



Sharon Dickinson <sharon.dickinson@lacity.org>

Mansionization CF 14-0656

ed hunt <edvhunt@earthlink.net>

Sat, Nov 26, 2016 at 7:54 PM

To: MITCH O'FARRELL <councilmember.ofarrell@lacity.org>, councilmember.wesson@lacity.org
 Cc: Melrose Hill <melrosehill@yahogroups.com>, shelley@wagersmail.net, Richard Platkin <rhplatkin@gmail.com>, VINCE BERTONI <VINCE.BERTONI@lacity.org>, kevin.keller@lacity.org, CPC@lacity.org, councilmember.huizar@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.englander@lacity.org, councilmember.cedillo@lacity.org, councilmember.fuentes@lacity.org, sharon.dickinson@lacity.org, tom.rothmann@lacity.org, ken.bernstein@lacity.org, craig.weber@lacity.org, phyllis.nathanson@lacity.org, niall.huffman@lacity.org, stopmansionization@yahoo.com, Jay Beeber <jaymbeebber@gmail.com>, Jill Stewart <jilltepleystewart@gmail.com>, Hollywood Alliance <downtownhollywoodalliance@gmail.com>, Aram Taslagyan <aram.taslagyan@lacity.org>, Chris Robertson <chris.robertson@lacity.org>, Cindy Cleghorn <cindycleghorn@gmail.com>, Barbara Broide <bbroide@hotmail.com>, Sharon Commins mvcc <smcommins@msn.com>, Don Hunt <southhollywoodnha@gmail.com>

Subj: Mansionization CF 14-0656

Dear Melrose Hill Councilmember, Mitch,

Homeowners and residents all over Los Angeles have asked again and again for relief from mansionization. As you know, the City Council approved a Motion by Councilmember Koretz that laid out clear, reasonable, and doable amendments to the citywide ordinances. The Los Angeles Conservancy and dozens of neighborhood councils and homeowners and residents associations asked for amendments that reflect the values and intent of the original Motion. But city planners seem to think they know better. Their latest staff report has its strong points, but it falls far short in some very important ways:

- Communities in "the flats" identified the exclusion of attached garage space from floor area (a 400 sf freebie) as the single most damaging loophole. Even the staff report admits that this has been "one of the most requested changes" and that simply counting the space as floor area would encourage detached garages with driveways that "provide increased separation between houses." But city planners recommend keeping the exemption for attached garage space.

- We all asked the city to keep the ordinance as straightforward and enforceable as possible. But city planners recommend encroachment planes, side wall articulation, and a bonus for front façade articulation – complicated, hard-to-enforce design standards borrowed from re:code LA. No way LABSD plan checkers can effectively enforce this. As you know, they only super selectively enforce illegal front yard pavings, parking in front yards and overheight hedges, walls and fences.

The Planning Department recommendations ignore direct requests from Councilmembers Koretz and Ryu. They ignore a broad consensus among the Los Angeles Conservancy; dozens of Neighborhood Councils and homeowners' and residents' associations; and hundreds and hundreds of individuals who have taken time to testify.

Ill-conceived concessions and compromises ruined the mansionization ordinances the first time. We hope this will not be the case again. Please do not make this another in the long list of poster children for the Neighborhood Integrity Initiative on the ballot this March.

Please let us know how you vote on this issue and please ensure that a copy

11/29/2016

City of Los Angeles Mail - Mansionization CF 14-0656

of this letter is placed in the official file.

Sincerely, Edward Villareal Hunt, AIA, ASLA, Urban Designer; 323-464-6287



Sharon Dickinson <sharon.dickinson@lacity.org>

Zone Change; Council File #14-0656; CPC-2016-2112-ZC

Laura Lynch Marchione <lauralynchmarchione@gmail.com>

Sat, Nov 26, 2016 at 3:59 PM

To: Sharon.Dickinson@lacity.org, shawn.bayliss@lacity.org, christine.saponara@lacity.org, CPC@lacity.org

Dear Planning Commission:

Please include my comments in the official record of these proceedings. As a homeowner in Castle Heights in Lower Council District 5, I strongly oppose the R1 Variations Code Amendment (CPC-2016-2110-CA) and the Zone Change (CPC-2016-2112-ZC) for Castle Heights in Lower Council District 5 from R1-1 to R1V2. The proposed amendment and zone change are too restrictive.

In my opinion no amendments should be made to the Zoning laws at this time.

Laura E. Lynch
2821 Bagley Avenue
Los Angeles, CA 90034



Sharon Dickinson <sharon.dickinson@lacity.org>

Council File #14-0656 PLUM Hearing BMO HMO

Alan Dymond <aldymond34@gmail.com>
To: Sharon.Dickinson@lacity.org
Cc: Paul.Krekorian@lacity.org

Sat, Nov 26, 2016 at 4:50 PM

November 26th 2016

Sharon.Dickinson@lacity.org <<mailto:Sharon.Dickinson@lacity.org>>)

Planning and Land Use Committee Hearing

Tuesday November 29th 2016

Re: Council File 14-0656 -

Baseline Mansionization and Hillside Mansionization Ordinances

Dear Ms. Dickinson:

Would you please bring the following comments to the attention of the PLUM Committee.

Thank you.

Alan Dymond President

Studio City Residents Association.

The Studio City Residents Association (SCRA) is grateful to Councilmember Koretz for sponsoring the motion to amend the BMO and to the to the Planning staff for drafting amendments. Overall the amendments look positive subject the following comments and observations

1. The SCRA supports a .45 Floor Area Ratio (FAR) however the SCRA strongly opposes any means or language that would exclude any floor area from the FAR calculation if such exclusion would increase the FAR over and above .45 ratio.

2. Exclusion from the FAR calculation lattice-roofed porches, patios, and breezeways. Presently there is no limit for this uncounted space and such uncounted space turns houses into McMansions whether built with or without a solid roof. Uncounted spaces add bulk and massing to the overall structures and should therefore be included in the FAR. No exemption for patios, breezeways, and balconies should be permitted.

3. The draft retains the proportional stories bonus and sets a tighter proportion (60%, which SCRA supports). The second floor calculation should be based on the net square footage of the first floor, not including any exempted space. And as to "discretionary" matters, the planning department should handle any bonuses in a properly-noticed public hearing. This procedure would provide notice and the right to be heard plus transparency to the general public.

4. The draft keeps the Zoning Administrator's (ZA) discretionary 10 percent "adjustment." There should not be any "adjustment" pursuant to the ZA discretion. Any "adjustment" has to be subject to public notice and hearing. The city has processes in place precisely for any adjustment applied for outside the scope of the ordinance. The Zoning Administrator should not be given the power to make such "adjustments."

5. The 400 square foot allowance for attached garages should be eliminated. Any attached garage should be included in the FAR calculation otherwise it defeats the purpose to limit massing and bulking. Detached garages to the rear of the property should be excluded from the FAR calculation. It included the all-important "driveway" which provides additional spacing that is presently between houses in most neighborhoods.

6. The "proportional stories" bonus does not clearly define the first story "footprint." The draft amendments do set a tighter limit on the second story (60% versus 75% currently allowed). The ordinance should be revised to ensure that all of the second floor is not pushed to the back of the new home. Unless the first-floor space is clearly defined for the purposes of the bonus, the second floor ratio could be based on an inflated number. (The precedent in the Beverly Grove RFA should be incorporated in the amended ordinance in such a way that the bonus is calculated on the "net" footprint of the first floor.)

7. A clear definition exactly what a "remodeled property" is must be added to the draft amendments. Exactly how the remaining sections of a "home" is required to be retained is essential if remodeling is classified as such and allowed.

8. Retain the articulation in the BMO so that the new home does not have the side and back walls as one long flat wall. This articulation is important to the existing neighboring homes as it gives some design to the side and back walls visible all around.

Thank You

Alan Dymond

President

Studio City Residents Association.

cc. Council member Paul Krekorian

13 attachments

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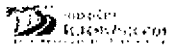


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Sharon Dickinson <sharon.dickinson@lacity.org>

BMO/BHO Amendments, CF no. 14-0656

Bob Eisele <bobeisele@ca.rr.com>
To: Sharon.Dickinson@lacity.org

Sat, Nov 26, 2016 at 1:16 AM

The last time LA tackled mansionization, speculators called the shots. But after the Sea Breeze scandal, city officials need to show that they put the community first.

By a very wide margin, city residents and homeowners have called for amendments that reflect the original Council Motion. Councilmembers Koretz and Ryu, the LA Conservancy, and dozens of neighborhood councils and homeowner and resident associations – including mine, the La Brea Hancock Homeowners Association – have stressed the need for strong, enforceable ordinances.

The latest draft makes big 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 Planning Commission'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 between homes.

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. We cannot give veto power to a vocal minority concentrated in a few pockets of resistance.

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.

Sincerely,

11/29/2016

City of Los Angeles Mail - BMC/BHO Amendments, CF no. 14-0656

Robert Eisele

Vice-President, La Brea Hancock Homeowners Association



Sharon Dickinson <sharon.dickinson@lacity.org>

BMO/BHO Amendments, CF no. 14-0656

Diana Eisele <dgeisele@ca.rr.com>

Sat, Nov 26, 2016 at 2:40 PM

To: Bob Eisele <bobeisele@ca.rr.com>, councilmember.cedillo@lacity.org, councilmember.krekorian@lacity.org, councilmember.blumenfield@lacity.org, david.ryu@lacity.org, paul.koretz@lacity.org, councilmember.martinez@lacity.org, councilmember.fuentes@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, councilmember.wesson@lacity.org, councilmember.bonin@lacity.org, councilmember.englander@lacity.org, councilmember.ofarrell@lacity.org, councilmember.huizar@lacity.org, councilmember.buscaino@lacity.org, mayor.garcetti@lacity.org, nicholas.maricich@lacity.org
 Cc: vince.bertoni@lacity.org, kevin.keller@lacity.org, ken.bernstein@lacity.org, craig.weber@lacity.org, tom.rothmann@lacity.org, sharon.dickinson@lacity.org

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

Sincerely,

Diana Eisele

Homeowner and member of La Brea Hancock Homeowners Association



Sharon Dickinson <sharon.dickinson@lacity.org>

R1V NEW SUPPORT

Jennifer Witherill <jenkhasnabis@aol.com>

Sat, Nov 26, 2016 at 3:49 PM

To: Sharon.Dickinson@lacity.org

Cc: Cory Witherill <cwitherill@aol.com>

Hello,

I'm a resident of Mar Vista hill and I wanted to express how supportive my husband and I are regarding the more realistic **R1V NEW** zoning code **Council File #14-0656**.

The less restrictive zoning is much more amenable to the neighbors in Mar Vista. We were very upset with the previously discussed, very restrictive zoning codes and we were possibly thinking of moving, had that original proposition passed.

Right now Mar Vista is a very desirable community and a very coveted part of the Westside. The zoning code **R1V NEW** is definitely the most appropriate for this area and us residents are pleased with it as well.

Thank you for your time and for listening to the community. We really appreciate that.

Jennifer & Cory Witherill
Mar Vista Hill residents

Cory & Jennifer Witherill
3238 Grand View Blvd.
Los Angeles, CA 90066
Email: jenkhasnabis@aol.com
Cell: 310-487-3823
Fax: 310-398-1387

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Sharon Dickinson <sharon.dickinson@lacity.org>

Support Council File #14-0656 Baseline Mansionization Ordinance

DW.Scott gmail Scott <dw.scott@gmail.com>

Sat, Nov 26, 2016 at 11:55 AM

To: Paul.Koretz@lacity.org, Sharon.Dickinson@lacity.org, shawn.bayliss@lacity.org

Dear Councilmember Koretz,

I am a resident of Los Angeles living in the Inner Council District 5, I wish to voice my support for the amendment to the BMO referenced in Council File #14-0656. I believe it is critical we take these steps to better regulate residential development and maintain the quality of life we enjoy in our various neighborhoods.

I am adding my voice to the support that is shared in part or in whole by all of the Neighborhood Councils affected by this ordinance.

Thank you.

David Scott
Woodbine St.
Los Angeles, CA 90064



Sharon Dickinson <sharon.dickinson@lacity.org>

Support for Council File #14-0656 Baseline Mansionization Ordinance

Judith Weiner <kpaw77@gmail.com>

Sat, Nov 26, 2016 at 12:14 PM

To: Mike.Bonin@lacity.org, Felipe.Fuentes@lacity.org, Paul.Koretz@lacity.org, Sharon.Dickinson@lacity.org, shawn.bayliss@lacity.org

Dear members of the Los Angeles City Council,

I am a resident of Los Angeles and support the amendment to the BMO found in council file #14-0656. I support this ordinance to support more controlled growth, preserve the character of neighborhoods, and to keep housing more affordable.

Thank you.

Judith Weiner

Los Angeles, ca 90064



Sharon Dickinson <sharon.dickinson@lacity.org>

BMO/BHO - The Importance Of Being Prudent

Steven Poster <stevenasc@me.com>
To: Sharon.Dickinson@lacity.org
Cc: Carol Sidlow <csidlow0264@aol.com>

Sat, Nov 26, 2016 at 11:50 AM

Dear Honorable Mayor Garcetti, Councilmembers and Chairman Huizar,

The mansions that are being built in all of our neighborhoods are neither prudent nor piratical.

Please consider just the infrastructure to service all of the new large estate type homes on small lots and on dangerous roads. There seems to be a celebration of "build at any cost." I know you all do drive through these neighborhoods. Please, next time put down your cell phones and look around and see the poorly designed cookie cutter white mansions on ever block in some neighborhoods.

Or see the three houses being built next door to me on 75 feet of land. 25 foot properties should not be allowed. These may even be tastefully done. But why overcrowd an already overcrowded neighborhood?

We all know that any group of economists, engineers, architects, psychologists and city planners would logically say that accomplishing prudent design, thinking about the future of this megalopolis, maybe most important job you will ever have.

I guarantee that if you are consciously thoughtful the money will come, the city will grow and we will all have a better quality of life.

Thank you,

Steven Poster ASC

For Information Purposes Only:
Resident 8862 Wonderland Ave. LA 90046
Member of the Lookout Mountain Alliance
Delegate to the Hillside Federation
President of International Cinematographers Guild, Local 600 I.A.T.S.E. 7755 Sunset Blvd, LA 90046

BMO:BHO Letter to City.pdf
48K