



Sharon Dickinson <sharon.dickinson@lacity.org>

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

1 message

Jim Altschuler <proptyjha@ca.rr.com>
To: Sharon Dickinson <sharon.dickinson@lacity.org>

Thu, Jun 16, 2016 at 11:34 AM

The first draft of amendments to the Mansionization ordinances were a good beginning. The Planning Department collected more than 600 responses out of which, by almost 4 to 1, people asked for tighter limits on home size. But the most recent draft is not going on the right tack.

Meaningful reform was what we, the citizens and voters of the City of Los Angeles, asked for. Instead what you have presented in your latest draft preserves the loopholes that undermined the ordinance to begin with, including attached garage space (hillside or flats) and the oversized (and outlandish) allowances for grading and hauling, just as a couple of examples.

The Council Motion created the blueprint for a simple, effective correction of the problems in the ordinance. The latest draft, however, borrowed parts of ReCode LA that make the ordinance harder to understand and even harder to enforce including "encroachment planes" and "side wall articulation"

The citizens of Los Angeles do NOT want greedy developers and contractors dictating what gets built in our city nor what the appearance of the city is to become nor how the appearance and character of neighborhoods is disregarded nor how overpopulated the neighborhoods become nor how much worse the traffic flow becomes. No one, including the Department of Building And Safety, the Planning Committee and the City Council. The citizen residents need the corrections in the amendments to reflect these needs and desires.

Jim Altschuler

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Vice-President

South Hollywood Neighborhood Association

849 N. McCadden Place

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Sharon Dickinson <sharon.dickinson@lacity.org>

Re: Tailored Rules for BMO/BHO in the Palisades

1 message

CHERYL ZOMBER <drczomber@gmail.com>

Thu, Jun 16, 2016 at 12:28 PM

To: Tricia Keane <tricia.keane@lacity.org>

Cc: mike.bonin@lacity.org, paul.koretz@lacity.org, vince.bertoni@lacity.org, tom.rothmann@lacity.org, Niall Huffman <niall.huffman@lacity.org>, sharon.dickinson@lacity.org

Good morning Tricia,

First and foremost, I would like to thank you for your presentation last evening. We have heard comments from the community that it was most informative and helped to enlighten the residents on the misinformation that has been spreading at a rampant pace in our community. Perhaps of most interest, was the information on the delineation of the Coastal Zone and areas in Marquez Knolls that are included in the "BMO within the Coastal Zone" (exempt from Mansionization Ordinances) versus the majority of Marquez Knolls's area included in the BHO region. In addition, it was beneficial to dispel the rumor that the modified building envelope only represented the maximum parameters and was not representative and did not prevent different architectural styles.

As was mentioned, it was quite disturbing to get your e-mail and letter (attached below) that was distributed to community members at 4:29 p.m....a couple of hours prior to the start of our annual meeting. This caused quite a bit of distress and mistrust inasmuch as we thought that your office was working with us. As I write this e-mail, this letter from Councilman Bonin is being disseminated by other community members to the entire Palisades community. We strongly feel that the letter misrepresented and did not even take into account the position of Marquez Knolls Property Owners' Association, one of the largest homeowners' association in Pacific Palisades.

The referenced letter is replete with statements that we consider inaccurate and do not reflect MKPOA's position. One of the first examples is "I have heard from countless residents in the Pacific Palisades that the proposed BMO and BHO amendments are doing just that - creating an issue for Palisades neighborhoods that are happy with the current rules" (paragraph 3, emphasis added). The next two examples are "Additionally, many neighborhoods in the Palisades are covered by conditions, covenants, and restrictions that have over the years proven to be compatible with the City's existing BMO and BHO regulations. These rules have led to the redevelopment of neighborhoods that meets the expectations of Palisades residents" (paragraph 4, emphasis added). "The proposed amendments to the BMO however, significantly change what would be allowed in the Palisades, in many instances restricting potential development well beyond what the community would like to see" (paragraph 5, emphasis added). These statements **definitely** do **not** reflect MKPOA's position.

As was discussed with your office, in response to being inundated with complaints by residents that developers, contractors and architects were using loopholes in the BHO to build massive, out-of-scale homes that have a looming and lack of privacy affect and are definitely not in keeping with the character of the neighborhood, MKPOA took a position. MKPOA's position was no secret. This was relayed to your office. In fact, that was the reason why I had you drive to our community. It was to take note of abuses of the BHO.

The following is the position that we relayed to your office: The primary intent of the Lachman family/developers who created the majority of the Marquez Knolls development was to preserve the neighborhood character as well as views whether ocean, mountain, city lights or open space. While it may be argued that there are CC&Rs for a significant number of residences that were put in place to curtail mansionization, it is cost prohibitive for a large number of residents (especially retirees on fixed incomes) to enforce the CC&Rs. Furthermore, contrary to Councilman Bonin's letter, the CC&Rs are not all encompassing and do not cover some of the restrictions set forth in the current BHO. In addition, there are certain residences within our development that do not have CC&Rs protection. These are the primary reasons why MKPOA supports tighter restrictions and amendments to the BHO.

Perhaps of most significance and most offensive was the fact that all of our efforts to enlighten Councilman Bonin were discarded and not taken into account when communicating to Vince Bertoni, Director of Planning. It was rather discouraging that the countless hours that we expended to work collaboratively with your office as well as with City Planning to disseminate accurate information and MKPOA's intent failed to resonate.

To rectify this matter, it was agreed upon that your office will write another letter to Vince Bertoni stating that the referenced letter failed to take into account the needs and concerns of Marquez Knolls and did not represent MKPOA's position.

In closing, I would just like to reiterate that I greatly appreciate any and all efforts to preserve our neighborhood and remain hopeful that our trust in Councilman Bonin's office can be restored.

With much appreciation,

Cheryl Zomber

Vice President, MKPOA

CC&Rs, Zoning

On Jun 15, 2016, at 4:28 PM, Tricia Keane <tricia.keane@lacity.org> wrote:

Hello,

Since the draft amendments to the Citywide Baseline Mansionization Ordinance (BMO) and Baseline Hillside Ordinance (BHO) were released, our office has heard from many residents in the Pacific Palisades expressing concern about the proposed rules. Community members are concerned that the proposed rules do not take the characteristics of the various Palisades neighborhoods into consideration, and instead propose to regulate development in a way that is not consistent with what residents want to see. Therefore, the Councilmember is asking that the Planning Department work closely with his office and the Palisades community to identify development standards that will allow the neighborhoods of the Palisades to continue developing in the manner they expect and desire.

I'm attaching a letter from the Councilmember to the Director of Planning asking that tailored rules be identified for the Palisades and that they be applied in lieu of the Citywide BMO and BHO where the community believes that new or different regulations better match the needs of the Palisades. Please feel free to pass this along to anyone you think might be interested.

Kind regards,
Tricia



Tricia Keane
Director of Land Use & Planning
Councilmember Mike Bonin
City of Los Angeles
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<Palisades BMO letter.pdf>