



Stop Mansionization

N. Lee <leen918@yahoo.com>

Sun, Jul 10, 2016 at 5:17 PM

Reply-To: "N. Lee" <leen918@yahoo.com>

To: "CPC@lacity.org" <CPC@lacity.org>, "councilmember.wesson@lacity.org" <councilmember.wesson@lacity.org>, "councilmember.huizar@lacity.org" <councilmember.huizar@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.english@lacity.org" <councilmember.english@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>, "vince.bertoni@lacity.org" <vince.bertoni@lacity.org>, "kevin.keller@lacity.org" <kevin.keller@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>, "phyllis.nathanson@lacity.org" <phyllis.nathanson@lacity.org>, "niall.huffman@lacity.org" <niall.huffman@lacity.org>, "paul.koretz@lacity.org" <paul.koretz@lacity.org>
Cc: "stopmansionization@yahoo.com" <stopmansionization@yahoo.com>

July 11, 2016

Subj: Mansionization CF 14-0656 (particularly Magnolia Wood Neighborhood in Sherman Oaks)

Homeowners and residents all over Los Angeles have asked again and again for relief from mansionization. The City Council approved a Motion by Councilmember Koretz that laid out clear, reasonable, and doable amendments to the citywide ordinances. The Los Angeles Conservancy and dozens of neighborhood councils and homeowners and residents associations asked for amendments that reflect the values and intent of the original Motion. But city planners seem to think they know better.

Their latest staff report has its strong points, but it falls far short in some very important ways.

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

But city planners recommend keeping the exemption for attached garage space.

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But city planners recommend keeping the 1,000 sf minimum, as well as excessive grading and hauling allowances.

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But city planners recommend keeping bonuses in these zones.

- And we all asked the city to keep the ordinance as straightforward and enforceable as possible.

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Ill-conceived concessions and compromises ruined the mansionization ordinances the first time. This has got to stop.

Sincerely,



Mansionization CF 14-0656

Simon Toparovsky <simon@simontoparovsky.com>

Sun, Jul 10, 2016 at 2:24 PM

To: "CPC@lacity.org" <CPC@lacity.org>, "councilmember.wesson@lacity.org" <councilmember.wesson@lacity.org>, "paul.koretz@lacity.org" <paul.koretz@lacity.org>, "stopmansionization@yahoo.com" <stopmansionization@yahoo.com>
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Simon Toparovsky
Crestview 90035

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Sharon Dickinson <sharon.dickinson@lacity.org>

Mansionization CF 14-0656

Rosanne <artrage@sbcglobal.net>

Sun, Jul 10, 2016 at 4:51 PM

To: CPC@lacity.org

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R. Kleinerman
Picfair Village, CD 10



Sharon Dickinson <sharon.dickinson@lacity.org>

Subj: Mansionization CF 14-0656

Randall Boyd <randallboyd@hotmail.com>

Sun, Jul 10, 2016 at 5:22 PM

To: "CPC@lacity.org" <CPC@lacity.org>, "councilmember.wesson@lacity.org" <councilmember.wesson@lacity.org>, "councilmember.huizar@lacity.org" <councilmember.huizar@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.english@lacity.org" <councilmember.english@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>, "vince.bertoni@lacity.org" <vince.bertoni@lacity.org>, "kevin.keller@lacity.org" <kevin.keller@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>, "phyllis.nathanson@lacity.org" <phyllis.nathanson@lacity.org>, "niall.huffman@lacity.org" <niall.huffman@lacity.org>, "councilmember.koretz@lacity.org" <councilmember.koretz@lacity.org>
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Regarding the subject of : Mansionization CF 14-0656-

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* Communities in the hillsides asked above all that the city drop the 1,000 sf floor area minimum for non-conforming lots and tighten grading and hauling allowances. But city planners recommend keeping the 1,000 sf minimum, as well as excessive grading and hauling allowances.

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The City Planning Commission and City Council and PLUM are ultimately responsible for this.

Randall Boyd

Council District 10

Crestview

1832 Preuss Road

LA, CA 90035



Sharon Dickinson <sharon.dickinson@lacity.org>

Mansionization CF 14-0656

Deni Mosser <dm@mossierdesign.net>

Sun, Jul 10, 2016 at 10:41 PM

To: CPC@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, vince.bertoni@lacity.org, kevin.keller@lacity.org, tom.rothmann@lacity.org, ken.bernstein@lacity.org, craig.weber@lacity.org, phyllis.nathanson@lacity.org, niall.huffman@lacity.org

Cc: "DOUG FITZSIMMONS, President of SORONC" <dougfitzsimmons@soronc.org>, bethhirsch <bethhirsch@soronc.org>, Carol Eisner <carol@eisnerpr.com>, stopmansionization@yahoo.com, ELIZABETH CARLIN 10th Council Distr <elizabeth.carlin@lacity.org>, vicepresident@soronc.org, barrylevine@soronc.org

Regarding: Mansionization CF 14-0656

Dear City Planning Commission, My City Councilmember and President Herb Wesson, The Planning & Land Use Management (PLUM) Committee members, and The Planning Department team:

As you know, homeowners and residents all over Los Angeles have asked again and again for relief from mansionization.

The City Council approved a Motion by Councilmember Koretz that laid out clear, reasonable, and doable amendments to the citywide ordinances.

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But city planners seem to think they know better! Their latest staff report has its strong points, but it falls far short in some very important ways.

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The current recommendations give away too much and, are too complicated. CLOSE THE LOOPHOLES.

Get rid of the bonuses and exemptions. Tighten the R-1 floor area ratio

Keep it simple.

This all started with a simple, straightforward Council Motion that instructs the Planning Department to fix an existing ordinance. But city planners want to borrow concepts from Re:Code LA.

“Encroachment planes” and “side wall articulation” may be great tools -- for some other job.

Right now, they complicate and slow down something that needs to be simple and timely.

Please get back to basics. That's how you stop mansionization.

Thank you very much.

Sincerely, a CD-10 constituent,
- Deni Mosser
8971 W. 24th St.
Los Angeles, CA 90034