



Sharon Dickinson <sharon.dickinson@lacity.org>

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## BMO Amendments - Request for Changes

1 message

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

Tue, May 10, 2016 at 2:31 PM

To: "Herb Wesson (CD 10 Councilman and Council President)" <councilmember.wesson@lacity.org>, paul.koretz@lacity.org, vince.bertoni@lacity.org, tom.rothmann@lacity.org, ken.bernstein@lacity.org, craig.weber@lacity.org, nicholas.maricich@lacity.org, phyllis.nathanson@lacity.org, niall.huffman@lacity.org, councilmember.huizar@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.englander@lacity.org, councilmember.cedillo@lacity.org, councilmember.fuentes@lacity.org, sharon.dickinson@lacity.org  
Cc: "Liz Carlin (CD 10 Rep)" <elizabeth.carlin@lacity.org>, jordan.beroukhim@lacity.org, faisal.alseri@lacity.org, john.darnell@lacity.org

Dear City Council members and Planning Staff,

The first draft of amendments to the BMO/BHO made a good start but the latest draft takes a wrong turn by a) preserving loopholes (exemptions and bonuses) that undermined the ordinance in the first place, and b) borrowing elements from re:Code LA that make the ordinance more difficult to understand and enforce.

I want to go on record that ATTACHED GARAGES SHOULD COUNT in the overall RFA.

Mansionization is spoiling neighborhoods all over LA. People who feel that developers are calling the shots at City Hall – and there are a lot of them – see this 2nd draft as further proof.

Councilmember Koretz's motion (and the first draft of proposed amendments) provided the blueprint for a simple, effective, and reasonable fix that would allow renovations, expansions and new construction, while protecting our treasured neighborhoods from being ravaged by unchecked, short-term real estate speculation and reckless development.

Please, support and champion the intent of Councilmember Koretz's original motion. Ensure that the ordinance does not retain (or create new) harmful loopholes – or get so filled with technobabble that it becomes impossible to understand or enforce.

Your voices carry great weight in this matter. You have a wonderful opportunity to show that you have been listening to stakeholders across the city, and that you care about LA's precious residential neighborhoods. It's time for Los Angeles to put stable, sustainable communities ahead of real estate speculation, political pressure, and the almighty dollar.

Sincerely,

John Donovan  
Picfair Village  
Council District 10



Sharon Dickinson <sharon.dickinson@lacity.org>

## BMO/BHO Amendments, Council File #14-0656

1 message

Jennifer Grega <jlgrega@yahoo.com>

Tue, May 10, 2016 at 11:38 AM

Reply-To: Jennifer Grega <jlgrega@yahoo.com>

To: "councilmember.wesson@lacity.org" <councilmember.wesson@lacity.org>, "paul.koretz@lacity.org" <paul.koretz@lacity.org>, "vince.bertoni@lacity.org" <vince.bertoni@lacity.org>, "tom.rothmann@lacity.org" <tom.rothmann@lacity.org>, "ken.bernstein@lacity.org" <ken.bernstein@lacity.org>, "craig.weber@lacity.org" <craig.weber@lacity.org>, "nicholas.maricich@lacity.org" <nicholas.maricich@lacity.org>, "phyllis.nathanson@lacity.org" <phyllis.nathanson@lacity.org>, "niall.huffman@lacity.org" <niall.huffman@lacity.org>, "councilmember.huizar@lacity.org" <councilmember.huizar@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.englander@lacity.org" <councilmember.englander@lacity.org>, "councilmember.cedillo@lacity.org" <councilmember.cedillo@lacity.org>, "councilmember.fuentes@lacity.org" <councilmember.fuentes@lacity.org>, "sharon.dickinson@lacity.org" <sharon.dickinson@lacity.org>, "stopmansionsionization@yahoo.com" <stopmansionsionization@yahoo.com>, "elizabeth.carlin@lacity.org" <elizabeth.carlin@lacity.org>, "jordan.beroukhim@lacity.org" <jordan.beroukhim@lacity.org>, "faisal.alseri@lacity.org" <faisal.alseri@lacity.org>, "john.darnell@lacity.org" <john.darnell@lacity.org>

Dear City Council Members and Planning Staff,

The first draft of amendments to the BMO/BHO made a good start. **By almost 4 to 1, residents' responses supported the meaningful BMO reform outlined in Councilmember Koretz's original motion.**

However, the latest draft takes a wrong turn by a) preserving loopholes (exemptions and bonuses) that undermined the ordinance in the first place, and b) borrowing elements from re:Code LA that make the ordinance more difficult to understand and enforce.

This is extremely disappointing.

While the process gets off track and falls behind, mansionsionization is spoiling neighborhoods all over LA. It is hard to see the City's latest draft as anything other than a clear indication that our City representatives are ignoring the will of the residents who put them in office, and instead are pandering to the real estate developers. I know I am not alone in feeling this way.

Councilmember Koretz's motion (and the first draft of proposed amendments) provided the blueprint for a simple, effective, and reasonable fix that would allow renovations, expansions and new construction, while protecting our treasured neighborhoods from being ravaged by unchecked, short-term real estate speculation and reckless development.

**I am asking that you support and champion the intent of Councilmember Koretz's original motion.** Please ensure that the ordinance does not retain (or create new) harmful loopholes – or get so filled with technobabble that it becomes impossible to understand or enforce.

Your voices carry great weight in this matter. You have a wonderful opportunity to show that you have been listening to stakeholders across the city, and that you care about LA's

precious residential neighborhoods. It's time for Los Angeles to put stable, sustainable communities ahead of real estate speculation and political pressure by greedy developers.

Sincerely,

Jennifer Grega  
Wilshire Vista  
Los Angeles 90019



Sharon Dickinson <sharon.dickinson@lacity.org>

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## BMO/BHO Amendments, Council File #14-0656

2 messages

Dean Perton <daperton@pacbell.net>

Mon, May 9, 2016 at 3:55 PM

To: paul.koretz@lacity.org, vince.bertoni@lacity.org, tom.rothmann@lacity.org, councilmember.wesson@lacity.org, ken.bernstein@lacity.org, craig.weber@lacity.org, nicholas.maricich@lacity.org, phyllis.nathanson@lacity.org, niall.huffman@lacity.org, councilmember.huizar@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.englander@lacity.org, councilmember.cedillo@lacity.org, councilmember.fuentes@lacity.org, sharon.dickinson@lacity.org

Cc: elizabeth.carlin@lacity.org, jordan.beroukhim@lacity.org, faisal.alseri@lacity.org, john.darnell@lacity.org

Dear City Council members and Planning Staff,

The first draft of amendments to the BMO/BHO was an important first step. By an overwhelming majority, residents' responses supported this type of meaningful BMO reform outlined in Councilmember Koretz's original motion.

However, the latest draft takes a wrong turn by a) preserving loopholes (exemptions and bonuses) that undermined the ordinance in the first place, and b) borrowing elements from re:Code LA that make the ordinance more difficult to understand and enforce.

While the process falters, mansionization is spoiling the character of neighborhoods all over Los Angeles and is diminishing our quality of life. People who feel that developers are calling the shots at City Hall – and there are a lot of them – see this as further proof.

Councilmember Koretz's motion (and the first draft of proposed amendments) provided the blueprint for a simple, effective, and reasonable fix that would allow renovations, expansions and new construction, while protecting our treasured neighborhoods from being ravaged by unchecked, short-term real estate speculation and reckless development.

**Please, support *and champion* the intent of Councilmember Koretz's original motion.** Ensure that the ordinance does not retain (or create new) harmful loopholes – or get so filled with conflicting jargon that it becomes impossible to understand or enforce.

Your voices carry great weight in this matter. You have a wonderful opportunity to show that you have been listening to stakeholders across the city, and that you care about LA's precious residential neighborhoods. It's time for Los Angeles to put stable, sustainable communities ahead of real estate speculation and political pressure brought by developers and builders.

Sincerely,

Dean A. Perton, Architect



Sharon Dickinson <sharon.dickinson@lacity.org>

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## BMO/BHO Amendments, CF no. 14-0656

1 message

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

Tue, May 10, 2016 at 10:25 AM

To: councilmember.huizar@lacity.org, councilmember.harris-dawson@lacity.org,  
councilmember.englander@lacity.org, councilmember.cedillo@lacity.org, councilmember.fuentes@lacity.org,  
sharon.dickinson@lacity.org

Dear members of PLUM,

I'm writing to voice my concern about the Planning Department's new draft of amendments to the citywide mansionization ordinances (BMO and BHO). It heads in the wrong direction and this affects us all.

The first draft of amendments to the mansionization ordinances made a good start. The Planning Department collected more than 600 responses: by almost 4-to-1, people asked for tighter limits on home size.

But the latest draft takes a wrong turn.

We asked for meaningful reform. Instead, the latest draft preserves loopholes that undermined the ordinance in the first place. These include the exemption for attached garage space (even in "the flats") and excessive allowances for grading and hauling, to name just two.

The Council Motion provided the blueprint for a simple, effective fix. Instead, the latest draft borrows elements from Re:Code LA that make the ordinance harder to understand and harder to enforce. These include "encroachment planes" and "side wall articulation."

While the process falls further and further behind, mansionization is spoiling neighborhoods all over Los Angeles.

People such as myself— and there are a lot of us — who feel that developers are calling the shots at City Hall see this as further proof.

The Planning Department needs to stop mansionization in the simplest, most effective, and timeliest way. That's what residents and homeowners want and what the Council Motion calls for.

It's time for Los Angeles to put stable communities and neighborhood character ahead of real estate speculation. Please act to protect the beauty and singularity of our city before it's too late.

My best,

Kate Wolf

5031 Meridian St.

Los Angeles, CA

90042

646-812-7500



Sharon Dickinson <sharon.dickinson@lacity.org>

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## BMO/BHO Amendments, Council File #14-0656

1 message

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Shellacruz@aol.com <Shellacruz@aol.com>

Tue, May 10, 2016 at 8:25 AM

To: councilmember.wesson@lacity.org, paul.koretz@lacity.org, vince.bertoni@lacity.org, tom.rothmann@lacity.org, ken.bernstein@lacity.org, craig.weber@lacity.org, nicholas.maricich@lacity.org, phyllis.nathanson@lacity.org, niall.huffman@lacity.org, councilmember.huizar@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.englander@lacity.org, councilmember.cedillo@lacity.org, councilmember.fuentes@lacity.org, sharon.dickinson@lacity.org

Cc: elizabeth.carlin@lacity.org, jordan.beroukhim@lacity.org, faisal.alseri@lacity.org, john.darnell@lacity.org

Dear City Council members and Planning Staff,

The first draft of amendments to the BMO/BHO made a good start. By almost 4 to 1, residents' responses supported the meaningful BMO reform outlined in Councilmember Koretz's original motion <[http://clkrep.lacity.org/onlinedocs/2014/14-0656\\_mot\\_05-16-14.pdf](http://clkrep.lacity.org/onlinedocs/2014/14-0656_mot_05-16-14.pdf)> .

But the latest draft takes a wrong turn by a) preserving loopholes (exemptions and bonuses) that undermined the ordinance in the first place, and b) borrowing elements from re:Code LA that make the ordinance more difficult to understand and enforce.

While the process gets off track and falls behind, mansionization is spoiling neighborhoods all over LA. People who feel that developers are calling the shots at City Hall – and there are a lot of them – see this as further proof.

Councilmember Koretz's motion (and the first draft of proposed amendments) provided the blueprint for a simple, effective, and reasonable fix that would allow renovations, expansions and new construction, while protecting our treasured neighborhoods from being ravaged by unchecked, short-term real estate speculation and reckless development.

Please, support and champion the intent of Councilmember Koretz's original motion. Ensure that the ordinance does not retain (or create new) harmful loopholes – or get so filled with technobabble that it becomes impossible to understand or enforce.

Your voices carry great weight in this matter. You have a wonderful opportunity to show that you have been listening to stakeholders across the city, and that you care about LA's precious residential neighborhoods. It's time for Los Angeles to put stable, sustainable communities ahead of real estate speculation, political pressure, and the almighty dollar.

Sincerely,  
Rochelle Koretz  
Picfair Village  
CD 10

1604 Hi Point Street  
Los Angeles, CA 90035

Faircrest Heights  
CD10

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**Emily Woodward** <emwoodward@pacbell.net>

Tue, May 10, 2016 at 10:06 AM

To: paul.koretz@lacity.org, vince.bertoni@lacity.org, tom.rothmann@lacity.org, councilmember.wesson@lacity.org, ken.bernstein@lacity.org, craig.weber@lacity.org, nicholas.maricich@lacity.org, phyllis.nathanson@lacity.org, niall.huffman@lacity.org, councilmember.huizar@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.englander@lacity.org, councilmember.cedillo@lacity.org, councilmember.fuentes@lacity.org, sharon.dickinson@lacity.org

Cc: elizabeth.carlin@lacity.org, jordan.beroukhim@lacity.org, faisal.alseri@lacity.org, john.damell@lacity.org

Dear Members of the City Council and Planning Staff,

The first draft of amendments to the BMO/BHO was an important first step. By an overwhelming majority, residents' responses supported the meaningful reforms to the Baseline Mansionization Ordinance outlined in Councilmember Koretz's original motion.

However, the latest draft takes a wrong turn by a) preserving loopholes (exemptions and bonuses) that undermined the ordinance in the first place and b) borrowing elements from re:Code LA that make the ordinance more difficult to understand and enforce.

While the process falters, mansionization is spoiling the character of neighborhoods all over Los Angeles and diminishing our quality of life. People who feel that developers are calling the shots at City Hall – and there are a lot of us – see this as further proof.

Councilmember Koretz's motion and the first draft of proposed amendments provided the blueprint for a simple, effective, and reasonable fix that would allow renovations, expansions, and new construction while protecting our treasured neighborhoods from being ravaged by unchecked, short-term real estate speculation and reckless development.

**Please support *and champion* the intent of Councilmember Koretz's original motion.** Ensure that the ordinance does not retain harmful loopholes – or create new ones – or get so filled with conflicting jargon that it becomes impossible to understand or enforce.

Your voices carry great weight in this matter. You have a wonderful opportunity to show that you have been listening to stakeholders across the city and that you care about LA's precious residential neighborhoods. It's time for Los Angeles to put stable, sustainable communities ahead of real estate speculation and political pressure brought by developers and builders.

Sincerely,

**Emily Woodward**

1604 Hi Point Street  
Los Angeles, CA 90035  
Faircrest Heights  
CD10



Sharon Dickinson <sharon.dickinson@lacity.org>

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## BMO/BHO Amendments, CF no. 14-0656

1 message

Gina Maslow <gina.maslow@gmail.com>

Thu, May 5, 2016 at 4:48 PM

Bcc: sharon.dickinson@lacity.org

To Members of Los Angeles City City Hall:

I write to implore you to please reevaluate any new draft to the Mansionization Ordinance.

The first draft of amendments to the mansionization ordinances was so appreciated! I really thought we were on the right track to preserve our city. As you know, the Planning Department collected more than 600 responses -- by almost 4-to-1, with citizens asking for tighter limits on home size.

However, the latest draft takes a wrong turn. We asked for meaningful reform. Instead, it looks like the latest draft preserves loopholes which had undermined the ordinance in the first place. Those loopholes include, for example, the exemption for attached garage space (even in "the flats") and excessive allowances for grading and hauling.

The Council Motion provided the blueprint for a simple and effective way to put things right. Now the latest draft borrows elements from Re:Code LA making the ordinance harder to understand and harder to enforce. Those elements include "encroachment planes" and "side wall articulation".

As the process of establishing an ordinance falls further and further behind, mansionization is encroaching on neighborhoods throughout Los Angeles.

Developers seem to be making decisions at City Hall and this is tragic. They want to build to the maximum and get as much "bang for their buck" as possible. And then many turn around and sell. The Planning Department must stop mansionization in the simplest, most effective, and timeliest manner. This is what Los Angeles residents and homeowners are asking for and for which the Council Motion calls.

It's time for Los Angeles to put enduring communities and neighborhood character ahead of real estate speculation.

Respectfully,  
Gina Maslow  
234 Bernard Ave  
Venice, CA 90291







Sharon Dickinson <sharon.dickinson@lacity.org>

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**Subject: BMO/BHO Amendments, CF no. 14-0656**

1 message

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**R&S&I&T Willens** <willens349scitrus@gmail.com>

Tue, May 10, 2016 at 12:22 PM

To: councilmember.wesson@lacity.org, vince.bertoni@lacity.org, tom.rothmann@lacity.org, ken.bernstein@lacity.org, craig.weber@lacity.org, nicholas.maricich@lacity.org, phyllis.nathanson@lacity.org, niall.huffman@lacity.org, councilmember.huizar@lacity.org, councilmember.harris-dawson@lacity.org, david.ryu@lacity.org, "paul.koretz@lacity.org" <paul.koretz@lacity.org>, "councilmember.english@lacity.org" <councilmember.english@lacity.org>, councilmember.cedillo@lacity.org, councilmember.fuentes@lacity.org, sharon.dickinson@lacity.org

Ladies/Gentlemen -

We are a homeowner of this great city (La Brea -Hancock neighborhood) and we are writing about supporting tighter limits to the amendments. We are not available to attend any of the hearings and hope this email will serve as our voice to this issue.

The first draft of amendments to the mansionization ordinances made a good start. The Planning Department collected more than 600 responses -- by almost 4-to-1, people asked for tighter limits on home size.

But the latest draft takes a wrong turn.

- We asked for meaningful reform. Instead, the latest draft preserves loopholes that undermined the ordinance in the first place. These include the exemption for attached garage space (even in "the flats") and excessive allowances for grading and hauling, to name just two.
- The Council Motion provided the blueprint for a simple, effective fix. Instead, the latest draft borrows elements from Re:Code LA that make the ordinance harder to understand and harder to enforce. These include "encroachment planes" and "side wall articulation."

While the process falls further and further behind, mansionization is spoiling neighborhoods all over Los Angeles.

People who feel that developers are calling the shots at City Hall – and there are a lot of them – see this as further proof.

The Planning Department needs to stop mansionization in the simplest, most effective, and timeliest way. That's what residents and homeowners demand and what the Council Motion calls for.

It's time for Los Angeles to put stable communities and neighborhood character ahead of real estate speculation.

Sincerely -

Rich & Stefania Willens  
349 S Citrus Avenue



Sharon Dickinson <sharon.dickinson@lacity.org>

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## BMO/BHO Amendments, Council File #14-0656

1 message

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**dana brook** <db@popkitdesign.com>

Tue, May 10, 2016 at 1:25 PM

To: councilmember.wesson@lacity.org, paul.koretz@lacity.org, vince.bertoni@lacity.org, tom.rothmann@lacity.org, ken.bemstein@lacity.org, craig.weber@lacity.org, nicholas.maricich@lacity.org, phyllis.nathanson@lacity.org, niall.huffman@lacity.org, councilmember.huizar@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.englander@lacity.org, councilmember.cedillo@lacity.org, councilmember.fuentes@lacity.org, sharon.dickinson@lacity.org

Cc: elizabeth.carlin@lacity.org, jordan.beroukhim@lacity.org, faisal.alseri@lacity.org, john.darnell@lacity.org

Dear City Council members and Planning Staff,

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I want to go on record that ATTACHED GARAGES SHOULD COUNT in the overall RFA.

Mansionization is spoiling neighborhoods all over LA. People who feel that developers are calling the shots at City Hall – and there are a lot of them – see this 2nd draft as further proof.

Councilmember Koretz's motion (and the first draft of proposed amendments) provided the blueprint for a simple, effective, and reasonable fix that would allow renovations, expansions and new construction, while protecting our treasured neighborhoods from being ravaged by unchecked, short-term real estate speculation and reckless development.

Please, support and champion the intent of Councilmember Koretz's original motion. Ensure that the ordinance does not retain (or create new) harmful loopholes – or get so filled with technobabble that it becomes impossible to understand or enforce.

Your voices carry great weight in this matter. You have a wonderful opportunity to show that you have been listening to stakeholders across the city, and that you care about LA's precious residential neighborhoods. It's time for Los Angeles to put stable, sustainable communities ahead of real estate speculation, political pressure, and the almighty dollar.

Sincerely,

Dana Brook  
PicFair Village  
CD 10

Dana Brook

Popkit :: [www.popkitdesign.com](http://www.popkitdesign.com) :: 310-266-3932



Sharon Dickinson <sharon.dickinson@lacity.org>

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## BMO/BHO Amendments, Council File, #14-0656

1 message

**Protect Picfair Village** <protectpicfairvillage@gmail.com>

Tue, May 10, 2016 at 2:18 PM

To: councilmember.wesson@lacity.org, paul.koretz@lacity.org, vince.bertoni@lacity.org, tom.rothmann@lacity.org, ken.bernstein@lacity.org, craig.weber@lacity.org, nicholas.maricich@lacity.org, phyllis.nathanson@lacity.org, niall.huffman@lacity.org, councilmember.huizar@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.englander@lacity.org, councilmember.cedillo@lacity.org, councilmember.fuentes@lacity.org, sharon.dickinson@lacity.org

Cc: elizabeth.carlin@lacity.org, jordan.beroukhim@lacity.org, faisal.alseri@lacity.org, john.darnell@lacity.org

Dear City Council members and Planning Staff,

The first draft of amendments to the BMO/BHO made a good start but the latest draft takes a wrong turn by a) preserving loopholes (exemptions and bonuses) that undermined the ordinance in the first place, and b) borrowing elements from re:Code LA that make the ordinance more difficult to understand and enforce.

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Councilmember Koretz's motion (and the first draft of proposed amendments) provided the blueprint for a simple, effective, and reasonable fix that would allow renovations, expansions and new construction, while protecting our treasured neighborhoods from being ravaged by unchecked, short-term real estate speculation and reckless development.

Please, support and champion the intent of Councilmember Koretz's original motion. Ensure that the ordinance does not retain (or create new) harmful loopholes – or get so filled with technobabble that it becomes impossible to understand or enforce.

Your voices carry great weight in this matter. You have a wonderful opportunity to show that you have been listening to stakeholders across the city, and that you care about LA's precious residential neighborhoods. It's time for Los Angeles to put stable, sustainable communities ahead of real estate speculation, political pressure, and the almighty dollar.

Sincerely,

Debbie Gaughan  
Picfair Village  
CD 10



Sharon Dickinson <sharon.dickinson@lacity.org>

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## BMO/BHO Amendments, CF no. 14-0656

1 message

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**Brian Finney** <bhfinney@bhfinney.com>

Thu, May 5, 2016 at 11:50 AM

To: councilmember.bonin@lacity.org, councilmember.wesson@lacity.org, vince.bertoni@lacity.org, tom.rothmann@lacity.org, ken.bernstein@lacity.org, craig.weber@lacity.org, nicholas.maricich@lacity.org, phyllis.nathanson@lacity.org, niall.huffman@lacity.org, councilmember.huizar@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.englander@lacity.org, councilmember.cedillo@lacity.org, councilmember.fuentes@lacity.org, sharon.dickinson@lacity.org

I supported the first draft of amendments to the mansionization ordinances. The Planning Department collected more than 600 responses -- by almost 4-to-1, people asked for tighter limits on home size.

Instead you relaxed the proposed limits.

Additionally, the latest draft preserves loopholes that undermined the ordinance in the first place. These include the exemption for attached garage space (even in "the flats") and excessive allowances for grading and hauling, to name just two.

The Council Motion provided the blueprint for a simple, effective fix. Instead, the latest draft borrows elements from Re:Code LA that make the ordinance harder to understand and harder to enforce. These include "encroachment planes" and "side wall articulation."

While consultations continue, mansionization is spoiling neighborhoods all over Los Angeles.

People who feel that developers are calling the shots at City Hall -- and there are a lot of them -- see this as further proof.

The Planning Department needs to stop mansionization in the simplest, most effective, and timeliest way. That's what residents and homeowners want and what the Council Motion calls for.

It's time for Los Angeles to put stable communities and neighborhood character ahead of real estate speculation.

Brian



Sharon Dickinson <sharon.dickinson@lacity.org>

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## McMansions in our City

1 message

Hortensia <hortensiagt@yahoo.com>

Wed, May 4, 2016 at 12:23 PM

Reply-To: Hortensia <hortensiagt@yahoo.com>

To: "councilmember.wesson@lacity.org" <councilmember.wesson@lacity.org>, "vince.bertoni@lacity.org" <vince.bertoni@lacity.org>, "tom.rothmann@lacity.org" <tom.rothmann@lacity.org>, "ken.bernstein@lacity.org" <ken.bernstein@lacity.org>, "craig.weber@lacity.org" <craig.weber@lacity.org>, "nicholas.maricich@lacity.org" <nicholas.maricich@lacity.org>, "phyllis.nathanson@lacity.org" <phyllis.nathanson@lacity.org>, "niall.huffman@lacity.org" <niall.huffman@lacity.org>, "councilmember.huizar@lacity.org" <councilmember.huizar@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.englander@lacity.org" <councilmember.englander@lacity.org>, "councilmember.cedillo@lacity.org" <councilmember.cedillo@lacity.org>, "councilmember.fuentes@lacity.org" <councilmember.fuentes@lacity.org>, "sharon.dickinson@lacity.org" <sharon.dickinson@lacity.org>, "david.ryu@lacity.org" <david.ryu@lacity.org>

I am writing to you because as a 46 year resident of the City of Los Angeles (I moved here when I was 6) I have never seen such horrible destruction of this city than I have seen in the past 5 years or so. McMansions are ruining neighborhoods all over Los Angeles, including my own. On my block alone there are 4 McMansions and 1 small lot subdivision that are either being built or just finished building within the past few months. The beautiful Mediterranean homes that lined the streets of our city are disappearing and being replaced by UGLY CONCRETE boxes. They don't even blend into the neighborhood! Nobody at City Hall seems to care for any of the beautiful historic homes. My street has become a free for all for the developers.

Residents have no say in what happens in our neighborhoods? Why? Because developers have more say. It is sickening and disheartening that developers are calling the shots at City Hall.

The Planning Department needs to stop mansionization in the simplest, most effective, and timeliest way. That's what residents and homeowners want.

The McMansions need to be stopped not just in R1 areas but in ALL neighborhoods. My block is R1.5 so any current and upcoming codes do not apply to my block.

It's time for Los Angeles to put stable communities and neighborhood character ahead of real estate speculation. Please do something NOW.

Sincerely,

Hortensia Gomez-Tirella

828 Cherokee Avenue



Sharon Dickinson <sharon.dickinson@lacity.org>

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## BMO/BHO Amendments Council File reference (CF no. 14-0565) - Opposition to Mansionization

1 message

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Ilkondo@aol.com <Ilkondo@aol.com>

Wed, May 4, 2016 at 2:38 PM

To: paul.koretz@lacity.org, councilmember.wesson@lacity.org, councilmember.huizar@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.englander@lacity.org, councilmember.cedillo@lacity.org, councilmember.fuentes@lacity.org, sharon.dickinson@lacity.org

### To Whom It May Concern:

**I am in agreement that the first draft of amendments to the mansionization ordinances made a good start. The Planning Department collected more than 600 responses – by almost 4-to-1, people asked for tighter limits on home size.**

But the latest draft takes a wrong turn.

- We asked for meaningful reform. Instead, the latest draft preserves loopholes that undermined the ordinance in the first place. These include the exemption for attached garage space (even in “the flats”) and excessive allowances for grading and hauling, to name just two.
- The Council Motion provided the blueprint for a simple, effective fix. Instead, the latest draft borrows elements from Re:Code LA that make the ordinance harder to understand and harder to enforce. These include “encroachment planes” and “side wall articulation.”

**While the process falls further and further behind, mansionization is spoiling neighborhoods all over Los Angeles.**

People who feel that developers are calling the shots at City Hall – and there are a lot of them – see this as further proof.

The Planning Department needs to stop mansionization in the simplest, most effective, and timeliest way. That’s what residents and homeowners demand and what the Council Motion calls for.

**It’s time for Los Angeles to put stable communities and neighborhood character ahead of real estate speculation.**

Please acknowledge receipt of this letter at your earliest convenience.

LeRoy Kondo  
Attorney at Law (retired)



Sharon Dickinson <sharon.dickinson@lacity.org>

## BMO/BHO Amendments, Council File #14-0656

1 message

**Roxann Smith** <roxann14@gmail.com>

Wed, May 11, 2016 at 10:04 AM

To: "councilmember.krekorian@lacity.org <councilmember.krekorian@lacity.org>," councilmember.englander@lacity.org <councilmember.englander@lacity.org>, paul.koretz@lacity.org <paul.koretz@lacity.org>, councilmember.blumenfield@lacity.org <councilmember.blumenfield@lacity.org>, councilmember.bonin@lacity.org <councilmember.bonin@lacity.org>, erika.pulst@lacity.org <erika.pulst@lacity.org>, lauraine.braithwaite@lacity.org <lauraine.braithwaite@lacity.org>, councilmember.wesson@lacity.org" <councilmember.wesson@lacity.org>, "councilmember.krekorian@lacity.org <councilmember.krekorian@lacity.org>," councilmember.englander@lacity.org <councilmember.englander@lacity.org>, paul.koretz@lacity.org <paul.koretz@lacity.org>, councilmember.blumenfield@lacity.org <councilmember.blumenfield@lacity.org>, councilmember.bonin@lacity.org <councilmember.bonin@lacity.org>, erika.pulst@lacity.org <erika.pulst@lacity.org>, lauraine.braithwaite@lacity.org <lauraine.braithwaite@lacity.org>, councilmember.wesson@lacity.org" <paul.koretz@lacity.org>, vince.bertoni@lacity.org, tom.rothmann@lacity.org, ken.bernstein@lacity.org, craig.weber@lacity.org, nicholas.maricich@lacity.org, phyllis.nathanson@lacity.org, niall.huffman@lacity.org, councilmember.huizar@lacity.org, councilmember.harris-dawson@lacity.org, "councilmember.krekorian@lacity.org <councilmember.krekorian@lacity.org>," councilmember.englander@lacity.org <councilmember.englander@lacity.org>, paul.koretz@lacity.org <paul.koretz@lacity.org>, councilmember.blumenfield@lacity.org <councilmember.blumenfield@lacity.org>, councilmember.bonin@lacity.org <councilmember.bonin@lacity.org>, erika.pulst@lacity.org <erika.pulst@lacity.org>, lauraine.braithwaite@lacity.org <lauraine.braithwaite@lacity.org>, councilmember.wesson@lacity.org" <councilmember.englander@lacity.org>, councilmember.cedillo@lacity.org, councilmember.fuentes@lacity.org, sharon.dickinson@lacity.org  
Cc: Elizabeth Carlin <elizabeth.carlin@lacity.org>, jordan.beroukhim@lacity.org, faisal.alseri@lacity.org, john.darnell@lacity.org

Dear City Council members and Planning Staff,

The first draft of amendments to the BMO/BHO made a good start. By almost 4 to 1, residents' responses supported the meaningful BMO reform outlined in Councilmember Koretz's original motion.

But the latest draft takes a wrong turn by a) preserving loopholes (exemptions and bonuses) that undermined the ordinance in the first place, and b) borrowing elements from re:Code LA that make the ordinance more difficult to understand and enforce.

While the process gets off track and falls behind, mansionization is spoiling neighborhoods all over LA. People who feel that developers are calling the shots at City Hall – and there are a lot of them – see this as further proof.

Councilmember Koretz's motion (and the first draft of proposed amendments) provided the blueprint for a simple, effective, and reasonable fix that would allow renovations, expansions and new construction, while protecting our treasured neighborhoods from being ravaged by unchecked, short-term real estate speculation and reckless development.

Please, support *and champion* the intent of Councilmember Koretz's original motion. Ensure that the ordinance does not retain (or create new) harmful loopholes – or get so filled with technobabble that it becomes impossible to understand or enforce.

Your voices carry great weight in this matter. You have a wonderful opportunity to show that you have been listening to stakeholders across the city, and that you care about LA's precious residential neighborhoods. It's time for Los Angeles to put stable, sustainable communities ahead of real estate speculation, political pressure, and the almighty dollar.

Sincerely,

Roxann Smith  
Picfair Village  
Council District 10





Sharon Dickinson <sharon.dickinson@lacity.org>

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## BMO/BHO Amendments, Council File #14-0656

1 message

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**Lecia Rand** <rand00@ca.rr.com>

Wed, May 11, 2016 at 2:09 PM

To: Lecia Rand <rand00@ca.rr.com>

Dear City Council members and Planning Staff,

The first draft of amendments to the BMO/BHO made a good start. By almost 4 to 1, residents' responses supported the meaningful BMO reform outlined in Councilmember Koretz's original motion.

But the latest draft takes a wrong turn by a) reinstating loopholes (such as the attached garage exemption) that undermined the ordinance in the first place, and b) borrowing elements from re:Code LA that make the ordinance more difficult to understand and enforce.

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Sincerely,

Lecia and Gregg Rand

1663 S Hayworth Ave

Los Angeles, CA 90035



Sharon Dickinson <sharon.dickinson@lacity.org>

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

1 message

**Veronika Syrop** <veronikasyrop@gmail.com>

Wed, May 11, 2016 at 2:17 PM

To: councilmember.wesson@lacity.org, paul.koretz@lacity.org, vince.bertoni@lacity.org, tom.rothmann@lacity.org, ken.bernstein@lacity.org, craig.weber@lacity.org, nicholas.maricich@lacity.org, phyllis.nathanson@lacity.org, niall.huffman@lacity.org, councilmember.huizar@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.englander@lacity.org, councilmember.cedillo@lacity.org, councilmember.fuentes@lacity.org, sharon.dickinson@lacity.org, stopmansionization@yahoo.com, elizabeth.carlin@lacity.org, jordan.beroukhim@lacity.org, faisal.alseri@lacity.org, john.darnell@lacity.org

Dear City Council members and Planning Staff,

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Sincerely,  
**Veronika Syrop**  
37th District