



Sharon Dickinson <sharon.dickinson@lacity.org>

BMO/BHO Amendments, Council File 14-0656

Traci Considine <traciconsidine@yahoo.com>

Fri, Nov 25, 2016 at 8:40 PM

Reply-To: Traci Considine <traciconsidine@yahoo.com>

To: "councilmember.cedillo@lacity.org" <councilmember.cedillo@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>, "councilmember.englander@lacity.org" <councilmember.englander@lacity.org>, "councilmember.huizar@lacity.org" <councilmember.huizar@lacity.org>, "sharon.dickinson@lacity.org" <sharon.dickinson@lacity.org>

Cc: "nicholas.maricich@lacity.org" <nicholas.maricich@lacity.org>, Herb Wesson <councilmember.wesson@lacity.org>, Council Member Koretz <paul.koretz@lacity.org>

Dear PLUM members,

The last time LA tackled mansionization, many felt that speculators called the shots. After the Sea Breeze scandal, I imagine city officials would want to show that they put the community first.

By a very wide margin, city residents and homeowners have called for amendments to the Baseline Mansionization Ordinance that reflect the original Council Motion. Councilmembers Koretz and Ryu, the LA Conservancy, and dozens of neighborhood councils and associations also stressed the need for strong, enforceable ordinances.

The latest draft makes improvements, especially in the R1 zones that make up most of the city's single-family properties, but it has major flaws:

- Attached garages. The CPC's compromise goes too far. It counts only half the square footage of those at the front. All attached garages add bulk, but garages attached at the front also clash with the look and feel of many LA neighborhoods and lose the buffer of a driveway. Square footage is square footage, and it should all count. At an absolute minimum, count *all* front-facing attached garage space.
- Grading and hauling. Allowances are excessive. The Hillside Federation recommendations would cut them down to size.
- Bonuses. In RA/RS/RE zones, bonuses add 20% more bulk. Get rid of them.

Above all, do not try to split the difference between reasonable and ridiculous. The original Motion was fair and reasonable to start with, and the current draft of amendments makes further concessions. It's time to hold the line.

You will hear that "one size does not fit all." True. That's why the city is developing zoning options for individual neighborhoods. **The baseline must set meaningful limits, not find the lowest common denominator.**

Mansionization decreases affordable housing and reduces the city's sustainability.

- It replaces affordable homes with pricey showplaces, and it puts short-term speculation ahead of stable long-term property values.
- It destroys mature street trees, increases runoff, and turns houses into debris.
- It guzzles energy and overloads local utilities.
- It degrades livability, and violates neighborhood character.

- And it has gone on far too long.

It's time to serve the needs of our communities, not the interests of speculators.

Asking for your leadership on this issue,

Traci Considine
Faircrest Heights
CD10



Sharon Dickinson <sharon.dickinson@lacity.org>

re : Council File #14-0656

Sandra Willard <swillard@sbcglobal.net>

Fri, Nov 25, 2016 at 11:18 AM

Reply-To: Sandra Willard <swillard@sbcglobal.net>

To: "Sharon.Dickinson@lacity.org" <Sharon.Dickinson@lacity.org>

Dear Ms. Dickinson:

I live at 9116 Beverlywood Street, which is in Lower CD 5. I attended the meeting held at the Robertson Recreation Center to gather input from the community regarding what type of zoning we would like once the ICO expired. I verbally and in writing stated that I preferred the more restrictive zoning that would complement the amendments for the BMO/BHO.

I would again like to voice my support for our area being zoned R1V2. This zoning allows for a substantial house, but does prevent the more egregious building we've seen going on in neighborhoods all around the city.

There has been a discussion on NextDoor.com about this zoning, with one person claiming that our entire neighborhood is against the R1V2 designation. I will note that there has been no landslide of support for this post, which leads me to believe our neighborhood is not at all in favor of more lenient zoning. And that was certainly not my impression at the community meeting. So take any such wide-sweeping claims with a grain of salt.

Thank you for your time. I hope that the city continues with its efforts to preserve its neighborhoods.

Best,
Sandra Willard
9116 Beverlywood St.
Los Angeles, CA 90034
310-253-9132



Sharon Dickinson <sharon.dickinson@lacity.org>

In support of CF 14-0656 - Code Amendments to the BMO/BHO

Eleanor <eleanor@whelan-oneill.com>
To: Sharon.Dickinson@lacity.org
Cc: "Brian S. O'Neill" <brian@whelan-oneill.com>

Fri, Nov 25, 2016 at 4:27 PM

Hi Sharon,

I'm writing to let you know that I am in support of the Code Amendments to the BMO/BHO (CF-14-0656).

We understand that the updates needed to be made in response to the latest surge of development. Having reviewed the revisions they seem to take into account many factors and appear fair to those that have lived in the area for many years and would like to expand at some point, while controlling large scale growth and out of character massing.

We hope that the City Council adopts these amendments at their meeting on November 29th, 2016 as we understand that the Planning Commission is in support of them as well.

Thank you,
Eleanor O'Neill
310.738.2779



Sharon Dickinson <sharon.dickinson@lacity.org>

(no subject)

tony <tonydeni@live.com>

Fri, Nov 25, 2016 at 10:26 AM

To: "Sharon.Dickinson@lacity.org" <Sharon.Dickinson@lacity.org>

Dear Sharon , I think the cat is out of the bag on the BMO, Most of the houses in my neighborhood have already been built out to exceed the BMO regs. This will hurt the small percentage of sub compact homes that are left and reward the majority that were able to meet the dealine of expansion. The threat of the BMO coming has created a building frenzy , its your last chance to have something that your neighbors cant. The city is changing rapidly commercial developers are allowed to build whatever they want regardless of the impact on traffic and neighborhoods, this is where the city planning should be more active. I'm thinking do you realize there is an election coming soon and do you enjoy your current position. I think you have missed the mark and your time spent on this matter will be looked back upon as a failure to uphold equal rights and fairness.

Tony Deni

1011 Embury st
Pacific Palisades ca.