



Sharon Dickinson &lt;sharon.dickinson@lacity.org&gt;

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**Baseline Mansionization notes**

1 message

**Andy and Alice** <andal@dslextre.me.com>

Tue, Dec 6, 2016 at 12:35 AM

To: Sharon.Dickinson@lacity.org

Dear Sharon and members of the City Council:

We long-time residents have had to endure countless construction vehicles, unbelievable traffic congestion and encroachment on our lives. This is due to approval of too many building projects without regard to any of the above consequences. To our knowledge no one has conducted a qualified environmental impact study, the projects are simply green-lighted.

We have witnessed single and double family dwellings being torn down and replaced by much larger structures.

We have several questions:

- 1) How is it environmentally responsible to replace a small four unit apartment with one that has sixteen units? The results are more cars, more traffic and less water to go around, not to mention more population density, poorer air quality and the associated diminished quality of life.
- 2) The city was set up with freeways for 50's and 60's traffic; all the freeway improvements haven't made much of a difference in the gridlock and now with the building 'boom' out of control, how is the existing infrastructure going to 'keep up'? We welcome the rapid transit systems that have been built over the last few years but Los Angeles is still a city of cars. The bike lanes add to the problem because they cut off part of the road originally meant for cars.
- 3) The developers must build a certain amount of affordable housing units to conform to city ordinances. How can you define affordable housing in a manner that developers will take seriously?

We don't have specific sites that we can point to but just look at nearly any place in the city and you will see what we are talking about. Try to drive anywhere in L.A. and you won't find it a pleasant experience.

There is a movement in L.A. that is attempting to preserve neighborhood integrity. We believe it is very important to do so-not prevent gentrification from happening but to stop the runaway building that impacts our lives and more importantly, our quality of life.

This is not a baseline-ordinance specific letter as much as it is a related quality of life matter associated with the amount of construction, lack of parking on our streets, encroachment on sunlight, noise pollution and wanton disregard for the tax paying homeowner residents of this city and their properties. There are many communities that are up in arms over the expected overcrowding associated with these new and much larger buildings.

Thank you for your attention in this matter.

Cordially,

Andrew and Alice Kopetzky



Sharon Dickinson &lt;sharon.dickinson@lacity.org&gt;

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**Baseline Mansionization Ordinance #14-0656**

1 message

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**Andy and Alice** <andal@dslextreme.com>  
To: Sharon.Dickinson@lacity.org

Tue, Dec 6, 2016 at 12:42 AM

Dear Sharon and members of the City Council:

We long-time residents have had to endure countless construction vehicles, unbelievable traffic congestion and encroachment on our lives. This is due to approval of too many building projects without regard to any of the above consequences. To our knowledge no one has conducted a qualified environmental impact study, the projects are simply green-lighted.

We have witnessed single and double family dwellings being torn down and replaced by much larger structures.

We have several questions:

- 1) How is it environmentally responsible to replace a small four unit apartment with one that has sixteen units? The results are more cars, more traffic and less water to go around, not to mention more population density, poorer air quality and the associated diminished quality of life.
- 2) The city was set up with freeways for 50's and 60's traffic; all the freeway improvements haven't made much of a difference in the gridlock and now with the building 'boom' out of control, how is the existing infrastructure going to 'keep up'? We welcome the rapid transit systems that have been built over the last few years but Los Angeles is still a city of cars. The bike lanes add to the problem because they cut off part of the road originally meant for cars.
- 3) The developers must build a certain amount of affordable housing units to conform to city ordinances. How can you define affordable housing in a manner that developers will take seriously?

We don't have specific sites that we can point to but just look at nearly any place in the city and you will see what we are talking about. Try to drive anywhere in L.A. and you won't find it a pleasant experience.

There is a movement in L.A. that is attempting to preserve neighborhood integrity. We believe it is very important to do so-not prevent gentrification from happening but to stop the runaway building that impacts our lives and more importantly, our quality of life.

This is not a baseline-ordinance specific letter as much as it is a related quality of life matter associated with the amount of construction, lack of parking on our streets, encroachment on sunlight, noise pollution and wanton disregard for the tax paying homeowner residents of this city and their properties. There are many communities that are up in arms over the expected overcrowding associated with these new and much larger buildings.

Thank you for your attention in this matter.

Cordially,

Andrew and Alice Kopetzky



Sharon Dickinson &lt;sharon.dickinson@lacity.org&gt;

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**Baseline mansionization**

1 message

**Smith, Robert M** <rsmith@financialguide.com>

Tue, Dec 6, 2016 at 9:12 AM

To: "Sharon.Dickinson@lacity.org" &lt;Sharon.Dickinson@lacity.org&gt;

I may not have all of the terminology correct, but I'd like to urge support for allowing the Beverlywood Adjacent area to have the same .55-.45 ratios as has been granted to the Beverlywood area. While I am terribly disturbed about over-development in the Beverlywood Adjacent area, the .45-.35 proposal is a totally unrealistic solution for our area.

Like Beverlywood itself, Beverlywood Adjacent is home to many Orthodox Jewish families, most of whom have at least three children, and often more. In my case, my lot size is just under 6000 square feet. When my four children were younger, we added four upstairs bedrooms onto our home. Our house is not huge and we did not diminish the size of either our front or back yards, nor did we just add a box on top of our house. Our addition brought our home to almost 3000 square feet. That addition would not have been allowed under the proposed .45-.35 ratio but would be allowed under the .55-.45 ratio.

To me the bigger problem in our neighborhood is outside developers coming in, buying up smaller older homes of about 1800 square feet, tearing them down and rebuilding them at twice the size and then trying to resell them for twice the price. This is not only creating huge eyesores in the neighborhood but it is pricing younger families, such as my kids, out of the neighborhood. Young people might be able to afford the price for a small 1800 square foot house but they can't afford the two million dollar plus price tag for the newly built six bedroom house.

Perhaps a compromise proposal could be that the area is subject to the .45-.35 numbers UNLESS the house has been owner-occupied for the previous twelve months, in which case the larger .55-.45 numbers would apply. This would allow families who want to live in the area to expand their homes to a reasonable size while keeping out the outside developers who are only in it for the money.

Thank you.

*Robert M. Smith, CLU, ChFC, CLTC, RICP  
CA Insurance Lic# 0741819  
8383 Wilshire Blvd., Suite 600  
Beverly Hills, CA 90211  
Tel (323) 965-6327  
Fax (323) 965-0941  
www.robertsmithservices.com*

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by e-mail, fax, or voicemail.



Sharon Dickinson &lt;sharon.dickinson@lacity.org&gt;

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**"CF 14-0656, BMO/BHO Ordinance Amendments" i**

1 message

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**Beverly Robinson** <bevrobinsn412@gmail.com>

Tue, Dec 6, 2016 at 9:29 AM

To: paul.koretz@lacity.org

Cc: NeighborhoodConservation@lacity.org, Sharon.Dickinson@lacity.org, afine@laconservancy.org

Your efforts to stop neighborhood mansionization are so very important for the future of Los Angeles. They allow neighborhoods to remain neighborhoods in the truest sense of the word. Please continue to push back against allowing oversized houses being allowed. Support the inclusion of attached garages square footage in calculating the square footage of a building application.

**GLASSELL  
PARK  
IMPROVEMENT ASSOCIATION**

WORKING TO BETTER OUR COMMUNITY SINCE 1968

6 December 2016

Baseline Mansionization Ordinance and the Baseline Hillside Ordinance: Council File #14-0656.

Dear Sharon Dickinson,

We write to ask the City Council to strengthen protections of our neighborhoods by amending the current City Baseline Mansionization and Hillside Ordinances (BMO/BHO) to close loopholes in exemptions and design bonuses that result in encouraging out of scale homes the ordinance was designed to prevent. We were disappointed that PLUM didn't support specific City Planning Commission's recommended Amendments to the code.

We are particularly interested in the further strengthening of the BMO/BHO by counting ALL of the square footage of attached garages in the total allowable square footage assessment. It is critical that the ordinance address the impact of attached, front-loaded garages on older neighborhoods.

In addition, we request the City Council apply these regulations to the Ordinances;

- **Reduce** Hillside Area guaranteed minimum Residential Floor Area from 1,000 to 800 square feet.
- **Reduce** R1 Zone, Hillside Area by-right maximum grading from 2,000 to 1,000 cubic yards.
- **Change** starting height of R1 encroachment plane from 20 to 22 feet.
- front articulation requirement in the R1 Zone.
- **Restore** 0.5 Floor Area Ratio for R1 lots smaller than 7,500 square feet.
- **DENY** 400 square foot exemption for garages, regardless of location.
- **Clarify** that conditionally permitted uses are subject to the provisions of the BMO and BHO.

Our older neighborhoods with individually designed and crafted homes are losing their unique sense of place as a result of needless demolition and/or infill of tract style homes that are incompatible with the nature of our hillside neighborhoods. Maintaining and strengthening the BHO will help support our sensitive terrain and allow for native flora and fauna to survive. Please strengthen the protections provided in the BMO/BHO.

Sincerely,



Molly Lynn Taylor  
President  
Glassell Park Improvement Association  
*"Working to better our community since 1968"*

CC: Gilbert Cedillo, Paul Krekorian, Bob Blumenfield, David E. Ryu, Paul Koretz, Nury Martinez, Marqueece Harris-Dawson, Curren D. Price, Jr., Herb J. Wesson, Jr., Mike Bonin, Mitchell Englander, Mitch O'Farrell, Jose Huizar, Joe Buscaino, Niall Huffman, Planning Assistant, NeighborhoodConservation@lacity.org



Sharon Dickinson &lt;sharon.dickinson@lacity.org&gt;

## City Council BMO/BHO Amendments

1 message

**helene schpak** <hxschpak@gmail.com>

Tue, Dec 6, 2016 at 9:48 AM

To: "councilmember.wesson@lacity.org" <councilmember.wesson@lacity.org>, "justin.wesson@lacity.org" <justin.wesson@lacity.org>, "afine@laconservancy.org" <afine@laconservancy.org>, "NeighborhoodConservation@lacity.org" <NeighborhoodConservation@lacity.org>, "Sharon.Gin@lacity.org" <Sharon.Gin@lacity.org>, Jeff Camp <mjeffcamp@gmail.com>, "president@westadamsheritage.org" <president@westadamsheritage.org>, "deron.williams@lacity.org" <deron.williams@lacity.org>, "jordan.beroukhim@lacity.org" <jordan.beroukhim@lacity.org>, "norman@ngilmore.com" <norman@ngilmore.com>, "hunterochs@gmx.net" <hunterochs@gmx.net>, "kimmich726@hotmail.com" <kimmich726@hotmail.com>  
Cc: niall.huffman@lacity.org, Sharon.Dickinson@lacity.org

Dear Council President Wesson,

Tomorrow morning, the Los Angeles City Council is scheduled to discuss the Los Angeles Baseline Mansionization and Hillside Ordinances (BMO/BHO). I strongly encourage you and the Council to overrule the City's Planning and Land Use Management (PLUM) Committee new proposals that reinstate problematic measures and loopholes in the BMO/BHO. Instead, I ask that you support the City Planning staff recommended improvements to the Ordinances that also have overwhelming public support.

The City Council should support the City Planning Commission's recommended Amendments to the code which include:

- Further strengthening of the BMO/BHO by counting ***ALL*** of the square footage of attached garages in the total allowable square footage assessment. It is critical that the ordinance address the impact of attached, front-loaded garages on older neighborhoods.

I support managed growth that ensures homes are built to scale in our neighborhoods. Many proponents of out-of-scale development (mansionization) claim that building larger homes increases density. The issue of density in Los Angeles should be about population and not adding square footage to single family dwellings.

- Not everything touted as "density" really is addressing increasing housing density, e.g., creating more housing.
- Countless older homes have been demolished and replaced with massive, out-of-scale new houses—adding square footage density for the same single family but not increasing housing.
- Our older and unprotected historic neighborhoods are losing their unique sense of place as a result of needless demolition and incompatible new development that does NOT meet the goal of creating additional housing.

Increasing the footprint and adding density bonuses in our hillsides places greater pressure on our fragile infrastructure and reduces the open space that supports the wildlife and woodlands that are the life and character of our community.

Please support the Planning Commissions recommended protections to the BMO/BHO.

Sincerely,

Helene Schpak  
Glassell Park





Sharon Dickinson &lt;sharon.dickinson@lacity.org&gt;

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**CF 14-0656, BMO/BHO Ordinance Amendments**

1 message

**Dean Perton** <daperton@pacbell.net>

Tue, Dec 6, 2016 at 10:36 AM

To: councilmember.huizar@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.cedillo@lacity.org, councilmember.englander@lacity.org, councilmember.price@lacity.org, councilmember.bonin@lacity.org, paul.koretz@lacity.org

Cc: NeighborhoodConservation@lacity.org, Sharon.Dickinson@lacity.org, afine@laconservancy.org

Dear PLUM Committee and Council Members,

Over the past several years we have witnessed the continuing degradation of our neighborhoods and the architectural character and scale that brought so many of us to the area. This can't continue.

Accordingly, we have worked with City Planning staff in support of proposed amendments they have drafted to maintain what remains of our older and historic neighborhoods. The City Planning Commission has recommended these amendments, effectively strengthening the Baseline Mansionization and Hillside Ordinances (BMO/BHO) by including all of the square footage of attached garages in the total allowable square footage count and reducing the Maximum Residential Floor Area (RFA) .

We understand that the Los Angeles City Council's Planning and Land Use Management (PLUM) Committee reviewed the proposed amendments to the BMO/BHO on Tuesday, November 29, during which the PLUM Committee Chair directed the city attorney to draft a new ordinance that reinstates current measures and loopholes in the ordinances, effectively setting us back to where we started.

As we approach a tipping point in many neighborhoods, we implore you to support the CPC recommendations that strengthen the BMO/BHO and maintain what remains of our older and historic neighborhoods.

With thanks,

**Dean A. Perton, Architect**

1604 Hi Point Street  
Los Angeles, CA 90035

Faircrest Heights  
CD10



Sharon Dickinson &lt;sharon.dickinson@lacity.org&gt;

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**CF 14-0656 BMO -- Restore 45% FAR and 200'/400' garage exemption**

1 message

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**rmarilynlee@aol.com** <rmarilynlee@aol.com>

Tue, Dec 6, 2016 at 10:53 AM

To: Sharon.Dickinson@lacity.org

Cc: pxkoretz@lacity.org, shawn.bayliss@lacity.org, joan.pelico@lacity.org, faisal.alserri@lacity.org,

joseph.galloway@lacity.org

Please amend the BMO as your Planning Commission voted July 14 – 45% FAR and the 200' front/400' back garage exemption. What PLUM increased to 50% and 400' garage anywhere on Nov. 29 is completely out of step with what your City Council and the Planning Department has spent 2 years thoughtfully planning for L.A.'s residents and future.

Reasonable growth is good, Mansionization which is now destroying unique L.A. neighborhoods is not. We live in Beverlywood where developers have moved in and every house up for sale is a teardown regardless of quality and these were well-built homes. We're not thrilled with our 55-45% ICO or garage exemption but are living with compromise. 400' garage exemption will continue the blight of massing in the front of homes and take away one parking space per 2 car garage built under current developer plans.

Affordable housing is a top priority for you and your constituents, please don't let profits become the definition of what it is to live in Los Angeles.

Respectfully yours,  
Marilyn and Harvey Schneider  
2124 Bagley Ave.  
L.A. CA 90034



Sharon Dickinson &lt;sharon.dickinson@lacity.org&gt;

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**Ref: Council File #14-0646**

1 message

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**Susan Gordon** <sgordonnow@gmail.com>  
To: sharon.dickinson@lacity.org

Tue, Dec 6, 2016 at 11:15 AM

We, Susan Gordon and Ted Schachter, residents of Comstock Hills in Westwood, support the revised BMO/BHO as presented by the **Planning Commission**, which limits FAR in

R-I residential neighborhoods to .45. We oppose the increase proposed by PLUM. Please be sensitive to citizens trying to preserve the character of their community and do not cater to speculators and builders who harm the value of existing homes and ruin neighborhoods.

Thank you,

Susan Gordon and Ted Schachter

Susan Gordon  
10264 Rochester Ave, Los Angeles 90024  
sgordonnow@gmail.com  
310-713-2777



Sharon Dickinson &lt;sharon.dickinson@lacity.org&gt;

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**Council File #14-0656**

1 message

**Sarah Boyd** <stboyd69@yahoo.com>

Tue, Dec 6, 2016 at 12:11 PM

Reply-To: Sarah Boyd &lt;STBoyd@aya.yale.edu&gt;

To: "Sharon.Dickinson@lacity.org" &lt;Sharon.Dickinson@lacity.org&gt;

Cc: Paul Krekorian &lt;councilmember.krekorian@lacity.org&gt;, "councilmember.wesson@lacity.org" &lt;councilmember.wesson@lacity.org&gt;

**Mr. Wesson and Mr. Krekorian:**

As Council chair and CD2 representative, you are critical to tomorrow's vote. I urge you to make sure schools and other institutions follow the same rules as everyone else when it comes to development in residential areas. It makes no sense to restrict homeowners while giving exceptions and excuses to huge schools to carve out our hillsides and build out-of-scale school buildings and parking structures. This is especially true in our hillsides, where our few open spaces remain and where there currently thrive protected trees and wildlife habitat.

**As you vote on the BMO/BHO tomorrow,****please make sure the Ordinance clarifies that conditionally permitted uses ARE subjected to the provisions of the BMO and BHO****and****make sure that Projects currently in the process of seeking zoning entitlements ARE NOT EXEMPT from the ordinance!**

Thank you,

Sarah Boyd

Studio City homeowner and resident



Sharon Dickinson &lt;sharon.dickinson@lacity.org&gt;

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## OPPOSE exemption from hillside baseline ordinance for CUP recipients and those seeking zoning variances

2 messages

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**Jennifer Rothman** <jennifer.rothman@lfs.edu>

Tue, Dec 6, 2016 at 12:18 PM

To: councilmember.wesson@lacity.org

Cc: 'jordan.beroukhim@lacity.org, Sharon.Dickinson@lacity.org

Dear Council President Wesson,

Please either vote against the current proposed revision to the Baseline Hillside Ordinance or amend the current proposal to strike the clause "except for conditionally permitted uses enumerated in Section 12.24" in ALL places in which it appears in the current proposed ordinance, as well as striking any other proposed exemptions, including but not limited to those seeking zoning variances. All provisions seeking to allow exceptions based on seeking or approval of zoning variations should also NOT be exempted from BHO. This is a shameless flaunting of one of the most important pieces of environmental legislation in LA's history.

Such an exemption for CUP recipients and those seeking zoning variances is an outrageous loophole to the BHO that will eviscerate its protection of LA's most treasured resource, our Santa Monica mountains. If you are in fact a true advocate for the environment, as you have often claimed, you must say NO to the lobbyists, and listen to your constituents and do the right thing by protecting our hillsides from such improper developments. Schools and other institutions must follow the same rules as everyone else developing in our precious mountains.

This is a watershed moment and your constituents are watching you. The future of Los Angeles will be forever affected by your decision on this issue. I respectfully urge you to stand up for the environment and the residents of these communities.

Sincerely,

Jennifer E. Rothman  
Professor of Law and Joseph Scott Fellow  
Loyola Law School, Los Angeles; Loyola Marymount University

919 Albany St.  
Los Angeles, CA 90015-1211  
Tel: (213) 736-2776

Jennifer Rothman <jennifer.rothman@jls.edu>

Tue, Dec 6, 2016 at 12:20 PM

To: Sharon.Dickinson@lacity.org

Cc: Save Coldwater Canyon! <savecoldwatercanyon@gmail.com>

Please include in Council File #14-0656.

Dear Councilmember Krekorian,

Please either vote against the current proposed revision to the Baseline Hillside Ordinance or amend the current proposal to strike the clause "except for conditionally permitted uses enumerated in Section 12.24" in ALL places in which it appears in the current proposed ordinance, as well as striking any other proposed exemptions, including but not limited to those seeking zoning variances. All provisions seeking to allow exceptions based on seeking or approval of zoning variations should also NOT be exempted from BHO. This is a shameless flaunting of one of the most important pieces of environmental legislation in LA's history.

Such an exemption for CUP recipients and those seeking zoning variances is an outrageous loophole to the BHO that will eviscerate its protection of LA's most treasured resource, our Santa Monica mountains. If you are in fact a true advocate for the environment, as you have often claimed, you must say NO to the lobbyists, and listen to your constituents and do the right thing by protecting our hillsides from such improper developments. Schools and other institutions must follow the same rules as everyone else developing in our precious mountains.

This is a watershed moment and your constituents are watching you. The future of Los Angeles will be forever affected by your decision on this issue. I respectfully urge you to stand up for the environment and the residents of these communities.

Best regards,

Jennifer E. Rothman  
Resident Studio City

(818) 687-6285



Sharon Dickinson &lt;sharon.dickinson@lacity.org&gt;

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**Council File #14-0656**

1 message

**Masami Fukuhara** <masamif@ttta.com>

Tue, Dec 6, 2016 at 12:34 PM

To: "Sharon.Dickinson@lacity.org" &lt;Sharon.Dickinson@lacity.org&gt;

Cc: "SaveColdwaterCanyon@gmail.com" &lt;SaveColdwaterCanyon@gmail.com&gt;

FYR

Best regards,

**Masami Fukuhara****Guido Zwicker**

3720 Alta Mesa Drive

Studio City, CA 91604

**From:** Masami Fukuhara**Sent:** Monday, December 05, 2016 4:04 PM**To:** Paul.Krekorian@lacity.org; mayor.garcetti@lacity.org**Cc:** Guido Zwicker <guidozwicker@me.com>; SaveColdwaterCanyon@gmail.com**Subject:** FW: ACTION ALERT - please send CALL today or tomorrow

Good Afternoon,

We've reviewed the following email from the Save Coldwater Canyon. We are concerned about our community environment & preservation, and agree with their statements of:

Schools and other institutions need to follow the same rules as everyone else when it comes to development in residential areas!

It is important that CUP institutions are not exempt from the Baseline Hillside Ordinance, which is our most valuable tool for protecting open space and hillside neighborhoods from large scale development.

Specifically the clause, "**except for conditionally permitted uses enumerated in Section 12.24**" must be removed from wherever it appears in the Ordinance!

We'd appreciate if you could consider above and our opinions are logged in and counted for this matters.

Best regards,

**Masami Fukuhara**

**Guido Zwicker**

3720 Alta Mesa Drive

Studio City, CA 91604

**From:** Save Coldwater Canyon! Inc. [mailto:savecoldwatercanyon@gmail.com]

**Sent:** Monday, December 05, 2016 1:55 PM

**To:** Masami Fukuhara <masamif@ttta.com>

**Subject:** ACTION ALERT - please send CALL today or tomorrow



Save Coldwater Canyon! Inc.

Dear Masami Fukuhara

**Urgent action required!!!**

The Revised BMO/BHO (Baseline Mansionization/Baseline Hillside Ordinance) goes to the City Council for a vote [this Wednesday, December 7](#).

The Ordinance contains language that could exempt institutions like Harvard-Westlake, which operate under a CUP (conditional use permit), from the BHO, and thus will dangerously threaten our hillside neighborhoods and open space land by opening them to large developments, such as Harvard-Westlake's proposed parking structure and bridge over Coldwater Canyon.

Please CALL Councilmember Krekorian (818-755-7676) today *and* tomorrow and tell him to make sure the Baseline Hillside Ordinance truly protects our hillsides.



## SAMPLE SCRIPT:

Schools and other institutions need to follow the same rules as everyone else when it comes to development in residential areas!

It is important that CUP institutions are not exempt from the Baseline Hillside Ordinance, which is our most valuable tool for protecting open space and hillside neighborhoods from large scale development.

Specifically the clause, "**except for conditionally permitted uses enumerated in Section 12.24**" must be removed from wherever it appears in the Ordinance!

Make sure that Krekorian gets our important message before City Council meets Wednesday, Dec 7 to vote on the ordinance, and ask that your opinion be logged in and counted.

This may be our last chance to stop this drastic change in the Municipal code!

**Feel free to email him to follow-up, but PHONE CALLS are most effective right now!**

"Paul.Krekorian@lacity.org" <Paul.Krekorian@lacity.org>;

Thank you for helping us further our mission to protect and preserve open space land and our precious wildlife habitat in the Coldwater Canyon area.

Sincerely,

Your SCC Board,  
Alex, Dominik, Heidi, Janine, Jeff, Sarah, Suellen, and Wilda  
Save Coldwater Canyon! Inc.

Save Coldwater Canyon! Inc., 12400 Ventura Blvd #775, Studio City, CA 91604

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Sent by [savcoldwatercanyon@gmail.com](mailto:savcoldwatercanyon@gmail.com) in collaboration with



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Sharon Dickinson &lt;sharon.dickinson@lacity.org&gt;

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**Council File #14-0656**

1 message

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**Jeff Stuart** <jeffstuart@earthlink.net>  
Reply-To: Jeff Stuart <jeffstuart@earthlink.net>  
To: Sharon.Dickinson@lacity.org  
Cc: jeffstuart@earthlink.net

Tue, Dec 6, 2016 at 12:44 PM

Re Council File #14-0656:

The Revised BMO/BHO (Baseline Mansionization/Baseline Hillside Ordinance) goes to the full City Council for a vote Wednesday, December 7.

The Ordinance contains language that could exempt institutions like Harvard-Westlake, which operate under a CUP (conditional use permit), from the BHO, and thus will dangerously threaten our hillside neighborhoods and open space land by opening them to large developments, such as Harvard-Westlake's proposed parking structure and bridge over Coldwater Canyon.

Schools and other institutions need to follow the same rules as everyone else, especially when it comes to development in residential areas.

We strongly request that the ordinance clarifies that conditionally permitted uses ARE subject to the provisions of the BMO and BHO, and we urge the Council to ensure that projects currently in the process of seeking zoning entitlements ARE NOT EXEMPT from the ordinance.

Thank you.

Jeff Stuart  
4106 Alcove Avenue  
Studio City



Sharon Dickinson &lt;sharon.dickinson@lacity.org&gt;

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**File #14-0656**

1 message

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**Richard Blumenberg** <Richard@rlbarchitecture.com>

Tue, Dec 6, 2016 at 12:44 PM

To: "Sharon.Dickinson@lacity.org" &lt;Sharon.Dickinson@lacity.org&gt;

The proposed BMO/BHO Amendments are unworkable within the hillside areas. I urge you to change the language of the proposed in the following areas:

1. By eliminating the exemption for the grading under the structure and limiting the maximum grading for R1 to 1,000 cubic yards, a 5,000 sq. ft. lot would be limited to  $500 + (5\% \times 5000) = 750$  cy. That is not enough to construct a home on an uphill slope. The original Planning Dept. proposal of 1000 cubic yards + 10% of the lot size would allow for 1,500 CY is a more reasonable approach.
2. An existing single story home on a slope would be severely limited as to what could be constructed on a second floor. The height envelope is measured from existing or proposed grade, whichever is lower. There is no way to compensate for a steeply sloped lot. Please see attached slope study which shows with just a 9% slope the vertical wall height of the second floor would be 4'-3" high.

Best Regards,

Richard Blumenberg, AIA, LEED AP

RLB Architecture

15200 W Sunset Blvd., Ste. 201

Pacific Palisades, CA 90272

(310) 459-0244

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**Encroachment Plane Site Slope Analysis.pdf**  
341K



Sharon Dickinson &lt;sharon.dickinson@lacity.org&gt;

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**Fwd: Out of the office Re: R1R2-RG Re-zoning**

2 messages

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**Michael Houske** <mhouske@gmail.com>

Tue, Dec 6, 2016 at 12:48 PM

To: Sharon.Dickinson@lacity.org

re: Council File #14-0656

Ms. Dickinson,

Mr. Niall Huffman of the the LA Department of City Planning suggested that I forward you the attached letters from Faircrest Heights and Crestview residents (CD 10) opposed to the proposed R1R2 RG re-zoning for our neighborhoods. In addition to the attached 48 letters of Faircrest Heights residents opposed to the proposed R1R2 RG re-zoning, I previously provided Councilman Wesson with 21 letters for a total of 69 letters from Faircrest Heights residents who support the Baseline Mansionization Ordinance (BMO) but are opposed to having the much more restrictive proposed R1R2 RG being foisted upon them. I am also sending an additional 21 Crestview CD 10 letters of residents opposed to the proposed R1R2 RG re-zoning. So, to date, I we have 90 letters (with hopefully more to come) from people who do not want their hard earned property rights unfairly and arbitrarily ripped away by the imposition of R1R2 RG on Faircrest Heights and Crestview south of 18th.

Sincerely,

Michael Houske  
 1739 Alvira Street  
 Faircrest Heights  
 (310) 488-1120

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

From: **Niall Huffman** <niall.huffman@lacity.org>  
 Date: Mon, Dec 5, 2016 at 5:34 PM  
 Subject: Re: Out of the office Re: R1R2-RG Re-zoning  
 To: Michael Houske <mhouske@gmail.com>

Michael,

Thanks for these letters. If you would like them to be included in the record for the proposed BMO/BHO amendment, please make sure that you send a copy to Sharon.Dickinson@lacity.org (Sharon is with the City Clerk's office and administers the file on behalf of the Council). Reference Council File #14-0656 in your communication.

NH

On Mon, Dec 5, 2016 at 3:11 PM, Michael Houske <mhouske@gmail.com> wrote:  
 Mr. Huffman,

It took me four attempts to spell your address correctly. I have now added the correct version to my contacts, so hopefully it will not be an issue again.

Michael

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

From: **Michael Houske** <mhouske@gmail.com>  
 Date: Mon, Dec 5, 2016 at 3:00 PM  
 Subject: Re: Out of the office Re: R1R2-RG Re-zoning

To: Elizabeth Carlin <elizabeth.carlin@lacity.org>  
 Cc: Jordan Beroukhim <jordan.beroukhim@lacity.org>, christine.saponara@lacity.org, james.k.williams@lacity.org, nial.huffman@lacity.org, cpc@lacity.org

Liz,

As discussed in my prior email, attach is a compressed pdf of 48 new letters of Faircrest Heights residents opposed to the proposed R1R2 RG re-zoning. I have now provided Councilman Wesson with letters from 69 Faircrest Heights residents and Councilman Wesson constituents who support the Baseline Mansionization Ordinance (BMO) but are opposed to having the much more restrictive R1R2 RG imposed upon them. I am also sending an additional Crestview CD 10 letters, which will bring the total number of Crestview CD 10 residents/constituents provided to 21. So, to date, I have provided Councilman Wesson with 90 letters (with hopefully more to come) from people who do not want their hard earned property rights unfairly and arbitrarily ripped away. Imposition of R1R2 RG on Faircrest Heights and Crestview south of 18th makes no sense and is unfair. If we lived in Crestview north of 18th and 2 blocks west of Alvira we would be under the BMO and its anti-mansionization provisions, which we support, like almost every other Los Angeles resident. Councilman Wesson, along with all of the members of the Planning Commission need to listen to the voice of all the residents of Faircrest Heights and Crestview before significantly restricting our property rights.

Michael Houske  
 1739 Alvira Street  
 Faircrest Heights  
 310-488-1120

On Mon, Dec 5, 2016 at 1:20 PM, Michael Houske <mhouses@gmail.com> wrote:

Thank you for the update Liz. I will arrive early at the meeting on Thursday to get it sorted out.

I also have another 50 or so signed letters of Faircrest Heights and Crestview CD 10 residents opposing R1R2 RG, in addition to the 34 letters that I previously sent you. I am in the process of scanning these new letters and will send them within the next hour or so. I would also like to provide copies of at least 88 signed letters (I hope to have more by Thursday morning) opposing fR1R2RG to the members of the Planning Commission. Are there any procedures that I need to follow in order to provide copies of the letters to the Planning Commission?

Finally, my prior email requested a meeting with Councilman Wesson, which you did not address. Is it possible for me to have a meeting with the Councilman to discuss this issue? If so, please let me know when.

Thank you for all your help in this matter.

Michael Houske  
 1739 Alvira Street  
 Faircrest Heights  
 Council District 10

On Mon, Dec 5, 2016 at 1:04 PM, Elizabeth Carlin <elizabeth.carlin@lacity.org> wrote:

Good Afternoon Michael,

After receiving clarification info from the commission secretary it is at the discretion of the chair of the committee, if public testimony will be taken from any neighborhood not on the action list. I can tell you that for sure you will be able to speak during general public comment and you may be able on #7, if the chair allows for this.

Thanks for reaching back to us.  
 Have a good day!

Liz Carlin  
 Deputy  
 Office of Council President Herb J. Wesson Jr.  
 1819 S. Western Ave.  
 Los Angeles, CA 90006  
 323-733-8233  
[www.herbwesson.com](http://www.herbwesson.com)



On Fri, Dec 2, 2016 at 3:19 PM, Michael Houske <mhouske@gmail.com> wrote:  
Liz,

Thank you for this information, but just to clarify and to be sure I am reading this correctly - I cannot speak during Item #7, but can ask to speak during Item #4. Please confirm that my understanding is correct. Thanks.

Additionally, would it be possible for me to get a meeting with Councilman Wesson? If I cannot be heard at the public hearing on the issue that directly impacts my property rights, I would like to at least have the opportunity to talk directly to my councilman on this issue. As I have previously shared with you, I do not believe that all the voices of Councilman Wesson's constituency were heard before R1R2 RG was pushed through.

Michael

On Fri, Dec 2, 2016 at 2:33 PM, Elizabeth Carlin <elizabeth.carlin@lacity.org> wrote:

Michael,

Thanks for speaking with me earlier. At the CPC hearing on Thursday comments from the public on item #7 will be limited to the neighborhoods contained on the requested action list 1-5. The community is always welcome to speak during public comment, item #4.

With Thanks!

Liz Carlin  
Deputy  
Office of Council President Herb J. Wesson Jr.  
1819 S. Western Ave.  
Los Angeles, CA 90006  
323-733-8233  
[www.herbwesson.com](http://www.herbwesson.com)



On Fri, Dec 2, 2016 at 12:50 PM, Michael Houske <mhouske@gmail.com> wrote:  
I understand. Thank you.

On Fri, Dec 2, 2016 at 12:37 PM, Christine Saponara <christine.saponara@lacity.org> wrote:  
We don't disregard anything from the public but if the intent is to oppose the setback of the second story, then it wouldn't make sense for them to submit opposition since they are not required to do it.

On Fri, Dec 2, 2016 at 11:26 AM, Michael Houske <mhouske@gmail.com> wrote:  
Christine,

Thank you so much for your prompt response. Given that these owners are not subject to R1R2 RG, would signatures on letters opposing R1R2 RG from the homeowners at those addresses be disregarded? I do not want to waste their time if their voices will not be included.

Call if you have any question or need more information: 310-488-1120. And you have a nice weekend as well.

Thanks,

Michael Houske

On Fri, Dec 2, 2016 at 10:45 AM, Christine Saponara <christine.saponara@lacity.org> wrote:  
Hi Michael,

Thanks for your email. Those properties have been rezoned with a variable building envelope, instead of a rear-bulk building envelope, because the depth of the property was less than 90 feet. At 90 feet or less, it becomes infeasible to apply the second story setback on the structure while still maintaining the required front and rear setbacks. So in order to not place an undue hardship on those property owners, we opted for the more flexible zone option of R1V2 which allows the location

of the second floor anywhere along the first, so long as they abide by only the current front and rear setbacks.

Have a great weekend!  
Christine

On Fri, Dec 2, 2016 at 10:18 AM, Jordan Beroukhim <jordan.beroukhim@lacity.org> wrote:  
Liz,

I don't have the answer to this.

Looping in Christine.

Christine, can you please advise?

Thank you

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

From: **Michael Houske** <mhouske@gmail.com>  
Date: Fri, Dec 2, 2016 at 10:11 AM  
Subject: Re: Out of the office Re: R1R2-RG Re-zoning  
To: Jordan Beroukhim <jordan.beroukhim@lacity.org>, Elizabeth Carlin <elizabeth.carlin@lacity.org>

Liz and Jordan,

In looking at the Faircrest Heights map for R1R2 RG menu zoning, one block of Stearns Drive, between Airdrome and Pickford, seems to be excluded from the proposed new zoning. Could you let me know why?

Additionally, I wanted to thank Liz for taking the time to speak with me this morning. I appreciate it very much.

Michael Houske  
310-488-1120

On Mon, Nov 21, 2016 at 1:10 PM, Michael Houske <mhouske@gmail.com> wrote:  
Jordan and Liz,

I just received the message below. I just want to ask a few simple questions and find out if there is still time to oppose R1R2 RG zoning for Faircrest Heights and opt for the BMO only restriction like CD5 Crestview. Please call me at 310-488-1120. Thank you.

Michael Houske

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

From: **Elizabeth Carlin** <elizabeth.carlin@lacity.org>  
Date: Mon, Nov 21, 2016 at 12:59 PM  
Subject: Out of the office Re: R1R2-RG Re-zoning  
To: mhouske@gmail.com

I'm out of the office today and will return on Nov. 28. If this matter is related to the district please call (323) 733-8233 for further assistance. If this matter is planning related, please contact Jordan Beroukhim at 213-473-7010

Thanks!

--  
Liz Carlin  
Deputy  
Office of Council President Herb J. Wesson Jr.  
1819 S. Western Ave.  
Los Angeles, CA 90006



323-733-8233  
www.herbwesson.com



*Jordan Beroukhim*  
*Planning & Land Use Deputy*  
*Council President Herb Wesson's Office*  
*200 N. Spring Street, Room 430*  
*Los Angeles, CA 90012*  
*Phone: (213) 473-7010*  
*Fax: (213) 485-9829*  
*www.herbwesson.com*



**Christine Saponara**  
City Planner



DEPARTMENT OF CITY PLANNING  
Policy Division  
P 213.978.1363  
E Christine.Saponara@lacity.org  
200 N. Spring St., Suite 667  
Los Angeles, CA 90012

**Christine Saponara**  
City Planner



DEPARTMENT OF CITY PLANNING  
Policy Division  
P 213.978.1363  
E Christine.Saponara@lacity.org  
200 N. Spring St., Suite 667  
Los Angeles, CA 90012




**Niall H. Huffman, Planning Assistant**  
**Department of City Planning**  
(213) 978-3405  
200 N. Spring St, Room 701  
Los Angeles, CA 90012

*Please be advised that I am out of the office every other Friday.*





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Follow us on Facebook, Twitter, & YouTube

 Please consider the environment before printing this email.

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## 2 attachments

-  **48 Faircrest Letters Opposing R1R2RG.zip**  
13743K
-  **Additional Crestview letters Opposing R1R2 RG.pdf**  
2992K

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**Michael Houske** <[mhouske@gmail.com](mailto:mhouske@gmail.com)>  
To: [Sharon.Dickinson@lacity.org](mailto:Sharon.Dickinson@lacity.org)

Tue, Dec 6, 2016 at 12:50 PM

re: Council File #14-0656

Opposition of Faircrest Heights and Crestview Residents to R1R2 RG.




Ms. Dickinson,

Here are the additional letters.

Michael Houske  
[Quoted text hidden]

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## 3 attachments

-  **Crestview CD10 Signed letters.pdf**  
3151K
-  **Faircrest Hgts Homeowners Opposed to R1R2 RG.pdf**  
6551K
-  **CD 10 (other) Signed letters-1.pdf**  
1458K



Sharon Dickinson &lt;sharon.dickinson@lacity.org&gt;

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**Council File #14-0656**

1 message

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**Mickey Maxwell** <micmaxwell@gmail.com>

Tue, Dec 6, 2016 at 1:05 PM

To: Sharon.Dickinson@lacity.org

To Whom it May Concern:

We have seen the quality of our home life depleted considerably over the last ten years, by greedy, untrustworthy developers, city inspectors, and the city itself, through endless construction, violations that we report and nothing is done, no fines imposed, etc.

We have reported everything we see and we are sure that payoffs are happening as nothing is ever done. I do have video evidence of some of these violations. The house at 347 N. Orlando was offered green bonuses for a hand teardown. Heavy equipment was used to tear down the house. We reported it and no fines were imposed and they had a new permit for heavy equipment the next day...Still getting their green bonuses. The house at 343 N. Orlando had a giant pile of trash in the front yard, with rodents crawling through it for over two months. We reported it as soon as we saw the rodents (about a week after it was put there) and nothing was done. It sat there and got even bigger for over two months. We also complained about them working on this house on Sundays. The police came out and made them stop, with no fines, and they continued to work on Sundays even though we reported it to the police and the inspector. No fines and nothing was done! The house behind us at 347 N. Kings road is in violation of the distance from the property line to the structure by two inches. We called the inspector and even spoke to a supervisor and were told that they aren't going to "hem and haw" over two inches. If I built a fence one inch over the property line, they would make me tear it down. We also complained about them working on Sundays to build this house. No fines and nothing was done! This house also has the equivalent of a third story as there is a rooftop deck that further invades our privacy. The house at 369 N. Orlando was torn down with no permits at all. They claimed they had an asbestos abatement, yet nothing was ever taken out of the house before it was torn down without permits. We complained and after the house was gone and the lot cleared, a permit for teardown was issued. No fines and nothing was done!!!

We are starting to feel like the payoffs are going up the chain, now, as it seems nobody is listening to how this is effecting us and our home life. You have already heard the arguments about our privacy, our light, etc., but you have clearly not been listening! Who is lining their pockets and ignoring us?

**WE, THE MAJORITY OF TAXPAYING VOTERS IN LOS ANGELES, DON'T WANT THESE GIANT HOMES BUILT ON THESE SMALL LOTS!**

It's time for you to listen to us and support what we are asking.

Michael Maxwell



Sharon Dickinson &lt;sharon.dickinson@lacity.org&gt;

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## Support 45% FAR and Count Garages - CF 14-0656, BMO/BHO Ordinance Amendments

1 message

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**Simon Toparovsky** <simon@simontoparovsky.com>

Tue, Dec 6, 2016 at 1:53 PM

To: "herb.wesson@lacity.org" &lt;herb.wesson@lacity.org&gt;, "paul.koretz@lacity.org" &lt;paul.koretz@lacity.org&gt;

Cc: "elizabeth.carlin@lacity.org" &lt;elizabeth.carlin@lacity.org&gt;, "Sharon.Dickinson@lacity.org"

&lt;Sharon.Dickinson@lacity.org&gt;

Dear Council President Wesson and Councilman Koretz,

I have been a homeowner in Crestview since 1984. I have been to almost every meeting concerning the Baseline Mansionization Ordinance and was stunned and disappointed by PLUM's decision, at the end of a long afternoon last week, to reject the Planning Commission's recommendations (for both 45% FAR and the garage exemptions) without any discussion.

At tomorrow December 7's City Council meeting, we are hopeful that you will steer Council in the right direction and remain committed to discouraging overdevelopment of our neighborhoods. I strongly support R1R2-RG (Rear Garage). Please support 45% FAR and count all front-facing attached garages, and give rear garages 200 sq. ft exemption.

Thank you for helping us.

Sincerely,  
Simon Toparovsky  
1832 Preuss Road  
Crestview  
COUNCIL DISTRICT 10

--

p.o. box 351750  
los angeles, ca 90035

cell u.s.a  
213.804.4440  
mobile italia 348.900.8542  
[www.SimonToparovsky.com](http://www.SimonToparovsky.com)



Sharon Dickinson <sharon.dickinson@lacity.org>

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## Council File 14-0656

1 message

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**Debbie & John** <debnjohn@sbcglobal.net>

Tue, Dec 6, 2016 at 1:56 PM

To: Sharon.Dickinson@lacity.org

Cc: Elizabeth Carlin <elizabeth.carlin@lacity.org>

I would like to go on record to support the BMO as recommended by the City Planning Commission which includes keeping the FAR to .45 and including the front attached garages as part of the sq. footage.

Thank you,  
Debbie Gaughan  
Picfair Village  
CD 10



Sharon Dickinson <sharon.dickinson@lacity.org>

---

## Council File 14-0656

1 message

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**John Donovan** <jjdonovan019@gmail.com>

Tue, Dec 6, 2016 at 2:03 PM

To: Sharon.Dickinson@lacity.org

Cc: "Liz Carlin (CD 10 Rep)" <elizabeth.carlin@lacity.org>

I would like to go on record to support the BMO as recommended by the City Planning Commission which includes keeping the FAR to .45 and including the front attached garages as part of the sq. footage.

Thank you,  
John Donovan  
Picfair Village  
CD 10



Sharon Dickinson &lt;sharon.dickinson@lacity.org&gt;

---

**Baseline Mansionization/Baseline Hillside Ordinance.**

1 message

Sari &amp; Arden Rynew &lt;rynew@roadrunner.com&gt;

Tue, Dec 6, 2016 at 2:15 PM

To: Sharon.Dickinson@lacity.org

(Reference Council File #14-0656)

Dear Sharon Dickinson:

Tomorrow, Wednesday, December 7th is a very important day. The Revised BMO/BHO (Baseline Mansionization/Baseline Hillside Ordinance) goes to the full City Council for a vote.

The Ordinance contains language that could exempt institutions like Harvard-Westlake, which operate under a CUP (conditional use permit), from the BHO, and thus will dangerously threaten our hillside neighborhoods and open space land by opening them to large developments, such as Harvard-Westlake's proposed parking structure and bridge over Coldwater Canyon.

Hopefully, you understand, how strongly we are against the Harvard-Westlake Parking Structure and Bridge.

**Schools and other institutions need to follow the same rules as everyone else when it comes to development in residential areas!**

**Make sure the Ordinance clarifies that conditionally permitted uses ARE subjected to the provisions of the BMO and BHO**

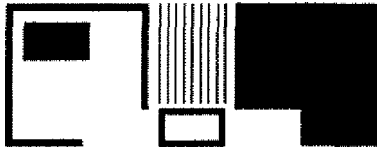
**and Please, Make sure that Projects currently in the process of seeking zoning entitlements ARE NOT EXEMPT from the ordinance!**

Sari & Arden Rynew

13027 Galewood St.  
Studio City, CA 91604

818 501-7906  
rynew@roadrunner.com





## URBAN OPERATIONS

2820 North Main Street  
Los Angeles, CA 90031  
info@urban-ops.net  
t: 323.644.1415  
License # C 31796

**12.6.2016**

To:  
The Honorable City Council of the City of Los Angeles  
John Ferraro Council Chamber (Room 340)  
Los Angeles City Hall,  
200 N Spring St, Los Angeles, CA 90012

From:  
John Southern, AIA  
2820 North Main Street  
Los Angeles, CA 90031

Re: Concerns regarding the Council File (CF 14-0656) -Proposed Revisions to the BMO/BHO dated 12.05.16

Dear Colleagues,

I am a licensed architect and builder with over ten years of experience producing custom designs for, and building on, hillside sites here in the City of Los Angeles. I have followed the BHO code revision process since it started last spring and have attended many of the hearings and AIA meetings held by DCP Staff, including the November 29<sup>th</sup> PLUM hearing at City Hall.

I am responding again to the revised proposed amendments to the Baseline Hillside Ordinance that were issued by PLUM and sent to stakeholders on December 05<sup>th</sup>, 2016, and which have been recommended by PLUM and forwarded to the City Council for consideration.

I have attached a revised response narrative which outlines my continued concerns and constructive observations over the proposed BHO. I have attempted to further clarify the technical deficiencies my colleagues and I have encountered in our collective review of the proposed amendments. These observations are reinforced by my own extensive experience, with designing projects using the 2011 BHO, as well as the structural challenges posed by building on our city's hillside terrain. They are summarized on the following pages.

Please feel free to reach out with questions or comments about my observations regarding the proposed changes to the BHO. I thank you in advance for your time and consideration toward my narrative that follows.

Sincerely,

John Southern, AIA

**Observations concerning the November 29<sup>th</sup> PLUM Recommendations:**

As part of its action at the November 29 meeting, the PLUM Committee recommended several modifications to the proposed ordinance. As a licensed architect, my response to the PLUM Committee's recommended changes to the proposed ordinance are as follows:

- Reduce Hillside Area guaranteed minimum Residential Floor Area from 1,000 to 800 square feet.

800 SF is not a financially feasible by-right RFA when construction and land costs are taken into account. In addition, modern domestic life includes family sizes, equipment, home offices and other uses that require more square footage than a post-war home. The by-right RFA should remain at 1000SF.

- Reduce R1 Zone, Hillside Area by-right maximum grading from 2,000 to 1,000 cubic yards.

A majority of grading amounts on hillside sites are derived from foundation requirements, circulation for code required access to the building, city-required parking, as well as the existing BHO height envelope of 28'-33'. Architects, property owners, and builders, do not have control over depth of their piles and foundations or the size of these below-grade structural systems. Furthermore, 1:1 (H-V) trim slopes required for site safety during grading/foundation operations add considerably to the overall grading quantities, and are important for maintaining the stability of the surrounding slopes and the safety of adjacent properties. Therefore the final grading amounts are often the combined result of the steepness of the terrain, the building code, CAL OSHA, parking, and the state-mandated seismic design criteria, and not the size of the home or the size of the lot.

*Example: A typical city-required 400 SF 2-car garage on a  $\geq 2:1$  (H-V) upslope site can require an average of 285 cubic yards of export in order for its mass, temporary trim slopes, and structural foundation to be accommodated.*

All grading that is the result of the code-required structural foundation and city required 2-car covered parking of hillside homes should remain exempt and the by-right maximum must recognize that hillside sites with slopes of  $\geq 2:1$  (H-V) pose unique technical, safety and design challenges when compared to "flat" lots in the hillside zone.

- Change starting height of R1 encroachment plane from 20 to 22 feet.

The proposed encroachment plane starting height in hillside areas affected by the BHO should be increased from 22'-0" to 24'-0", on downward sloping sites with a grade of  $\geq 2:1$  (H/V). Our analysis shows that the proposed regulation of 20'-0" will cut into required covered parking reducing the head clearance at the perimeter of the automobiles from a point at the middle of the garage or street-level floor of the residence. Since the grade on slopes  $\geq 2:1$  (H/V) descends faster than the building mass can accommodate the required covered parking and residential entry, the encroachment plane provision should be revised to reflect the topographical challenges of actual hillside sites here in Los Angeles, instead of the flat-lot diagram shown in the Planning document dated, 10.11.16.

Additionally, the depth of current, code-mandated hillside structural systems above the foundation (drag beams, moment frames, trusses, etc...) require deeper floor plates and therefore taller floor-to-floor heights. The encroachment plane should therefore start at 24'-0" above natural or finish grade (whichever is lower) for hillside sites with a slope of  $>2:1$  (H-V) and should only be required in the side-yards of the project.

*Continues next page...*

- Remove front articulation requirement in the R1 Zone.

Front Façade Articulation: This should be removed entirely for the hillside zones covered by the BHO, or there should be an exemption for lots of substandard width ( $\leq 50'-0''$ ) since a majority of the building mass on these lots is the required two-car covered parking, which will take up more than 2/3 of the allowable frontage, when required side yard setbacks are taken into account.

- Restore 0.5 Floor Area Ratio for R1 lots smaller than 7,500 square feet.

No changes suggested.

- Restore full 400 square foot exemption for garages, regardless of location.

Due to the fact that the Department of City Planning requires two covered parking spaces, and the terrain of a majority of hillside sites do not allow for parking in the rear, it is important that the city-required 400 SF parking area be exempt from the total RFA in the new code amendment.

- Clarify that conditionally permitted uses are subject to the provisions of the BMO and BHO.

No comments.

- Add a provision exempting projects currently in the process of seeking zoning entitlements from following the ordinance.

No comments.

- Other technical edits and clarifications.

During the revision process, the BHO and BMO language should be considered separately in order to avoid confusion between these two codes and their intentions toward the areas they protect.

By-Right Grading limits and under structure exemptions should be considered separately for the BHO, since below-grade spaces on hillsides generally are a technical product of the terrain and structural requirements and not the desire to add additional habitable square footage to the home.

Exemptions should be maintained from the original 2011 BHO in order to recognize the technical, aesthetic, and financial challenges posed by lots of substandard width ( $< 50.0'$ ), lots of substandard depth ( $< 120.00'$ ), and lots of substandard ( $< 5000$  SF) size. Existing exemptions concerning streets of substandard width should also be maintained in their current form from the original 2011 code.



Sharon Dickinson &lt;sharon.dickinson@lacity.org&gt;

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## Support 45% FAR and Count Garages - CF 14-0656, BMO/BHO Ordinance Amendments

2 messages

Randall Boyd &lt;randallboyd@hotmail.com&gt;

Tue, Dec 6, 2016 at 2:15 PM

To: "herb.wesson@lacity.org" <herb.wesson@lacity.org>, "paul.koretz@lacity.org" <paul.koretz@lacity.org>, "david.ryu@lacity.org" <david.ryu@lacity.org>  
Cc: "elizabeth.carlin@lacity.org" <elizabeth.carlin@lacity.org>, "Sharon.Dickinson@lacity.org" <Sharon.Dickinson@lacity.org>

### **SUBJECT:** Support 45% FAR and Count Garages - CF 14-0656, BMO/BHO Ordinance Amendments

Dear Council President Wesson, Councilmember Koretz, Councilmember Ryu,

I am a homeowner in Crestview who was stunned and disappointed by PLUM's decision at the end of a long afternoon last week to reject the distinguished Planning Commission's recommendations for 45% Floor Area Ratio (FAR) and the garage exemptions without any discussion. Although work obligations prevent me from attending tomorrow's December 7th City Council meeting, my neighbors and I are hopeful that you will steer the City Council in the right direction and remain committed to discouraging over development of our neighborhoods.

Please support 45% FAR and eliminate the 400 square foot exemption for all front-facing attached garages. This square footage should be counted as part of the FAR. Also, I support giving rear detached garages a 200 square foot exemption, because it allows more space between homes.

For the 1800 block of Crestview, I strongly support the zoning option of R1R2-RG (Rear Garage).

I look forward to your distinguished leadership and guardianship.

Randall Boyd  
1832 Preuss Road  
Los Angeles, CA 90035  
Council District 10

Randall Boyd &lt;randallboyd@hotmail.com&gt;

Tue, Dec 6, 2016 at 2:34 PM

To: "councilmember.wesson@lacity.org" <councilmember.wesson@lacity.org>, "paul.koretz@lacity.org" <paul.koretz@lacity.org>, "david.ryu@lacity.org" <david.ryu@lacity.org>  
Cc: "elizabeth.carlin@lacity.org" <elizabeth.carlin@lacity.org>, "sharon.dickinson@lacity.org" <sharon.dickinson@lacity.org>

[Quoted text hidden]



Sharon Dickinson &lt;sharon.dickinson@lacity.org&gt;

## Council File (CF 14-0656) = AIA|LA wants to IMPROVE the BMO/ BHO

1 message

Will Wright &lt;will@aialosangeles.org&gt;

Tue, Dec 6, 2016 at 3:22 PM

To: "Sharon.Dickinson@lacity.org" &lt;Sharon.Dickinson@lacity.org&gt;, Kevin &lt;kevin.ocubillo@lacity.org&gt;, Tricia Keane &lt;tricia.keane@lacity.org&gt;

Cc: Niall Huffman &lt;niall.huffman@lacity.org&gt;, Andrew Westall &lt;andrew.westall@lacity.org&gt;

**The Honorable City Council of the City of Los Angeles,**

On behalf of the Los Angeles Chapter of the American Institute of Architects, I am writing to share our direct concerns with the proposed changes to the BMO/ BHO ordinance. The Department of City Planning has been extremely gracious with their outreach to the AIA|LA and our 3200+ members.

For the past eight years we've been working with them to share guidance and professional recommendations on how best to ensure that all single family homes in Los Angeles are beautiful, sustainable and add to the quality of life for all neighborhoods (past, existing and future).

Los Angeles is world-renown for its residential architecture, which is highly reflective of its population diversity and the creativity that our diversity inspires.

We want to make sure that today's regulations are geared towards creating tomorrow's historic masterpieces, while at the same time improving the quality of life of all neighborhoods today with environmental and economic resilience. We also want to ensure that any proposed recommendations will not hinder the ability of architects to deliver the stunningly creative and innovative designs that have been driving forth the identity of Southern California for generations to come.

As a City Council that invest millions of dollars a year in the Department of City Planning, we encourage you to trust the professional expertise of your planning department and the resplendent resource of architects in Los Angeles that interpret and implement your codes and regulations on a daily basis.

### **Therefore, with regards to your proposed changes, we recommend the following improvements:**

- **DO NOT Reduce Hillside Area guaranteed minimum Residential Floor Area from 1,000 to 800 square feet.**

800 SF is not a financially feasible by-right RFA when construction and land costs are taken into account. In addition, modern domestic life includes family sizes, equipment, home offices and other uses that require more square footage than a post-war home. The by-right RFA should remain at 1000SF.

- **DO NOT Reduce R1 Zone, Hillside Area by-right maximum grading from 2,000 to 1,000 cubic yards.**

A majority of grading amounts on hillside sites are derived from foundation requirements, circulation for code required access to the building, city-required parking, as well as the existing BHO height envelope of 28'-33'. Architects, property owners, and builders, do not have control over depth of their piles and foundations or the size of these below-grade structural systems. Furthermore, 1:1 (H-V) trim slopes required for site safety during grading/foundation operations add considerably to the overall grading quantities, and are important for maintaining the stability of the surrounding slopes and the safety of adjacent properties. Therefore the final grading amounts are often the combined result of the steepness of the terrain, the building code, CAL OSHA, parking, and the state-mandated seismic design criteria, and not the size of the home or the size of the lot.

*Example: A typical city-required 400 SF 2-car garage on a > 2:1 (H-V) upslope site can require an average of 285 cubic yards of export in order for its mass, temporary trim slopes, and structural foundation to be accommodated.*

All grading that is the result of the code-required structural foundation and city required 2-car covered parking of hillside homes should remain exempt and the by-right maximum must recognize that hillside sites with slopes of >2:1 (H-V) pose unique technical, safety and design challenges when compared to "flat" lots in the hillside zone.

- **Change starting height of R1 encroachment plane from 20 to 24 FEET, not 22 Feet.**

The proposed encroachment plane starting height in hillside areas affected by the BHO should be increased from 22'-0" to 24'-0", on downward sloping sites with a grade of > 2:1 (H/V). Our analysis shows that the proposed regulation of 20'-0" will cut into required covered parking reducing the head clearance at the perimeter of the automobiles from a point at the middle of the garage or street-level floor of the residence. Since the grade on slopes >2:1 (H/V) descends faster than the building mass can accommodate the required covered parking and residential entry, the encroachment plane provision should be revised to reflect the topographical challenges of actual hillside sites here in Los Angeles, instead of the flat-lot diagram shown in the Planning document dated, 10.11.16.

Additionally, the depth of current, code-mandated hillside structural systems above the foundation (drag beams, moment frames, trusses, etc...) require deeper floor plates and therefore taller floor-to-floor heights. The encroachment plane should therefore start at 24'-0" above natural or finish grade (whichever is lower) for hillside sites with a slope of >2:1 (H-V) and should only be required in the side-yards of the project.

- **DO NOT Remove front articulation requirement in the R1 Zone.**

Front Façade Articulation: This should be removed entirely for the hillside zones covered by the BHO, or there should be an exemption for lots of substandard width (<50'-0") since a majority of the building mass on these lots is the required two-car covered parking, which will take up more than 2/3 of the allowable frontage, when required side yard setbacks are taken into account.

- **Restore 0.5 Floor Area Ratio for R1 lots smaller than 7,500 square feet.**

We support this improvement.

- **Restore full 400 square foot exemption for garages, regardless of location.**

We support this improvement.

Due to the fact that the Department of City Planning requires two covered parking spaces, and the terrain of a majority of hillside sites do not allow for parking in the rear, it is important that the city-required 400 SF parking area be exempt from the total RFA in the new code amendment.

- **Clarify that conditionally permitted uses are subject to the provisions of the BMO and BHO.**

We support this improvement.

- **Add a provision exempting projects currently in the process of seeking zoning entitlements from following the ordinance.**

We support this improvement.

- **Other technical edits and clarifications.**

During the revision process, the BHO and BMO language should be considered separately in order to avoid confusion between these two codes and their intentions toward the areas they protect.

By-Right Grading limits and under structure exemptions should be considered separately for the BHO, since below-grade spaces on hillsides generally are a technical product of the terrain and structural requirements and not the desire to add additional habitable square footage to the home.

Exemptions should be maintained from the original 2011 BHO in order to recognize the technical, aesthetic, and financial challenges posed by lots of substandard width (<50.0'), lots of substandard depth (<120.00'), and lots of substandard (<5000 SF) size. Existing exemptions concerning streets of substandard width should also be maintained in their current form from the original 2011 code.

Overall, we trust these improvements will make the BMO/ BHO a better ordinance to deliver the objective that the people of the City of Los Angeles are asking for to ensure that their neighbors remain emblematic of the values they believe in for what we call home in Los Angeles.

Please feel free to reach out to me at anytime for additional feedback and resources. We are here to help!

Very truly yours,

**Will Wright, Hon. AIA|LA**

**Director, Government & Public Affairs**

American Institute of Architects/Los Angeles Chapter

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**AIA**  
Los Angeles





Sharon Dickinson &lt;sharon.dickinson@lacity.org&gt;

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**:Support 45% FAR and Count Garages - CF 14-0656, BMO/BHO Ordinance Amendments**

2 messages

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**Lynne Leavitt** <lynne@esmondcpa.com>

Tue, Dec 6, 2016 at 3:33 PM

To: Herb Wesson &lt;herb.wesson@lacity.org&gt;, Council Member Koretz &lt;paul.koretz@lacity.org&gt;, Liz Carlin &lt;elizabeth.carlin@lacity.org&gt;, Sharon Dickinson &lt;Sharon.Dickinson@lacity.org&gt;

**To:** COUNCIL PRESIDENT Herb Wesson and Council Member Koretz

Herb Wesson &lt;herb.wesson@lacity.org&gt;

Council Member Koretz &lt;paul.koretz@lacity.org&gt;

Liz Carlin &lt;elizabeth.carlin@lacity.org&gt;

Sharon Dickinson &lt;Sharon.Dickinson@lacity.org&gt;

Dear Council President Wesson and Councilman Koretz,

I am a homeowner in Crestview who was stunned and disappointed by PLUM's decision at the end of a long afternoon last week to reject the distinguished Planning Commission's recommendations for 45% FAR and the garage exemptions without any discussion. At tomorrow December 7's City Council meeting, we are hopeful that you will steer Council in the right direction and remain committed to discourage overdevelopment of our neighborhoods and especially, in Crestview. I strongly support R1R2-RG (Rear Garage). Please support 45% FAR and count all front-facing attached garages, and give rear garages 200 sq. ft exemption. I look forward to your distinguished leadership and guardianship.

Sincerely,

*Lynne Leavitt**1738 S. Wooster Street**Los Angeles, CA 90035*

---

**Lynne Leavitt** <lynne@esmondcpa.com>

Tue, Dec 6, 2016 at 3:36 PM

To: "herb.wesson@lacity.org" &lt;herb.wesson@lacity.org&gt;, "paul.koretz@lacity.org" &lt;paul.koretz@lacity.org&gt;, "elizabeth.carlin@lacity.org" &lt;elizabeth.carlin@lacity.org&gt;, "sharon.dickinson@lacity.org" &lt;sharon.dickinson@lacity.org&gt;



**From:** Lynne Leavitt

**Sent:** Tuesday, December 06, 2016 3:33 PM

**To:** 'Herb Wesson' <herb.wesson@lacity.org>; 'Council Member Koretz' <paul.koretz@lacity.org>; 'Liz Carlin' <elizabeth.carlin@lacity.org>; 'Sharon Dickinson' <Sharon.Dickinson@lacity.org>

**Subject:** :Support 45% FAR and Count Garages - CF 14-0656, BMO/BHO Ordinance Amendments

[Quoted text hidden]



Sharon Dickinson &lt;sharon.dickinson@lacity.org&gt;

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## Support 45% FAR and Count Garages - CF 14-0656, BMO/BHO Ordinance Amendments

1 message

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**Mark Miner** <markminer99@gmail.com>

Tue, Dec 6, 2016 at 3:39 PM

To: herb.wesson@lacity.org, paul.koretz@lacity.org

Cc: elizabeth.carlin@lacity.org, Sharon.Dickinson@lacity.org

Dear Council President Herb Wesson and Councilman Paul Koretz,

First, thank you so very much for your ongoing support and sympathy on this urgent and pressing issue. I am a homeowner in Crestview and have lived in Crestview and Picfair for over 25 years. My wife and I have raised two children in this neighborhood. My kids went to the local public schools, graduated from Hamilton and went on to UC Bereley, NYU and Columbia. We love and are deeply committed to our neighborhood and will continue fighting to protect it from aggressive, unscrupulous developers who are ruining our community and have been nothing but hostile towards those who have the misfortune of living next to or down the street from one of their out of scale two story developments. These bully developers put in a McMansion across the street from us and are now half way through construction of another one right next to us. They have also bought the property kitty corner from us and are planning a similar, grossly out of scale structure.

The hostility and disregard exhibited by the developers and their contractor is jaw dropping. These two projects have been going on for close to two years straight now and have a very serious damaging impact on our lives and our street. At times it seems no one is doing anything to protect regular folks with deep roots in the community from this kind of hostile and aggressive attacks.

I was frankly stunned and deeply disappointed by PLUM's decision last week to reject the distinguished Planning Commission's smart and fair recommendations for 45% FAR and the garage exemptions. They did so without any discussion. At tomorrow December 7's City Council meeting, we are hopeful that you will steer Council in the right direction and remain committed to discouraging the overdevelopment and the continued defilement of our community, especially in our Crestview neighborhood. I strongly and steadfastly support R1R2-RG (Rear Garage). Please support 45% FAR and count all front-facing attached garages, and give rear garages 200 sq. ft exemption. Thank you again for all your support and leading the good fight for the benefit of the entire community NOT money grabbing, bully developers.

Sincerely,

Mark Miner  
1749 S. Garth  
LA, CA. 90035  
COUNCIL DISTRICT 10/5



Sharon Dickinson &lt;sharon.dickinson@lacity.org&gt;

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**Council File #14-0656**

1 message

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**SCOTT OUELLETTE** <scottero@me.com>

Tue, Dec 6, 2016 at 3:43 PM

To: Sharon.Dickinson@lacity.org

THE CITY COUNCIL SHOULD NOT REVERSE THE PLUM COMMITTEE RECOMMENDATIONS ON THE BASELINE MANSIONIZATION ORDINANCE.

PLEASE SEE THE ATTACHED LETTER WHICH ADDRESS ALL ISSUES WHICH LEAD TO A POOR STAFF RECOMMENDATION TO THE PLANNING COMMISSION.

MAINTAIN A 50% FAR FOR R-1 LOTS LESS THAN 7,500 SF.

RESTORE THE FULL GARAGE EXEMPTION FOR ALL PROPERTIES REGARDLESS OF GARAGE PLACEMENT. A GARAGE IS REQUIRED. A GARAGE IS NOT A LOOPHOLE.

REMEMBER THIS IS A BASELINE ORDINANCE. THE PLANNING DEPARTMENT HAS BEEN COMPLETELY INEFFECTIVE USING THE RESIDENTIAL FLOOR AREA DISTRICT OPTION TO PROVIDE RELIEF TO INDIVIDUAL NEIGHBORHOODS. THE BASELINE ORDINANCE SHOULD BE BALANCED.

PLEASE ACCEPT THE PLUM COMMITTEE RECOMMENDATIONS.

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 **PLUM Letter 071916.pdf**  
278K

Scott Ouellette  
1619 N. La Brea Ave #411  
Los Angeles, California 90028  
(818) 259-0576

July 19, 2016

The City of Los Angeles  
Planning and Land-Use Committee  
200 N. Spring Street  
Los Angeles, California

Re: **Revisions to the Baseline Mansionization Ordinance. Additional review and study is required.**  
**CPC-2015-CA & ENV-2015-4197-ND**

Dear planning and land-use committee members:

I am a real estate profession with a 30-year career in the homebuilding industry, and I currently work for Williams Homes. My career has been focused in the Los Angeles area for 26 of the last 30 years. I am one of the founders of Studio City Against RFA, and participated in the drafting of a compromise RFA for Studio City. I am also a former Board Member of the Studio City Neighborhood Council, immediate past President of the Board of the Building Industry Association, former active member of the Urban Land Institute and a Board Member of HomeAid Los Angeles. My civic engagement began in 1994-2003 as a former full-time and reserve police officer for the Los Angeles Police Department. I would consider myself a citizen engaged in civic matters and a credible expert on homebuilding concerns in the City of Los Angeles.

I wish to call to attention some issues in the process of developing, drafting and vetting the revision to the BMO and HMO ordinance. While I appreciate the huge and controversial task of revising these ordinances, I believe a few verifiable facts were overlooked and not addressed. In light of these facts, I believe more work needs to be done by the planning department. Additionally given these facts, the BMO for R-1 lots should be less restrictive.

While I had hoped to express my thoughts at the planning commission meeting, the meeting started too late, lasted too long, with far too many speakers with only one minute to speak. Not all relevant topics were expressed and debated prior to the planning commission recommendations. The recommendation for adoption of the Negative Declaration must be thrown out because the recommendation was made before the public comment period expired. Additionally, the time period from release of the staff report and the public hearing was far too short.

**Too much credibility was given to neighborhood council positions and the playing field is not balanced.**

In reviewing the staff report and planning commission action, in almost all points of contention, the planning department took the most restrictive approach in crafting their recommendations. This approach is inherently unfair because for reasons discussed below, and property owners generally do not know what's going on.

Generally only neighborhood councils and residents groups are aware of what's going on. The typical neighborhood council profile is someone older in age, part of the community establishment, retired or semi-retired and has a lot of spare time. To prove my point, review the profiles of the speakers at the planning commission meeting on July 14, 2016. There were very few people who identified themselves as working professionals in the prime of their career. Additionally there were very few people in their childrearing years. These groups generally don't get involved in neighborhood council matters, and they are too busy to do so. These groups don't know what's going on.

To further demonstrate my point requires further investigation, I suggest you review the comments received and cross check the source with neighborhood council rosters to see if the bulk of communication was from neighborhood council insiders.

I also request that you review the history of the Studio City RFA. The original, very restrictive Studio City RFA nearly passed in the "dark of the night". Major opposition to a restrictive RFA wasn't identified until every property owner was notified of all the facts by the planning department just prior to the planning commission meeting. This tells me that most folks were "asleep at the wheel" concerning their property rights. Working professionals and younger folks in their childrearing years became involved in Studio City RFA once they were personally notified. This is why the Studio City RFA is not too restrictive. It was a highly negotiated compromise reached after all stakeholders were "in the loop".

Finally, the neighborhood councils and neighborhood council insiders have all the resources to recruit for one side of the issue, and they do. The neighborhood councils have email lists, Constant Contact or other communication databases, the neighborhood council network, other resources and tools, and worse yet, City funding at their disposal to recruit for one side of the issue. That is exactly what happened in Studio City's RFA process. As a property rights activist and former Board Member of the Studio City Neighborhood Council, I know this to be true. I've witnessed these actions repeatedly. Wasn't it the neighborhood council network that exploded the BMO-ICO concept across the City?

People opposed to their neighborhood councils are severely handicapped to organize a coalition to oppose a neighborhood council without spending a massive amount of personal time and personal resources. I know this from experience in Studio City. In

lights of these facts, the playing field should be more balanced and more credibility given to those opposed to the overly restrictive new BMO provisions.

The planning department needs to review prior legislative actions and learn from the process of reducing building rights on single-family homes. To further verify my position let's talk about whether homeowners know.

**Homeowners do not know and the planning department outreach has been ineffective.**

To determine whether property owners and homebuyers know of the BMO revisions, I suggest you analyze several real estate transactions and talk with real estate agents across the City to determine whether sellers and their agents are disclosing to buyers existing and pending legislative matters that would affect their property rights. Most real estate offices have standard disclosures to protect their agents from lawsuits. The planning department should reach out to real estate offices and ask to review standard disclosures to determine whether people in the marketplace know, through disclosure, of the existing and pending changes to the BMO, HMO, RFAs and ICOs. Such review will objectively determine whether the planning departments outreach has been effective.

What is important to note, is the planning department hearings on the revised ordinance took place in May and December. In May, most families are tied up with year-end school activities. In December, there are many religious-based holidays observed by most people. The timing of the hearings is suspect and severely limits the ability of working professionals in their childrearing years from participating in the process. It was obvious in the planning commission meeting of July 14, 2016 these groups were under represented.

**Given the inherently unfair process and advantages of the neighborhood councils, the planning department should give more deference to the opposing position and propose a more balanced BMO.**

**The CEQA review is deficient & public comment period was not honored.**

The CEQA review of revisions to the proposed ordinance is deficit because it fails to review the cumulative effects of the BMO, HMO, RFAs, ICOs and proposed changes in Re-code LA. Are there so many economic disincentives being legislated that redevelopment stops and urban decay sets in?

Please review the case Bakersfield Citizens for Local Control vs. the City of Bakersfield, where Walmart's entry to the marketplace was alleged to cause economic disincentives and failure of small businesses resulting in the downward spiral of neighborhood retail centers and urban decay from empty buildings and storefronts. In this case the City failed to look at cumulative effects from the addition of two Walmart superstores. The City of

Los Angeles has not completed a thorough CEQA review of the cumulative impacts of the BMO, HMO, RFAs, ICOs and Re-Code LA.

Even more concerning from a CEQA perspective, is the planning department and planning commission recommended adoption of the Negative Declaration before the public review and comment period was expired. The public comment period has not closed as of the date of this letter.

**The BMO requirements on R-1 as proposed are a penalty to existing homeowners.**

As currently proposed the BMO on R-1 lots, after removing the bonus options and reducing the upper FAR limit, R-1 home size is reduced by 25%. On garage forward homes on a 6,750 square foot lot (average for many areas of the City), the reduction in home size is 30%. These substantial reductions are severely penalizing existing homeowners, and will create, in perpetuity, out of scale homes built in recent years. In many areas of the City, the "horse left the barn" and many large homes already exist. The existing conditions must be balanced for future neighborhood integrity. Neighborhood integrity will not be preserved simply by stopping additional large homes.

**Neighborhood Character is highly affected by lot width.**

What is perceived as out-of-scale homes is inherently an unintended consequence of building two-story homes on narrow lots. We can't change the lot widths on existing communities by removing homes, so we must live with conditions that exist.

The unintended consequences, or not, of building homes on narrow lots was not studied by the planning department. What do neighborhoods across the county with narrow (and deep) lots look like? Do people not like the inevitable evolution of these neighborhoods? Is LA really doing something wrong? Is the planning department proposing the best solutions to this issue? I don't know these answers because the planning department's staff report does not provide any information on the study of the best solutions or any study of the inherent limitations of building homes on narrow and deep lots, which are typical of LA's R-1 neighborhoods.

**Developers and Speculators.**

So much unwarranted negativity and distain has been thrust upon the development community. Building a home is a very complicated and highly regulated process. Very, very few people buy a piece of land, hire an architect, engineer, landscape architect, structural engineer, title 24 consultant and various other professionals and trades in an effort to build a home for themselves. The process is simply too difficult, time consuming, has too much cost risk, and is intimidating to the average person. It's a fact that most homes are built on speculation and occupied by an end-user after construction.

Builders are not destroying neighborhoods. They are filling a demand for new housing, which does not exist in the market. People who can afford larger homes should have the same opportunities to live close to employment centers and live in walkable neighborhoods. One shouldn't have to move to the suburbs to get a larger home. Even wealthy professionals despise commuting. LA has a very old housing stock and a healthy level of redevelopment needs to be preserved. Redevelopment creates jobs, revenues and tax base. Many of these jobs created by redevelopment are well compensated and do not require a college degree.

Developers are generally not tearing down the better homes in a neighborhood. They're buying the lowest priced homes in the greatest state of disrepair. If a home has been well maintained and updated, its value is generally more than what a developer will pay.

### Summarizing Thoughts

*The facts and positions presented herein should be discussed and evaluated in a staff report to the PLUM committee. It's important to shed a positive light on facts that allow the PLUM committee and planning department to give deference to builders and the Building Industry Association who have commented on the revised ordinance. The planning department and planning commission have summarily dismissed the input of the development community in crafting of the proposed ordinance revisions. The planning department also completely dismissed the comments of those opposed to the excessive tightening of the BMO.*

*In lights of these facts, further review and study by the planning department is required.*

*Additional deference to the input from opposing views and the development community is warranted.*

The R-1 BMO upper limits should be addressed as follows:

- Maximum FAR restored to 50% of lot size.
- Restore full exemption for garages regardless of placement. Let's not fail to recognize that easier access to off-street and side-by-side parking reduces street parking, and larger driveway aprons create more open streets with improved travel visibility and safety. This is especially important on narrow streets.
- Driveway aprons should be up to 25% of lot width, but not less than 16 feet.
- Restore the exemption for porches, covered patios and breezeways to allow 100 sf for porches and 100 sf for covered patios and breezeways. These are desirable architectural features that break up building massing and add character to the shape and profile of home.

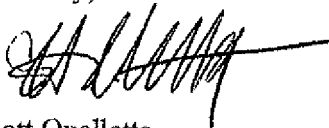


- The additional side yard setbacks for balconies should not apply to “Juliet balconies” which are less than 18” in depth. These are desirable architectural features not large enough for people to congregate. They do not constitute a “party deck” in need of further setback.
- The encroachment plan break should be measured 20’ from top of slab to provide an objective and verifiable location of measurement. This would allow for 9’ plate height for two-story homes, which is consistent with today’s building practices.
- The 5’ depth of the side-wall articulation requirement should be reduced, or more creative options for side articulation should be explored. Simply cutting a 5’ block out of the side of the house will encourage building deeper into the lots and reduced backyards. The cutout area becomes inefficient and unusable dead space. Such back and side yard dead spaces typically attract junk, rarely used items, over-growth of plant material and urban critters. Side yards of homes are rarely attractive and generally not well maintained.

The members of the Planning and Land-Use Committee should re-examine the recommendations of the planning department and planning commission. In the rush to move this ordinance forward and quiet down the noise level on mansionization, too many items were overlooked and too many issues were glossed over. Ultimately the penalty to owners of R-1 lots is too severe.

I hope you’ll reconsider the recommendations brought to the PLUM Committee, revisit the merits of the opposing views, revise the Negative Declaration and respect the CEQA public comment period before taking further action.

Sincerely,



Scott Ouellette

Cc: Mayor Eric Garcetti  
City Attorney Mike Feuer  
Gilbert Cedillo  
Paul Kerkorian  
Bob Blumenfeld  
David E. Ryu  
Paul Koretz  
Nury Martinez  
Filipe Fuentes  
Margueece Harris-Dawson  
Curren D. Price, Jr.  
Mike Bonin

Mitchell Englander  
Mitch O'Farrell  
Jose Huizar  
Joe Buscaino  
Artaro Chavez CD1  
Jennifer Rivera CD1  
Gerald Gubatan CD1  
Karo Torossian CD2  
Areen Ibranossian CD2  
John Popoch CD3  
Andrew Pennington CD3  
Sarah Dusseault CD4  
Nicholas Greif CD4  
Rebecca Valdez CD7  
Claudia Rodriguez CD7  
Susan Wong CD7  
Paloma Perez CD9  
Chad Molnar CD11  
John Lee CD12  
Nicole Bernson CD12  
Paul Habib CD14  
Shawn Kuk CD14  
Sharon Dickinson  
Michael Espinosa  
John White  
Adam Lid  
[Neighborhoodconservation@lacity.org](mailto:Neighborhoodconservation@lacity.org)  
Vince Bertoni  
Thomas Rothmann  
Phyllis Nathanson  
Niall Huffman



Sharon Dickinson <sharon.dickinson@lacity.org>

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**Council File #14-0656.**

1 message

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mamu5355@aol.com <mamu5355@aol.com>

Tue, Dec 6, 2016 at 3:44 PM

To: Sharon.Dickinson@lacity.org

**Dear Ms. Dickinson,**

**In reference to your council file #14-0656 regarding development in residential areas:**

**Schools and other institutions need to follow the same rules as everyone else when it comes to development in residential areas!**

**Make sure the Ordinance clarifies that conditionally permitted uses ARE subjected to the provisions of the BMO and BHO**

**Please help protect our environment, control overcrowding, and additional excess traffic that would effect thousands of daily commuters.**

**Thank you,**

**Donna Mann  
3970 Van Noord Ave.  
Studio City, CA 91604**



Sharon Dickinson &lt;sharon.dickinson@lacity.org&gt;

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**Council File #14-0656 BMO/BHO**

1 message

**rob schlief** <robertdeanschlief@gmail.com>

Tue, Dec 6, 2016 at 3:56 PM

To: Sharon.Dickinson@lacity.org

City Council &amp; City Planing Staff

Thank you for hearing our concern regarding overbuilding in Crestview and other neighborhoods. The zoning changes proposed by the Planning Commission are a well researched & thoughtful resolution to this problem. I hope to add a small second story onto my house for my growing family and the recommendations seem to allow my plans while limiting the size of second story additions to maintain the scale of the existing neighborhood.

However I was disappointed some of the PLUM committee's recommended modifications to the ordinance. In particular

- Restore 0.5 Floor Area Ratio for R1 lots smaller than 7,500 square feet.
- Restore full 400 square foot exemption for garages, regardless of location.

Both of the above provisions should remain in the ordinance as proposed by the planning commission's recommendations

After reading the planning commission recommendations I am concerned about the close "vote" of letters. Voting by letters seems to me to be a flawed method of deciding this issue. If a vote is to determine the fate of the recommendations then it should be an official ballot of registered voters and the results documented & limited to the residents of the neighborhoods impacted. However I doubt a vote is really necessary to support the recommendations, One look at the attached photo of the house next door to me should compel any reasonable person to support the recommendations of the planning commission. This kind of "out of scale" overbuilding must stop now.

[Preview attachment overbuilding.JPG](#)



[overbuilding.JPG](#)

112 KB



Sharon Dickinson &lt;sharon.dickinson@lacity.org&gt;

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**Council File #14-0656**

2 messages

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**Michael Ferguson** <mike@space-intl.com>  
To: Sharon.Dickinson@lacity.org

Tue, Dec 6, 2016 at 3:52 PM

Please find attached a PDF file containing comments in opposition to the proposed motion.

Thank you,

Michael Ferguson, architect

**SPACE INT'L**

3630 Tyburn Street Los Angeles, CA 90065

p 323.255.1523 x 301

f 323.255.9105

www.space-intl.com

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 **161206\_comments 140656.pdf**  
589K

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**Michael Ferguson** <mike@space-intl.com>

To: Sharon.Dickinson@lacity.org

Cc: niall.huffman@lacity.org, Planning Conservation &lt;neighborhoodconservation@lacity.org&gt;

Tue, Dec 6, 2016 at 3:57 PM

[Quoted text hidden]

Thank you,

Michael Ferguson, architect

**SPACE INT'L**

3630 Tyburn Street Los Angeles, CA 90065


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**161206\_comments 140656.pdf**

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Sharon Dickinson &lt;sharon.dickinson@lacity.org&gt;

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**Support FAR and Count Garages - CF 14-0656,BMO/BHO Ordinance Amendments**

1 message

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**patriciamace@ca.rr.com** <patriciamace@ca.rr.com>

Tue, Dec 6, 2016 at 4:23 PM

To: Council Member Koretz &lt;paul.koretz@lacity.org&gt;

Cc: elizabeth.carlin@lacity.org, sharon.dickinson@lacity.org

ATTN: COUNCIL MEMBER KORETZ  
HERB WESSON  
LIZ CARLIN  
SHARON DICKINSON

DEAR LA CITY MEMBERS

AS A LONGTIME HOMEOWNER / TAXPAYER IN CRESTVIEW, IT IS HEARTBREAKING TO SEE OUR LOVELY NEIGHBORHOOD UNDER ATTACK FROM DEVELOPERS, OTHERS, AND OUTSIDERS WHO ARE SHOWING NO RESPECT AT ALL FOR THE BEAUTY OUR SERENE, ESTABLISHED NEIGHBORHOOD HAS. SADLY OUR NEIGHBORHOOD IS NOT ALONE. THE VERY HEART AND HISTORY OF LOS ANGELES IS BEING RIPPED OUT. PLUM'S REJECTION OF THE PLANNING COMMISSION'S RECOMMENDATIONS WITHOUT DISCUSSION IS NOT ONLY INSULTING IT IS DISAPPOINTING. I STRONGLY SUPPORT R1R2-RG. PLEASE SUPPORT 45% FAR. COUNT ALL FRONT-FACING ATTACHED GARAGES, AND GIVE REAR GARAGES 200 SQ. FT EXEMPTION.

I AM TRYING TO KEEP FAITH WITH MY CITY COUNCIL AND TOWN HALL, HOPING YOU WILL SAVE THE CHARACTER OF OUR TOTALLY UNIQUE CITY OF LOS ANGELES FROM THE RAVAGE THAT IS HAPPENING.

THANK YOU

SINCERELY

MS PATRICIA MACE  
1835 S WOOSTER ST  
LA CA 90035  
310 838-9057



Post Office Box 661450 – Los Angeles, CA 90066  
[www.delreyhome.org](http://www.delreyhome.org)

December 5, 2016

VIA E-MAIL to [Sharon.Dickinson@lacity.org](mailto:Sharon.Dickinson@lacity.org)  
Los Angeles City Council  
200 N. Spring Street Room 340  
Los Angeles, CA 90012

Re: Proposed Baseline Mansionization/Baseline Hillside Code Amendment  
Council File #14-0656  
Hearing on Wednesday, December 7, 2016

To the Los Angeles City Council:

On November 29, 2016, the Planning and Land Use Management ("PLUM")  
Committee recommended several modifications to the proposed ordinance.

Our community is low density and primarily residential. We do not want  
homeowners to be able to mansionize their homes, particularly because lots in  
our area are usually less than 7500 square feet in area. For our neighborhood,  
we support the more restrictive version of the ordinance being considered.

Our board voted to approve this letter at our board meeting on December 5,  
2016.

Very truly yours,

DEL REY RESIDENTS ASSOCIATION

A handwritten signature in black ink, appearing to read 'Elizabeth A. Pollock', written over a horizontal line.

By Elizabeth A. Pollock





Sharon Dickinson &lt;sharon.dickinson@lacity.org&gt;

---

**CF 14-0656, BMO/BHO Ordinance Amendments**

1 message

**Kate Wolf** <kaylameloni@gmail.com>

Tue, Dec 6, 2016 at 4:38 PM

To: councilmember.huizar@lacity.org, councilmember.bonin@lacity.org, paul.koretz@lacity.org,  
councilmember.wesson@lacity.org

Cc: NeighborhoodConservation@lacity.org, Sharon.Dickinson@lacity.org, afine@laconservancy.org

Dear Esteemed Councilmembers,

I'm writing this afternoon to let you know how important neighborhood character in Los Angeles is to my quality life and the quality of life of my fellow Angelenos. Over the last five years or so, I have seen many of the beautiful old neighborhoods of Los Angeles threatened by mansionization and real estate speculation. It's one thing to tear down gorgeous, Spanish-style duplexes for more affordable housing; it's quite another to tear them down for oversized fortresses for the very wealthy that dwarf the historically relevant, modest, and middle class homes in a neighborhood. I have even begun see a little of this so-called masionization in Highland Park, where I live, much to my chagrin.

I urge you to help protect Los Angeles' neighborhoods and its working families. Support the City Planning Commission's recommendations from July 2016 and further strengthen the BMO/BHO by including all of the square footage of attached garages in the total allowable square footage count.

Thank you very much,  
Kate Wolf

5031 Meridian St.  
Los Angeles, CA  
90042

646-812-7500



Sharon Dickinson &lt;sharon.dickinson@lacity.org&gt;

**RE: File #14-0656**

1 message

Gina Moffitt &lt;gina@kiyoharamoffitt.com&gt;

Tue, Dec 6, 2016 at 4:43 PM

To: Sharon.Dickinson@lacity.org

Cc: andrew.westall@lacity.org, kevin.ocubillo@lacity.org, tricia.keane@lacity.org, niall.huffman@lacity.org

Dear Honorable City Council Members:

As an architect who has spent the last 30 years designing houses and remodels in the city of Los Angeles--all neighborhoods-- and one who has also worked to assist city planners in formulating any changes to the BMO/BHO, I want to stress the importance of the following issues:

Keeping garages (whether attached or detached) exempt from allowed floor area is crucial. Unless the city removes the requirement for two covered parking spaces, it would be an undue burden financially on property owners and taxpayers to have to reduce the usable area of their homes because of this. Keep in mind that the county assessor does not include the garage the same way as habitable space in assessing value. I agree wholeheartedly with the PLUM decision on garages.

The elimination of exemption for covered porches is a huge mistake for Los Angeles.

Covered porches are a California tradition in many Los Angeles neighborhoods. They are even required by some (e.g.: Beverlywood).

A most treasured house style in Los Angeles is the California Bungalow where the entire front of those houses is a covered porch. It connects the house and the homeowners to the streetscape and the neighborhood. The requirement for deep front yard setbacks throughout most of the city leaves this outdoor space virtually unusable for homeowners unless they have a front porch. Front porches puts more eyes on the street, making it a safer neighborhood. Porches are also not assessed as habitable space, and the exemption that currently exists for up to 250sf of covered porches and patios should remain. If these architectural features become counted in the allowable square footage, there will likely no longer be any porches or covered patios designed into residences. The very "boxes" that many are complaining about will only increase in every neighborhood as it will not make economic sense to include a covered porch or patio in lieu of needed square footage, especially based on current property values in our city. These design features make a huge positive difference in the perception of scale, especially on a two story home, and add interest and character regardless of the architectural style (modern or traditional).

Please reconsider eliminating this exemption.

Sincerely,

Gina G. Moffitt, AIA, LEED AP

KIYOHARA MOFFITT

620 Moulton Avenue, Studio 106  
Los Angeles, CA 90031  
T: 323-227-5647

PastedGraphic-1.tiff

KIYOHARA **MOFFITT** 10K



Sharon Dickinson <sharon.dickinson@lacity.org>

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## Limits to FAR in R-1

1 message

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**Chris Brooks** <cpbrooksy@gmail.com>  
To: sharon.dickinson@lacity.org

Tue, Dec 6, 2016 at 4:47 PM

I, Christopher Brooks, support the revised BMO/BHO as presented by the Planning Commission which limits FAR in R-1 residential neighborhoods to .45. I oppose the increase proposed by PLUM. Please be sensitive to citizens trying to preserve the character of their community and do not cater to speculators and builders who harm the value of existing homes while ruining neighborhoods.

**Chris Brooks**  
1448 Comstock Ave.  
Los Angeles, CA 90024



Sharon Dickinson &lt;sharon.dickinson@lacity.org&gt;

## Baseline Mansionization Ordinance and Baseline Hillside Ordinance (BMO/BHO)

2 messages

Adrian Fine &lt;afine@laconservancy.org&gt;

Tue, Dec 6, 2016 at 4:00 PM

To: "councilmember.huizar@lacity.org" <councilmember.huizar@lacity.org>, "jose.huizar@lacity.org" <jose.huizar@lacity.org>, "councilmember.wesson@lacity.org" <councilmember.wesson@lacity.org>, "paul.koretz@lacity.org" <paul.koretz@lacity.org>, "councilmember.bonin@lacity.org" <councilmember.bonin@lacity.org>, "councilmember.cedillo@lacity.org" <councilmember.cedillo@lacity.org>, "councilmember.Krekorian@lacity.org" <councilmember.Krekorian@lacity.org>, "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "david.ryu@lacity.org" <david.ryu@lacity.org>, "councilmember.martinez@lacity.org" <councilmember.martinez@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.ofarrell@lacity.org" <councilmember.ofarrell@lacity.org>, "councilmember.buscaino@lacity.org" <councilmember.buscaino@lacity.org>

Cc: Tricia Keane <tricia.keane@lacity.org>, "Shawn Bayliss (shawn.bayliss@lacity.org)" <shawn.bayliss@lacity.org>, "gerald.gubatan@lacity.org" <gerald.gubatan@lacity.org>, "paloma.perez@lacity.org" <paloma.perez@lacity.org>, Julia Duncan <julia.duncan@lacity.org>, "Shawn.Kuk@lacity.org" <Shawn.Kuk@lacity.org>, "NeighborhoodConservation@lacity.org" <NeighborhoodConservation@lacity.org>, "Sharon.Dickinson@lacity.org" <Sharon.Dickinson@lacity.org>, "tom.rothmann@lacity.org" <tom.rothmann@lacity.org>, "phyllis.nathanson@lacity.org" <phyllis.nathanson@lacity.org>, Shannon Ryan - City of Los Angeles <shannon.ryan@lacity.org>, Ken Bernstein <ken.bernstein@lacity.org>, "deron.williams@lacity.org" <deron.williams@lacity.org>, "jordan.beroukhim@lacity.org" <jordan.beroukhim@lacity.org>, "sylvia.lacy@lacity.org" <sylvia.lacy@lacity.org>, "elizabeth.carlin@lacity.org" <elizabeth.carlin@lacity.org>, "chris.robertson@lacity.org" <chris.robertson@lacity.org>, "kevin.keller@lacity.org" <kevin.keller@lacity.org>

### RE: Baseline Mansionization Ordinance and Baseline Hillside Ordinance (BMO/BHO)

Dear City Council President Herb Wesson and City Council:

On behalf of the Los Angeles Conservancy I am writing regarding the Baseline Mansionization Ordinance and Baseline Hillside Ordinance (BMO/BHO). Thank you for your leadership in initially pressing for a review of the BMO/BHO, and now to discuss moving forward on proposed recommendations.

At risk are older and historic neighborhoods throughout Los Angeles and the region that are adversely impacted by needless demolition and incompatible and out-of-scale new residential development. Neighborhoods throughout Los Angeles are eagerly awaiting a stronger and more effective BMO/BHO, to help maintain community character and address quality of life and livability aspects in a meaningful way.

On May 1, 2014, City Councilmember Paul Koretz introduced a motion directing the Department of City Planning to address the shortcomings in the BMO/BHO by doing four primary things: 1) re-evaluate Residential Floor Area exemptions; 2) re-evaluate design bonuses; 3) remove green building bonus and loophole; and 4) reduce R1-Zone Residential Floor Area and allowable size of new residential construction. In the two years since this directive was issued teardowns have continued largely unabated (with the exception of Interim Control Ordinance/ICO neighborhoods).

The PLUM Committee's recent action on November 29 came as a surprise, given the overwhelming amount of community support in favor of the proposed amendments drafted by City Planning staff and recommended by the City Planning Commission. More than thirty five residents who attended the PLUM meeting spoke in support of the proposed amendments. Like those that spoke out and passionately at the July meeting of the City Planning Commission, speakers represent a diversity of neighborhoods across the city as this is an issue that affects all of Los Angeles.

We need your help as we advocate for policies and planning that allow neighborhoods to adapt for new growth without sacrificing character. Fortunately in July the City Planning Commission took steps to further strengthen the BMO/BHO. Planning Commissioners voted in support of a measure that reduces the impact of attached, front-loaded garages on older neighborhoods. Instead of fully exempting garages (400 sq. ft.) from the allowable square footage count, Commissioner's suggested splitting the difference, counting one half or 200 sq. ft. of attached garages located in the front of the house.

This is welcome news given that many new houses with an attached, front-loaded garage contribute to the loss of community character, with large bulky masses that severe and break the patterns of older, established neighborhoods. However we do not think it goes far enough and firmly believe all 400 sq. ft. should be counted. Further there are some additional tweaks needed to address hillside grading issues.

We believe there is a relatively simple and straight-forward fix for moving forward, by doing the following:

- Support the City Planning Commission's recommendations (including a reduction in the Maximum Residential Floor Area (RFA) from the current 0.50 to 0.45);
- Further strengthen the BMO/BHO by including all of the square footage of attached garages in the total allowable square footage count; and
- Reduce the maximum by-right grading quantities for R1 zoned hillside lots to 1,000 cubic yards.

The Conservancy and a broad coalition of neighborhoods across the city do not support adoption of measures that represent a step backwards in our progress to date. Part of the PLUM Committee recommendations call for more of the same and maintaining the current status quo with the BMO/BHO, where loop holes will continue to hurt L.A.'s older and historic neighborhoods. This is not acceptable.

**Please adopt and strengthen the City Planning Commission recommendations.** Thank you and please let me know if the Conservancy can be of any assistance to the City Council in this effort.

Adrian Scott Fine

Director of Advocacy

Los Angeles Conservancy

523 West Sixth Street, Suite 826

Los Angeles, CA 90014


(213) 430-4203

laconservancy.org

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 **LA Conservancy, BMO and BHO Ordinances, City Council, 12.6.2016.pdf**  
167K

**Adrian Fine** <afine@laconservancy.org>  
To: "Sharon.Dickinson@lacity.org" <Sharon.Dickinson@lacity.org>

Tue, Dec 6, 2016 at 4:52 PM

Please include this as part of the record under "CF 14-0656, BMO/BHO Ordinance Amendments." Thank you.

**Adrian Scott Fine**

**Director of Advocacy**

Los Angeles Conservancy

523 West Sixth Street, Suite 826

Los Angeles, CA 90014

(213) 430-4203

laconservancy.org

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**From:** Adrian Fine

**Sent:** Tuesday, December 06, 2016 4:01 PM

**To:** 'councilmember.huizar@lacity.org'; 'jose.huizar@lacity.org'; 'councilmember.wesson@lacity.org'; 'paul.koretz@lacity.org'; 'councilmember.bonin@lacity.org'; 'councilmember.cedillo@lacity.org'; 'councilmember.Krekorian@lacity.org'; 'councilmember.blumenfield@lacity.org'; 'david.ryu@lacity.org'; 'councilmember.martinez@lacity.org'; 'Councilmember.Harris-Dawson@lacity.org'; 'councilmember.price@lacity.org'; 'councilmember.englander@lacity.org'; 'councilmember.ofarrell@lacity.org'; 'councilmember.buscaino@lacity.org'

**Cc:** 'Tricia Keane'; 'Shawn Bayliss (shawn.bayliss@lacity.org)'; gerald.gubatan@lacity.org; paloma.perez@lacity.org; Julia Duncan; Shawn.Kuk@lacity.org; 'NeighborhoodConservation@lacity.org'; 'Sharon.Dickinson@lacity.org'; 'tom.rothmann@lacity.org'; 'phyllis.nathanson@lacity.org'; 'Shannon Ryan - City of Los Angeles'; Ken Bernstein; 'deron.williams@lacity.org'; 'jordan.beroukhim@lacity.org'; 'sylvia.lacy@lacity.org'; 'elizabeth.carlin@lacity.org'; 'chris.robertson@lacity.org'; 'kevin.keller@lacity.org'

**Subject:** Baseline Mansionization Ordinance and Baseline Hillside Ordinance (BMO/BHO)

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 **LA Conservancy, BMO and BHO Ordinances, City Council, 12.6.2016.pdf**  
167K



December 6, 2016

**Re: BASPOA Still Has Concerns about BMO/BHO Code Amendment  
Council File Number 14-0656**

Honorable Councilpersons:

I write to you on behalf of Bel Air Skycrest Property Owners' Association (BASPOA) regarding the BMO/BHO Code Amendment.

This has been going on too long. Our community wants the BMO/BHO passed into law. However, we cannot support loopholes which will keep the door open to the continuing degradation of our city's residential neighborhoods. At the most recent hearing we were deeply distressed by the proposals from Councilmember Bonin's office to raise the FAR and to exclude attached garages from floor space calculations. In our own neighborhood (and all over the city) we have seen the devastating effects of every such equivocation as the ordinance and its amendments evolved. Furthermore, it is a clear due process violation to introduce these changes so late in the process, effectively eliminating the opportunity, which is our right, for informed public comment.

On the bright side, we understand that PLUM recommends clarifying that conditionally permitted uses are absolutely subject to the provisions of the BMO/BHO. This issue is very, very important to our community. We thank the PLUM members for acknowledging the problem and ask that you follow their recommendation by not allowing any ambiguous language on this point. (See Sections 2, 5, 8, and 11 of the Code Amendment.)

Please do NOT allow those proposed last minute changes to raise the FAR or exclude attached garages; and please DO insist on clarification of language regarding conditionally permitted uses, so that the BMO/BHO can start doing the job it was meant to do, preserving and protecting the character and integrity of our residential communities.

Respectfully,

Lois Becker  
BASPOA Community Liaison





Sharon Dickinson <sharon.dickinson@lacity.org>

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**Council File #14-0656.**

1 message

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**Joanna Connor** <joculaire@gmail.com>

Tue, Dec 6, 2016 at 5:15 PM

To: Sharon.Dickinson@lacity.org

Please record that we support the recommendations of Councilmen Koretz and Ryu regarding the BMO/BHO amendments.

Sincerely

Kevin and Joanna Connor



Sharon Dickinson &lt;sharon.dickinson@lacity.org&gt;

## Council File (CF 14-0656) = AIA|LA wants to IMPROVE the BMO/ BHO

Will Wright &lt;will@aialosangeles.org&gt;

Tue, Dec 6, 2016 at 5:28 PM

To: "Sharon.Dickinson@lacity.org" <Sharon.Dickinson@lacity.org>, Kevin <kevin.ocubillo@lacity.org>, Tricia Keane <tricia.keane@lacity.org>

(CORRECTION - remove the front yard articulation requirements for hillside lots covered by BHO for less than 50 feet.)

The Honorable City Council of the City of Los Angeles,

On behalf of the Los Angeles Chapter of the American Institute of Architects, I am writing to share our direct concerns with the proposed change to the BMO/ BHO ordinance. The Department of City Planning has been extremely gracious with their outreach to the AIA|LA and our 3200+ members.

For the past eight years we've been working with them to share guidance and professional recommendations on how best to ensure that all single family homes in Los Angeles are beautiful, sustainable and add to the quality of life for all neighborhoods (past, existing and future).

Los Angeles is world-renown for its residential architecture, which is highly reflective of its population diversity and the creativity that our diversity inspires.

We want to make sure that today's regulations are geared towards creating tomorrow's historic masterpieces, while at the same time improving the quality of life of all neighborhoods today with environmental and economic resilience. We also want to ensure that any proposed recommendations will not hinder the ability of architects to deliver the stunningly creative and innovative designs that have been driving forth the identity of Southern California for generations to come.

As a City Council that invest millions of dollars a year in the Department of City Planning, we encourage you to trust the professional expertise of your planning department and the resplendent resource of architects in Los Angeles that interpret and implement your codes and regulations on a daily basis.

### Therefore, with regards to your proposed changes, we recommend the following improvements:

- **DO NOT Reduce Hillside Area guaranteed minimum Residential Floor Area from 1,000 to 800 square feet.**

800 SF is not a financially feasible by-right RFA when construction and land costs are taken into account. In addition, modern domestic life includes family sizes, equipment, home offices and other uses that require more square footage than a post-war home. The by-right RFA should remain at 1000SF.

- **DO NOT Reduce RI Zone, Hillside Area by-right maximum grading from 2,000 to 1,000 cubic yards.**

A majority of grading amounts on hillside sites are derived from foundation requirements, circulation for code required access to the building, city-required parking, as well as the existing BHO height envelope of 28'-33'. Architects, property owners, and builders, do not have control over depth of their piles and foundations or the size of these below-grade structural systems. Furthermore, 1:1 (H-V) trim slopes required for site safety during grading/foundation operations add considerably to the overall grading quantities, and are important for maintaining the stability of the surrounding slopes and the safety of adjacent properties. Therefore the final grading amounts are often the combined result of the steepness of the terrain, the building code, CAL OSHA, parking, and the state-mandated seismic design criteria, and not the size of the home or the size of the lot.

*Example: A typical city-required 400 SF 2-car garage on a > 2:1 (H-V) upslope site can require an average of 285 cubic yards of export in order for its mass, temporary trim slopes, and structural foundation to be accommodated.*

All grading that is the result of the code-required structural foundation and city required 2-car covered parking of hillside homes should remain exempt and the by-right maximum must recognize that hillside sites with slopes of >2:1 (H-V) pose unique technical, safety and design challenges when compared to "flat" lots in the hillside zone.

- **Change starting height of RI encroachment plane from 20 to 24 FEET, not 22 Feet.**

The proposed encroachment plane starting height in hillside areas affected by the BHO should be increased from 22'-0" to 24'-0", on downward sloping sites with a grade of > 2:1 (H/V). Our analysis shows that the proposed regulation of 20'-0" will cut into required covered parking reducing the head clearance at the perimeter of the automobiles from a point at the middle of the garage or street-level floor of the residence. Since the grade on slopes >2:1 (H/V) descends faster than the building mass can accommodate the required covered parking and residential entry, the encroachment plane provision should be revised to reflect the topographical challenges of actual hillside sites here in Los Angeles, instead of the flat-lot diagram shown in the Planning document dated, 10.11.16.

Additionally, the depth of current, code-mandated hillside structural systems above the foundation (drag beams, moment frames, trusses, etc...) require deeper floor plates and therefore taller floor-to-floor heights. The encroachment plane should therefore start at 24'-0" above natural or finish grade (whichever is lower) for hillside sites with a slope of >2:1 (H-V) and should only be required in the side-yards of the project.

• **Remove front articulation requirement in the R1 Zone.**

[Quoted text hidden]

[Quoted text hidden]



Sharon Dickinson &lt;sharon.dickinson@lacity.org&gt;

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**CF 14-0656, BMO/BHO Ordinance Amendments**

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Craig Castilla &lt;cc@cortex-capital.com&gt;

Tue, Dec 6, 2016 at 5:18 PM

To: Councilmember Koretz Paul &lt;paul.koretz@lacity.org&gt;

Cc: Alserri Faisal &lt;faisal.alserri@lacity.org&gt;, Pelico Joan &lt;joan.pelico@lacity.org&gt;, "NeighborhoodConservation@lacity.org" &lt;NeighborhoodConservation@lacity.org&gt;, "Sharon.Dickinson@lacity.org" &lt;Sharon.Dickinson@lacity.org&gt;, "afine@laconservancy.org" &lt;afine@laconservancy.org&gt;, Bertoni Vince &lt;vince.bertoni@lacity.org&gt;

**PLEASE DO NOT WATER DOWN THE PROPOSED REVISED BMO**

Dear Paul

Even though the Holmby Westwood HPOZ died an untimely death, which is of course very disappointing to many of us, I do know you have been pressing to get the BMO/BHO strengthened and am grateful for that.

Yet moves at the recent PLUM meeting to reinstate old loopholes and further measures that would water down the BMO are very troubling and reek of developer influence inappropriately displacing overwhelming public support for the revised BMO.

You are a strong voice at PLUM and the City Council. I urge you to ensure we get the BMO/BHO amendments recommended by the Planning Commission in July 2016 for which the citizens of LA have made clear not only their approval but also desire.

Regards,  
Craig Castilla

Craig Castilla • Chief Executive Officer • Cortex Capital LLC • 1901 Avenue of the Stars, Suite 200 • Los Angeles CA 90067 • cc@cortex-capital.com • Direct +1.310.470.8383 • Cell +1.310.985.8300



Sharon Dickinson &lt;sharon.dickinson@lacity.org&gt;

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**Council File #14-0656 i**

1 message

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**andyacaperf** <andyaca@gmail.com>  
To: Sharon.Dickinson@lacity.org

Tue, Dec 6, 2016 at 6:12 PM

Ms. Dickinson

The MAJORITY of home owning **residents** all over the city have spoken, peacefully and concisely for 12+years.

We are alarmed at the prospect of again being ignored in our effort to bring modest reasonable restrictions to home size.

I want to thank this Council for taking quick and decisive action to address our concerns tomorrow.

Amendments to the BMO and BHO have a couple of serious flaws, but the fix is simple:

Restore **and ENFORCE** the 0.45 FAR for R-1 zones and count front-facing attached garages as floor space.

Andrew Lichtstein  
Beverly Grove resident and homeowner



Sharon Dickinson <sharon.dickinson@lacity.org>

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## Council File #14-0656 - response from CA Roberts

1 message

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**Cathy Roberts** <crmaison@gmail.com>

Tue, Dec 6, 2016 at 6:22 PM

To: Herb Wesson <councilmember.wesson@lacity.org>, paul.koretz@lacity.org, david.ryu@lacity.org

Cc: Sharon.Dickinson@lacity.org

TO:

Council President Wesson,  
Council Member Koretz, and  
Council Member Ryu

Thank you for your strong leadership in advocating for our neighborhoods.

Like people all over the city, I am alarmed at the prospect of continued mansionization.

I want to thank you for taking quick and decisive action to address the concerns of voters like myself who have attended hearing after hearing for the last 2+ years. The public testimony in favor of revising the BMO per the original motion offered by CM Koretz has been overwhelming.

Amendments to the BMO and BHO have a couple of serious flaws, but the fix is simple:

- Restore the 0.45 FAR for R-1 zones
- Count front-facing attached garages as floor space
- Reduce the maximum by right grading quantities for R1 zoned hillside lots to 1,000 cubic yards

Thank you.

Cheers,

Cathy Roberts

CD 4 – Hancock La Brea



Sharon Dickinson &lt;sharon.dickinson@lacity.org&gt;

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**Council File #14-0656**

1 message

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**Save Coldwater Canyon!** <savecoldwatercanyon@gmail.com>

Tue, Dec 6, 2016 at 6:23 PM

To: Sharon.Dickinson@lacity.org

Cc: councilmember.krekorian@lacity.org, councilmember.wesson@lacity.org, Karo Torossian &lt;karo.torossian@lacity.org&gt;

Please include our following comments in the record:

Save Coldwater Canyon! supports the PLUM recommendation that the BMO/BHO ordinance "clarify that conditionally permitted uses are subject to the provisions of the BMO and BHO" and request that the ordinance language be stricken removing the clause "except for conditionally permitted uses enumerated in Section 12.24" wherever it appears in the code amendment language. *See* Sections 2, 5, 8, 11, and 19 of the proposed ordinance.

**C. Area (Development Standards).** No building or structure nor the enlargement of any building or structure shall be erected or maintained, except for conditionally permitted uses enumerated in Section 12.24, unless the following yards, lot areas, and floor area limitations are provided and maintained in connection with the building, structure, or enlargement:

And this from Section 19:

**10. Single-Family Zone Hillside Area Development Standards.** Notwithstanding any other provisions of this code to the Contrary, for any Lot zoned R1, RS, RE, or RA and designated Hillside Area on the Department of City Planning Hillside Area Map, no Building or Structure nor the addition or remodel of any Building or Structure, except for conditionally permitted uses enumerated in Section 12.24, shall be erected or maintained unless the following development standards are provided in connection with the Building, Structure, addition or remodel.

Save Coldwater Canyon! objects to the PLUM recommendation that the ordinance exempts Projects that are currently in the process of seeking Zoning Entitlements.

Such an exemption for CUP recipients and those seeking zoning variances would be an inappropriate loophole to the BHO that will eviscerate its protection of LA's most treasured resource, our Santa Monica mountains. Please say NO to the lobbyists and do the right thing by protecting our hillsides from such improper developments. Schools and other institutions must follow the same rules as everyone else developing in our precious hillsides.

Sincerely,  
The SCC Board

-  
SAVE COLDWATER CANYON! Inc. is a neighborhood group fighting to preserve and protect the scenic beauty, natural environment, health, safety and welfare of Coldwater Canyon and its neighboring communities.

Find out more at [www.savecoldwatercanyon.com](http://www.savecoldwatercanyon.com)



Sharon Dickinson &lt;sharon.dickinson@lacity.org&gt;

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**Council File #14-0656**

1 message

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**Leni Boorstin** <leni.i.boorstin@gmail.com>  
To: Sharon.Dickinson@lacity.org

Tue, Dec 6, 2016 at 6:47 PM

Dear Ms. Dickinson,

I would like it on the record that I would like assurance from City Council that the goals of the revised Baseline Mansionization/Baseline Hillside Ordinance (BMO/BHO) are not undermined by including language that would exempt institutions/organizations which operate under a CUP (Conditional Use Permit), from the Baseline Hillside Ordinance.

The ordinance is trying to protect our hillsides and the qualities of our neighborhoods.

I particularly object, as an example, that the proposed language in the ordinance that will be voted on by Council on DEC 7, exempts those who operate under a mqCUP -- such as Harvard/Westlake -- from the stipulations of the ordinance. This would create a loophole so as to make the ordinance ineffectual. The result: the opposite of the ordinance's intention, which is to prevent oversized construction (aka 'mansionization') within residential areas.

(Yes, I see Harvard-Westlake's proposed 3-story, 750 car garage, with playing field on top with lights, and a bridge over Coldwater Canyon Blvd, close to park land and residential properties the very opposite of the ordinance's intent.)

Thank you for your careful consideration of this matter.

Sincerely,

Leni Boorstin



4007 Avenida del Sol

Studio City, CA 91604

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Sharon Dickinson &lt;sharon.dickinson@lacity.org&gt;

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## Support 45% FAR and Count Garages - CF 14-0656, BMO/BHO Ordinance Amendments

1 message

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**christine sloane** <stinesloane@gmail.com>

Tue, Dec 6, 2016 at 7:21 PM

To: herb.wesson@lacity.org, Council Member Koretz &lt;paul.koretz@lacity.org&gt;, "Carlin, Elizabeth" &lt;elizabeth.carlin@lacity.org&gt;, Sharon.Dickinson@lacity.org

Dear Council President Wesson and Councilman Koretz,

I am a homeowner in Crestview who was disappointed by PLUM's decision last week to reject the Planning Commission's recommendations for 45% FAR and the garage exemptions without any discussion. At tomorrow's December 7th City Council meeting, please steer the Council to remain committed to responsible development that is in scale with the Crestview neighborhood and other neighborhoods throughout Los Angeles. I strongly support R1R2-RG (Rear Garage) for my neighborhood of Crestview. Please support 45% FAR and count all front-facing attached garages, and give rear garages 200 sq. ft exemption. I look forward to a more positive outcome from tomorrow's city council meeting.

Sincerely,

Christine Sloane  
1811 S Wooster St.  
Los Angeles, CA 90035  
Council District 10/5



Sharon Dickinson <sharon.dickinson@lacity.org>

**BMO/ BHO #14-0656**

1 message

**Janine Milne** <janinemilnestudio@gmail.com>  
To: Sharon.Dickinson@lacity.org

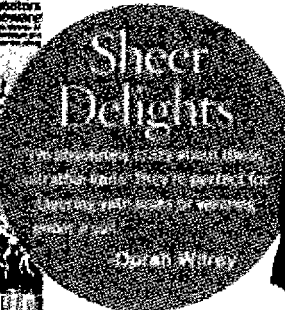
Tue, Dec 6, 2016 at 7:33 PM

Ms. Dickinson, I want to, as a stakeholder, register my strong concern re: changes to the Hillside Ordinances currently under review. I want to make sure that conditional permitted uses are all subject to the BMO and BHO; and anyone seeking a zoning entitlement that would alter the current codes, is denied. That includes any development currently being reviewed. Thank you, Janine Milne  
Janine Milne

\*\* Please don't forget to update your records \*\*

NEW EMAIL:  
janinemilnestudio@gmail.com

0607  
No. 06 11  
A56717a



**DONALD LOZE**

December 6, 2016

Los Angeles City Council

RE: Case No. CPC-2015-3484-CA  
BMO/BHO CF#14-0656

Dear Councilmembers:

Enclosed is an amplified supplement to my remarks of May 16 and thereafter at the hearings that took place with regard to the proposed BMO/BHO.

My comments are those of a committed and concerned citizen of the City who hopes to contribute a legacy of future citizenship to those who follow and care for the Santa Monica Mountains.

My residency in the Santa Monica Mountains exceeds 40 years at the same address in Benedict Canyon and as a concerned citizen I have served on the Board of the Benedict Canyon Association since 1970 and as elected representative to the Bel Air Beverly Crest Neighborhood Council for the last 15 Years. Over that time I have participated as a volunteer addressing land-use issues that concern my community and the City with hope that those efforts will be a positive contribution to our lives here. Therefore, my remarks reflect serious consideration and experience with the matters at hand, but with full respect for those planners whose input to these proposed ordinances are inconsistent with my thoughts.

*Donald Loze*

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Case No. CPC-2015-3484-CA

BMO/BHO May 16, 2016 and thereafter

**TITLE OF THE ORDINANCE**

The Title of this proposed legislation is a misnomer and misleading. The basic concept is to limit over building. Calling an ordinance "Mansionization" only dismisses the purpose of this and all prior legislation designed to enhance protection of the Santa Monica Mountains and to inhibit destruction of neighborhoods. The ordinance should be renamed The Anti-Mansionization Ordinance. (AMO)

## LEGISLATIVE HISTORY

Legislative history is relevant

The Planning Department ignores the legislative history of this important planning regulation. In this instant, the legislative history begins with of the initial Hillside Ordinance. The City Attorney at that time, James Hahn, (subsequently Mayor) declared that the most valuable asset in Los Angeles as the Santa Monica Mountains. The mountains are for enjoyment and pleasure of everyone and are to be preserved. Zev Yaroslavsky at the passage of the Hillside Ordinance declared, "this is the end of Mansionization." The underlying concept was to downzone the hills.

Contrary that original legislation and ignoring the General Plan as required by A.B. 283, and related The Community Plans, and the Specific Plans the Planning Department is creating a mutation independent of its roots. This iteration is to plug loopholes, not to expand matters that otherwise could limit abuse. The Focus seems to be on small properties while expanding opportunities for large scale projects. If this is an attempt to increase tax revenues by encouraging large projects, or whatever undisclosed reason, that policy is destructive of the individual communities that form the core of the City's life.

## INADEQUATE OUTREACH

Simply take note of the alleged outreach. Four public meetings that mix hillside and flatland issues, with hearing locations outside of the Hillside Areas and public comment limited to 30 seconds per speaker -- that is fully inadequate.

The Ordinance aims to make "one size fits all" regulation and the Planning Department dictates the result. A subsequent hearing at the Planning Commission essentially changed four words in the Staff Report, disregarding public comments and written follow up.

## EXPORT INFRASTRUCTURE DESTRUCTION

The concept of **grading and export** is an example. The initial proposal of the Hillside Ordinance was to limit grading export to 250 cu.yds. That was in response to a very limited number of hillside speakers whose savings were acquiring small lots in Laurel Canyon and only wanted the availability of a pad for a "habitable dwelling". Eventually, that limitation morphed mysteriously to a 1000 cu yds limitation. What is the meaning of the quantity? Hauling trucks carry approximately 10 cu.yds each. Therefore, 1000 cu yds. perceives 200 truck trips to a site-- that is one trip up and back, only for dirt. The trucker knows that each cubic yard of dirt in the ground gets fluffed to a cubic yard plus 25% for hauling making the truck trips required for 1000 cu yd to be 250. That limit ignores and fails to regulate the result of the next fleet of construction vehicles bearing building materials – lumber, cement, steel, sand, stone and brick and construction workers vehicles. Would any of you want such a convoy rumbling past your front door daily?

Noteworthy is the fact that hillside roads are replete with signs limiting vehicles to 6000 pounds. Most hillside roads are substandard and built on roadbeds for 1930-1940 vintage vehicles. Practice, the exception to the signage, is construction vehicles breaking the 6000 pound barrier. Each of a full loaded cement truck exceeds 50,000 pounds and the combined

consequence of all these activities destroy the infrastructure – the main and accessory roads and leave the cost to the City and in turn to the taxpayers.

Beyond the 1000 cu yd limit for R1 projects, the department seeks to increase the amount of grading-input and export elsewhere. Therefore, the larger the project the adverse consequence of the hauling is compounded. The result ignores the basic premise of addressing out of scale development in the hillside areas and fails to protect the Santa Monica Mountains. This opens the barn door to more hauling and destructive traffic on substandard streets and already clogged main arteries. How does the Planning Department take upon itself the task of creating substantial environmental disruption?

The result creates City a profit center for developers, contractors, truckers and material providers. However, to the best of anyone's knowledge there's never been a cost-benefit analysis to the City by the Planning Department's approach. No Fiscal Impact Statement has been prepared or Submitted PLUM REPORT (Wednesday December 7, 2016: "[Fiscal Impact Statement](#)": None submitted by the Los Angeles City Planning Commission. Neither the City Administrative Officer nor the Chief Legislative Analyst has completed an analysis of this report)

#### HEIGHT LIMITATIONS IN THE HILLSIDE AREA

The current provisions for building mass, maximum FAR and Grading fail to adequately proscribe cumulative building height in connection with Slope Bands and create consistency with prior legislative history.

#### DISTRUCTION OF NEIGHBORHOR PLANNING

The proposed ordinance fails to distinguish the great diversity of neighborhoods and environments in the City. The General Plan, Community Plan and Specific plans are the vehicles for this process. This ordinance is stop gap.

#### COMMUNITY SOLUTIONS OVERLAY DISCTRICTS

Los Angeles is a series of diverse neighborhoods. Individual Community designation signs dot the traffic arteries across the City; but in this Ordinance all are ignored. Absolutely needed are overlay districts. To accomplish that goal creation of new ICO's is needed over an appropriate and adequate time to allow full input and a decision making process for all neighborhoods effected by the Ordinance. There are now over 90 Neighborhood Councils capable of organizing and creating appropriate input before this proposed Ordinance is enacted or immediately after.

#### INADEQUATE COORDINATION AMONG DEPARTMENTS

Omitted from the Ordinance are links to interrelated regulations current and needed. No enforcement worthy of the task exists.

Lack of coordination of destructive construction vehicles is rampant. No Department knows what the other is imposing or tracking, or not. The proposed Ordinance must not stand alone without integration with DOT, Public Works and Building and Safety.

#### COST OF REPAIR

Homeowners should not bear the burden of the continuing destruction by others.

Bonding and Schedule of Performance

The Bonding requirement of \$50,000 must be increased to the cost of actual repairs to City right of ways and imputed neighborhood adverse impacts. The Mitigated Negative Declarations of developers are inadequate and not enforced. After grading and hauling is properly reduced, bonding must be increased to cover the collateral costs to neighborhoods, their streets, access roads and other public services associated with each project. That bonding must be increased to actual projected costs and be tied to a schedule of performance. Before a building permit is issued, in addition to bonding, a schedule of performance should be required to ensure completion and the certificate of occupancy.

Vehicle Fees

Vehicles of over 6000 pounds should be charged a license fee designated to supplement the costs parallel to the more appropriate construction bond. Trip fees should supplement those to provide for correlated infrastructure replacement. DOT and Building and Safety Departments should always know what vehicles are moving and under what permits. Haul Routes need input and direction from Street Services before any determination. All properties along a proposed haul route must be noticed in advance for an opportunity to address the decision making body. The adverse impact of all activity needs to be primary consideration.

**ELIMINATE THE BASEMENT EXCEPTION**

The Basement exception is now the last hair on the tail of the dog that is wagging the entire kennel. The basement exception should be prohibited in the hills which are to be protected.

**ORIGINAL PLANNING**

Seemingly ignored is the original plan of the City plan to protect single-family dwellings and neighborhoods. That plan perceived high rise nodes across the City connected by rapid transit systems. Metrorail is slowly being built and in the interim the preservation and integrity of the neighborhoods must be maintained so that the overall plan can be implemented.

Respectfully

*Donald Loze*

DONALD LOZE

2037 Benedict Canyon Drive  
Beverly Hills, California 90210  
310 278 3461 310 274 9736 fax  
310 402 4488 cell  
BezoarLtd@aol.com



Sharon Dickinson <sharon.dickinson@lacity.org>

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**File # 14-0656**

1 message

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**Laura Rae-Yates** <lradiates@aol.com>  
To: Sharon.Dickinson@lacity.org

Tue, Dec 6, 2016 at 8:38 PM

To whom it may concern,

**Re: File # 14-0656 .... We support the recommendations of Council members Koretz and Ryu !**

Laura Rae-Yates and Morton Yates





Sharon Dickinson &lt;sharon.dickinson@lacity.org&gt;

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**Council File #14-0656 - response from M.D. Meloan**

1 message

**Michael D. Meloan** <mdmeloan@gmail.com>

Tue, Dec 6, 2016 at 9:07 PM

To: Herb Wesson &lt;councilmember.wesson@lacity.org&gt;, Paul Koretz &lt;paul.koretz@lacity.org&gt;, David Ryu &lt;david.ryu@lacity.org&gt;, Sharon.Dickinson@lacity.org

TO:

Council President Wesson,  
Council Member Koretz, and  
Council Member Ryu

Thank you for your strong leadership in advocating for our neighborhoods.

Like people all over the city, I am alarmed at the prospect of continued mansionization.

I want to thank you for taking quick and decisive action to address the concerns of voters like myself who have attended hearing after hearing for the last 2+ years. The public testimony in favor of revising the BMO per the original motion offered by CM Koretz has been overwhelming.

Amendments to the BMO and BHO have a couple of serious flaws, but the fix is simple:

- Restore the 0.45 FAR for R-1 zones
- Count front-facing attached garages as floor space
- Reduce the maximum by right grading quantities for R1 zoned hillside lots to 1,000 cubic yards

Thank you.

Cheers,

Michael Meloan

CD 4 – La Brea

Hancock



Sharon Dickinson &lt;sharon.dickinson@lacity.org&gt;

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**Support BMO, BHO in line with what City Planning Commission Recommends**

1 message

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**Pam Dunne** <pdianedunne@hotmail.com>

Tue, Dec 6, 2016 at 9:15 PM

To: "Sharon.Dickinson@lacity.org" &lt;Sharon.Dickinson@lacity.org&gt;

Dear Ms. Dickinson

I wanted you to keep a record of my comments as I was unable to attend this meeting.

I am unable to attend the hearing that is being held on this Wednesday Dec. 7 at the City Council. I wanted to ensure I wrote in to voice my support the BMO/BHO measures in line with what the City Planning Commission recommends. Please reject the PLUM loopholes which fail to protect our neighborhood from mansionization.

One of the best qualities of Picfair Village, where I own property, and our surrounding neighborhoods, is the character and charm of our homes. The lot-sized, box-like houses that have cropped up simply destroy that character and charm—along with any privacy their surrounding neighbors once had—and I fully support a zone change that will prevent any more of these types of houses to be built in our neighborhood. Please do not vote for any amendments, which provide loopholes. Please put the BMO/BHO back on track and in line with what the City Planning Commission recommends.

Please reject any measures which allow mansionization to creep in and destroy our neighborhoods.

Warmly,

*Pam Dunne*

Picfair Village