance (BMO)

Tori <snoopysnach@yahoo.com>

Tue, Oct 7, 2014 at 4:41 PM

Reply-To: Tori <snoopysnach@yahoo.com>

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

Please help before it is too late. Our city is being destroyed! Endearing streets such as La Brea are being demolished and rebuilt in an Arizona large scale mini mall decor. Our historic neighborhoods are being destroyed and replaced with HUGE concrete bunker style homes. The homes to each side are being dwarfed. Lots are being split into 2 or 3 and building single family dwellings with no yards. Just on top of each other. In my neighborhood 2 homes were torn down and 9 were built. How does that make sense?? And now on an empty lot 60 homes are being built. How about a park?? We don't need any more live work HUGE buildings that house thousands of people. Causing more traffic and eyes sores on every corner. Every time I see a new empty lot on a main street my stomach sinks because I know what is to follow. We are not NY. We are Los Angeles. We need to have our own identity. We are losing our character. We are losing our soul. I am 3rd generation Los Angeles. Please let my children able to see the Los Angeles that has been so special for generations.

Thank you!!

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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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,
Tori Silvera Bush

**14-0656**

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

Wed, Oct 8, 2014 at 8:04 AM

----- Forwarded message -----

From: **Tori** <snoopysnach@yahoo.com>

Date: Tue, Oct 7, 2014 at 4:41 PM

Subject: Baseline Mansionization Ordinance (BMO)

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

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Sincerely,
Tori Silvera Bush

--
Sharon Gin
City of Los Angeles
Office of the City Clerk
213.978.1074
Sharon.Gin@lacity.org





Fwd: Agenda Item 14-0656 PLUM Committee Meeting Tuesday, Oct. 7, 2014 Letter RE: BaselineMansionization Ord.

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

Wed, Oct 8, 2014 at 8:06 AM

----- Forwarded message -----

From: **I. Sandler** <isandle@earthlink.net>

Date: Tue, Oct 7, 2014 at 2:31 PM

Subject: Agenda Item 14-0656 PLUM Committee Meeting Tuesday, Oct. 7, 2014 Letter RE:
BaselineMansionization Ord.

To: councilmember.huizar@lacity.org, councilmember.englander@lacity.org, councilmember.cedillo@lacity.org,
sharon.gin@lacity.org

Cc: alan.bell@lacity.org, erick.lopez@lacity.org, tom.rothmann@lacity.org, shelley@wagersmail.net,
shawn.bayliss@lacity.org, jesus.d.orozco@lacity.org, paul.koretz@lacity.org

Date: Mon, 6 Oct 2014 18:05:54 -0700

From: isandle@earthlink.net

Subject: PLUM Committee Meeting Tuesday, Oct. 7, 2014 Letter RE: BaselineMansionization Ord.

Dear Council Members Huizar, Cedillo, and Englander, and LA City Planners Bell, Lopez, and Rothman,

Tuesday, Oct.7, 2014 the Planning Department is bringing your committee its report on Council Member Koretz's Motion to amend the citywide Baseline Mansionization Ordinance.

Mansionization is a citywide problem that worsens daily. The PLUM Committee must insist on a timely citywide solution. The Planning Department's report has submitted four positive suggestions to the PLUM Committee for its consideration of the Citywide decision you are about to make. It does not note, however, that the 18 month lag before the new BMO amended Ordinance is considered serves as an open invitation to the devastation of our neighborhoods, ridges and hillsides.

Capitalism and monetary success is not to be scorned, but neither should they be an excuse to do the wrong thing with the complicity of those who have the power to stop them. While Councilmen are elected from a particular council district, but the oath they took to serve this City is also all-encompassing for the protection of all parts of Los Angeles. Are you ignoring the motion/suggestions of your fellow Council Member, CD5 Councilman Koretz? He has pointed out the need for quick and decisive action in this regard.

I have personally attended meetings/presentations by Erick Lopez. He deserves kudos for the monumental work he has put into writing both the Baseline Mansionization and Los Angeles Hillside Mansionization ordinances. Yet, prepared as he and his fellow planners must be to move forward quickly and to present to you their outstanding work, he and his Department will, likely, have to stand down and "pretend" that another 18 months of work are required. Shame on this committee, if you hold up the work and your decisive action for an unnecessary, lengthy period of time.

Will it serve the City well to be helpless (ordinance-less) in the face of an unprecedented number of "Pop-Up mansions" breaking up the texture and beauty of our many beloved neighborhoods?!

Thus far, our City has too frequently failed to stand up for the rights of those who have/had the most to lose. Letting 18 month elapse until well into 2016 leaves Los Angeles voters and residents at the mercy of unprotected planning that does not serve the greater good of the area. This would be an 18 month opportunity for those whose greedy intentions for our neighborhoods blinds them to the harm they are doing to the neighbors of their projects, to their neighborhoods, and to the irreplaceable land itself. Do you want to rubber-stamp the continuing pockmarking of our beloved Los Angeles? Those scars deface our city.

I hope that you are proactive NOW to get this ordinance in place within the next four to six months in order to save our neighborhoods and our hillsides from further losses.

Sincerely yours,

Irene Sandler
Council District 5
Bel Air Crest resident
Bel Air Beverly Crest Neighborhood Council member
Member of CD5 Coalition of Home Owners

--
Sharon Gin
City of Los Angeles
Office of the City Clerk
213.978.1074
Sharon.Gin@lacity.org





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

Jim Hall <barkobjh@aol.com>

Tue, Oct 7, 2014 at 3:45 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

RE: Council File 14-0656

Dear members of the Planning & Land Use Management Committee,

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Sincerely,
James E. Hall
2523 Castle Heights Ave.
Los Angeles (Beverlywood HOA), CA



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

tamara silvera <tamaras_1111@hotmail.com>

Tue, Oct 7, 2014 at 4:04 PM

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Sincerely,

Tamara Silvera

Carthay Square



Homeowners of Encino

◆ *Serving the Homeowners of Encino* ◆

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

PLEASE DO NOT DELAY ACTION ON KORETZ MOTION!

October 6, 2014

Los Angeles City Council – PLUM Committee **Hearing Oct. 7, 2014**
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
2. Design bonuses should not be allowed
3. FAR bonuses should not be allowed in R1 (Single Family) R1 lots that exceed 7,500 feet by-right
4. Re-evaluate FAR Exemptions: The six exemptions listed in the BMO need to be abandoned, or revised downward

Cordially yours,

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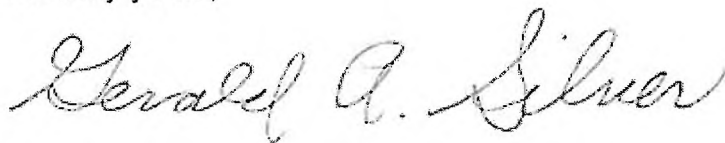
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Pres. Homeowners of Encino