



Mansionization CF 14-0656

Mon, Jul 11, 2016 at 11:37 AM

Sarah Boyd <stboyd69@yahoo.com>

Reply-To: Sarah Boyd <STBoyd@aya.yale.edu>

To: "CPC@lacity.org" <CPC@lacity.org>

Cc: "Paul.Krekorian@lacity.org" <Paul.Krekorian@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>, "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>, "stopmansionization@yahoo.com" <stopmansionization@yahoo.com>

Subj: Mansionization CF 14-0656

Please close the loopholes by simpler, more effective amendments. The current recommendations give away too much. **It's time to put the interests of the communities ahead of the interests of developers.** The current recommendations move in the wrong direction.

Tighter limits: Tighter limits were asked for by almost 4-1. Get rid of the bonuses and exemptions. **Tighten the R-1 floor area ratio to the .45 FAR.** Set reasonable limits on grading and hauling.

Bonuses, exemptions, and other loopholes ruined the Mansion-ization ordinance. Our communities and our City Council want to close the loopholes.

Garages and Increases: Nobody is asking for a ban on attached garages, just make them part of the FAR calculation.

Property values: Strong regulation does not hurt property values. Los Angeles has dozens of Historic Preservation zones where development is closely regulated. Year in and year out, their property values do just fine.

Sustainability: The city has set a goal of greater sustainability, and Mansion-ization undermines that important goal. Careless construction and lax regulation destroy street trees and neighborhood character and appeal.

Fairness: We should not keep building houses that take away their neighbors' air and light and privacy. When behavior is harmful, the city does not *just* have the right to stop Mansion-ization, it has the *responsibility*.

Keep it simple: This all started with a simple, straightforward Council Motion that instructs the Planning Department to fix an existing ordinance. We need to close the loopholes - especially attached garages -- **before** we take the next step.

Whether lots are big or small, whether they're hillside or flat, **out-of-scale houses impose on their neighbors and violate the character of any residential neighborhood.**

Thank you for considering the community comments as you discuss this important motion.

Sincerely,
Sarah Boyd
Studio City resident and homeowner

Sarah Boyd
STBoyd69@yahoo.com



Mansionization CF 14-0656

Halsted Sullivan <halsted.sullivan@gmail.com>

Mon, Jul 11, 2016 at 5:19 AM

To: CPC@lacity.org, david.ryu@lacity.org, councilmember.wesson@lacity.org, councilmember.huizar@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.english@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, stopmansionization@yahoo.com

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.

- 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.

- Communities in RA/RS/RE zones asked first and foremost that the city eliminate bonuses, as they have done for R1 zones.

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.

But city planners recommend encroachment planes, side wall articulation, and a bonus for front façade articulation – complicated, hard-to-enforce design standards borrowed from re:code LA.

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

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



Sharon Dickinson <sharon.dickinson@lacity.org>

Mansionization CF 14-0656

Laurie Cohn <lcohn2010@gmail.com>

Mon, Jul 11, 2016 at 11:14 AM

To: CPC@lacity.org, paul.krekorian@lacity.org, councilmember.huizar@lacity.org, councilmember.english@lacity.org, councilmember.fuentes@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.cedillo@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: stopmansionization@yahoo.com

Dear Councilmember Krekorian, Members of the Planning Commission, Members of the PLUM committee:

I understand mansionization is a complex issue, and I know you're making some headway with some changes proposed by the residents of Los Angeles. However, more work needs to be done. Issues that still need to be addressed are:

Sustainability: The city has set a goal of greater sustainability, and Mansionization undermines that important goal. Teardowns generate tremendous waste. Careless construction and lax regulation destroy street trees.

Tighter limits: by almost 4-to-1 tighter limits were asked for. Get rid of the bonuses and exemptions. Tighten the R-1 floor area ratio to the .45 FAR. Set reasonable limits on grading and hauling.

Keep it simple. Bonuses, exemptions, and other loopholes ruined the Mansionization ordinance. Our communities and our City Council want to close the loopholes. Pasting "design standards" onto the ordinance just makes it more complicated and slows it down.

Garages and Increases: Attached garages add 400 square feet of mass, and they add just as much mass as any other 400 square foot room. They do away with the driveways that can put air between houses. Nobody is asking for a ban on attached garages, just make them part of the FAR calculation.

Property values: Strong regulation does not hurt property values. Los Angeles has dozens of Historic Preservation zones where development is closely regulated. Year in and year out, their property values do just fine.

Fairness: We should not keep building houses that take away their neighbors' air and light and privacy. When behavior is harmful, we change the rules. The city does not *just* have the right to stop Mansionization. It has the *responsibility*.

Property rights: Neighbors have rights, too. Houses that loom over their neighbors spoil their quality of life. Mansionization is a property right gone wrong.

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. Whether lots are big or small, whether they're hillside or flat, out-of-scale houses impose on their neighbors and violate the character of any residential neighborhood. A whole menu of flexible new zone options will let neighborhoods "customize." But first, we need a baseline that sets sensible limits. We need to close the loopholes - especially attached garages -- **before** we take the next step.

Big families/multi-generational families/ Family size and structure are irrelevant. Entitlements should not take away the neighbor's air, light, and privacy or allow downgrading single family neighborhoods.

Please close the loopholes in your motion and correct the items listed above for a better Los Angeles.

Thank you for your work on this very important issue.

Sincerely,

Laurie Cohn
Homeowner and rental property owner
4227 Bellaire Avenue
Studio City, CA 91604
818-985-2865

--

Laurie Cohn
818-985-7788



Sharon Dickinson <sharon.dickinson@lacity.org>

Mansionization issues

Ed Chapman <mail@edchapman.com>

Mon, Jul 11, 2016 at 11:34 AM

To: Paul.Krekorian@lacity.org, CPC@lacity.org

Cc: councilmember.cedillo@lacity.org, councilmember.huizar@lacity.org, councilmember.englander@lacity.org, tom.rothmann@lacity.org, ken.bernstein@lacity.org, niall.huffman@lacity.org, sharon.dickinson@lacity.org, councilmember.fuentes@lacity.org, Vince.bertoni@lacity.org, craig.weber@lacity.org, phyllis.nathanson@lacity.org, councilmember.harris-dawson@lacity.org, kevin.keller@lacity.org

To Whom It May Concern:

This regards to currently proposed ordinance regarding mansionization. The current recommendations are too lax and too complicated. Close the loopholes by simpler, more effective amendments. The current recommendations give away too much. It's time to put the interests of the communities ahead of the interests of developers. The current recommendations move in the wrong direction and slow down the process.

Sustainability: The city has set a goal of greater sustainability, and Mansionization undermines that important goal. Teardowns generate tremendous waste. Careless construction and lax regulation destroy street trees.

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Big families/multi-generational families: Family size and structure are irrelevant. Entitlements should not take away the neighbor's air, light, and privacy or allow downgrading single family neighborhoods.

Regards,

Ed Chapman - Home Owner
3770 Pastel Place
Studio City, CA 91604

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Sharon Dickinson <sharon.dickinson@lacity.org>

CF 14-0656

Barry Weiss <barryweissla@gmail.com>

Mon, Jul 11, 2016 at 12:23 PM

Reply-To: BarryWeissLA@gmail.com

To: CPC@lacity.org, "paul.krekorian@lacity.org" <paul.krekorian@lacity.org>, councilmember.huizar@lacity.org, councilmember.harris-dawson@lacity.org, Councilmember Mitchell Englander <councilmember.englander@lacity.org>, councilmember.cedillo@lacity.org, "councilmember.fuentes@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

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Thank you!

Barry Weiss

4270 Satsuma Ave

Studio City, CA 91602

818-257-3181



Sharon Dickinson <sharon.dickinson@lacity.org>

Mansionization CF 14-0656

Frank Rosato <frank.rosato@me.com>

Mon, Jul 11, 2016 at 12:43 PM

To: CPC@lacity.org, david.ryu@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, stopmansionization@yahoo.com

Hello,

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.

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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.

- Communities in RA/RS/RE zones asked first and foremost that the city eliminate bonuses, as they have done for R1 zones.

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.

But city planners recommend encroachment planes, side wall articulation, and a bonus for front façade articulation – complicated, hard-to-enforce design standards borrowed from re:code LA.

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

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

Thank you,

Frank Rosato
330 S. Mansfield Ave.



Sharon Dickinson <sharon.dickinson@lacity.org>

Mansionization: CF 14-0656

Sharon Montrose <sharonmontrose@mac.com>

Mon, Jul 11, 2016 at 1:18 PM

To: "CPC@lacity.org" <CPC@lacity.org>, "councilmember.wesson@lacity.org" <councilmember.wesson@lacity.org>, Council Member Koretz <paul.koretz@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>, "vince.bertoni@lacity.org" <vince.bertoni@lacity.org>, "kevin.keller@lacity.org" <kevin.keller@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>, Dean Perton <daperton@pacbell.net>
Cc: stopmansionization@yahoo.com

Dear CPC members (in preparation for your meeting meeting on July 14):

Homeowners and residents all over Los Angeles have asked again and again for relief from mansionization. City Council approved a motion by Councilmember Koretz that laid out clear, reasonable, and doable amendments to the citywide ordinances.

Two years and many McMansions later, the latest staff report from City Planning 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 attached garage 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.
- 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.
- Residents in **RA/RS/RE zones** asked that the city **eliminate bonuses, as they have done for R1 zones.**
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.
But city planners recommend encroachment planes, side wall articulation, and a bonus for front façade articulation – complicated, hard-to-enforce design standards borrowed from re:code LA.

The latest Planning Department recommendations ignore direct requests from Councilmembers Koretz and Ryu. They ignore a broad consensus among the Los Angeles Conservancy; dozens of Neighborhood Councils and homeowners' and residents' associations; and hundreds and hundreds of individuals who have taken time to testify. (**Just look at the council file!**) Ill-conceived concessions and compromises ruined the mansionization ordinances the first time.

A strong BMO, reflective of the changes proposed in Councilmember Koretz's motion, will encourage responsible development compatible with the scale and character of existing neighborhoods; allow spacious homes that easily accommodate modern families; preserve existing affordable single family homes; foster environmental and economic sustainability; and nurture residential communities that are critical to the vitality of our great city. Please, lets get it done, and get it right this time.

Sincerely,

Sharon Montrose
CD10



Subj: Mansionization CF 14-0656

Kristen W. Tostado <kwtostado@yahoo.com>

Mon, Jul 11, 2016 at 12:20 PM

Reply-To: "Kristen W. Tostado" <kwtostado@yahoo.com>

To: "CPC@lacity.org" <CPC@lacity.org>, "councilmember.lastname@lacity.org" <councilmember.lastname@lacity.org>, "paul.koretz@lacity.org" <paul.koretz@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>, "stopmansionization@yahoo.com" <stopmansionization@yahoo.com>

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Tammy Rosato <tammy.rosato@me.com>

Mon, Jul 11, 2016 at 1:50 PM

To: CPC@lacity.org, david.ryu@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, stopmansionization@yahoo.com

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330 S. Mansfield Ave.



Sharon Dickinson <sharon.dickinson@lacity.org>

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Traci Considine <traciconsidine@yahoo.com>

Mon, Jul 11, 2016 at 1:13 PM

Reply-To: Traci Considine <traciconsidine@yahoo.com>

To: "CPC@lacity.org" <CPC@lacity.org>, "councilmember.wesson@lacity.org" <councilmember.wesson@lacity.org>, Council Member Koretz <paul.koretz@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>, "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>, Dean Perton <daperton@pacbell.net>

Cc: "stopmansionization@yahoo.com" <stopmansionization@yahoo.com>

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Sincerely,

Traci Considine
CD10



Sharon Dickinson <sharon.dickinson@lacity.org>

Mansionization: CF 14-0656

Susan Sanford <sanfordsk@att.net>

Mon, Jul 11, 2016 at 1:30 PM

To: CPC@lacity.org, councilmember.wesson@lacity.org, Council Member Koretz <paul.koretz@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
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Sharon Dickinson <sharon.dickinson@lacity.org>

Mansionization: CF 14-0656

Frank Considine <frankconsidine@me.com>

Mon, Jul 11, 2016 at 2:32 PM

Cc: "CPC@lacity.org" <CPC@lacity.org>, "councilmember.wesson@lacity.org" <councilmember.wesson@lacity.org>, Council Member Koretz <paul.koretz@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>, "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>, Stop Mansionization in LA <stopmansionization@yahoo.com>

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Sincerely,

Frank Considine
CD10



Sharon Dickinson <sharon.dickinson@lacity.org>

Mansionization CF 14-0656; STRENGTHEN THE BMO!

Bob Eisele <bobeisele@ca.rr.com>

Mon, Jul 11, 2016 at 1:15 PM

To: CPC@lacity.org, David Ryu <david.ryu@lacity.org>, 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, 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, stopmansionization@yahoo.com

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Ill-conceived concessions and compromises ruined the mansionization ordinances the first time. This has got to stop. Please do what you can to strengthen the BMO.

Sincerely,

Bob Eisele

Vice-President, La Brea Hancock Homeowners Association



Sharon Dickinson <sharon.dickinson@lacity.org>

Mansionization CF 14-0656; STRENGTHEN THE BMO!

Diana Eisele <dgeisele@ca.rr.com>

Mon, Jul 11, 2016 at 7:57 PM

To: CPC@lacity.org, David Ryu <david.ryu@lacity.org>, Paul Koretz <paul.koretz@lacity.org>, councilmember.wesson@lacity.org, councilmember.huizar@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.english@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, stopmansionization@yahoo.com

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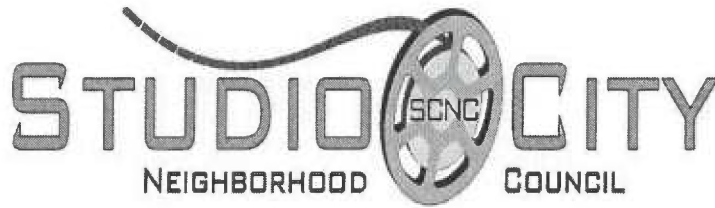
Sincerely,

Diana Eisele

Member, La Brea Hancock Homeowners Association

SCNC Board

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Alex Bosschaerts
John Crotteau
Alex Izbicki
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Heidi MacKay
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Vacant

**Corresponding
Secretary**
Vacant

www.StudioCityNC.org

July 11, 2016

City Planning Commission - CPC@lacity.org

The Planning & Land Use Management (PLUM) Committee:

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

Subj: Mansionization CF 14-0656

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The Studio City Neighborhood Council previously submitted a Community Impact Statement to CF 14-0656 on January 10, 2016, to which was attached a letter dated January 6, 2016. Both documents are attached to this letter for your convenience.

The latest staff report has its strong points, but it falls far short from the requests in our prior letter in some very important ways.

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Sincerely,

Denise Welvang

Denise Welvang, President
Studio City Neighborhood Council

Cc: stopmansionization@yahoo.com; 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

Contact Information

Neighborhood Council: Studio City Neighborhood Council

Name: Lisa Sarkin

Phone Number: (818) 980-1010

Email: lsarkin@studiocitync.org

The Board approved this CIS by a vote of: Yea(15) Nay(0) Abstain(0) Ineligible(0) Recusal(0)

Date of NC Board Action: 01/06/2016

Type of NC Board Action: For if Amended

Impact Information

Date: 01/10/2016

Update to a Previous Input: No

Directed To: City Council and Committees

Council File Number: 14-0656

SCNC BOARD

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Emily Hibard

January 6, 2016

Ms. Hagu Solomon-Cary

Sent by Email

Re: Council File 14-0656 Draft Amendments - Baseline Mansionization and Hillside Mansionization Ordinances

Dear Ms. Solomon:

In recent years, the City has decreased the number of affordable housing units to make way for larger homes. The newer homes are no longer affordable for any family that is not making at least a 6-digit income. Now, the City has the opportunity to create permanent changes that will allow for the "middle class and average wage earner" to own a home and create solid regulations to finally put an end to the now, unregulated building of these over-sized homes, often referred to as mansionization. The existing BMO and BHO do not take into account the effects of the mansionizations on water, infrastructure, electricity and city services, as these homes are usually three times the size of the homes they replace. Character, privacy, light and air space are still being lost in our neighborhoods.

Studio City is one of the few communities that approved a Residential Floor Area District (RFA) to downsize the allowable size of homes. However, the Studio City RFA has many flaws including a number of loop-holes which make it ineffective.

The most recent count shows Studio City has **107 lots** in the SCNC area from Fulton Ave. to Lankershim Blvd. and from Ventura Blvd. to the 101 Freeway. All of these lots are in the remodeling or new construction phase. Our single family property owners are living with constant construction noise. Our community is invaded by workers and others servicing the construction sites. Unfortunately, the workmen are never informed by the developers or the City of the rules on these construction sites. Adjacent property owner's homes have been damaged by vibrations from new construction and the adjacent owners are not compensated by the developers or new property owners for such damage to their property.

Overall, City Planners stayed pretty close to Councilmember Koretz's excellent Council Motion, except where "hillside topography" is a factor.

We **support and request** the following changes to the draft amendments:

- 1. Special Studio City RFA requirements are not enforced by the DBS inspectors, even when complaints are filed.** Real enforcement of the Studio City RFA, building codes and all ordinances must be a priority in our City. A budget for enforcement of the ordinances must be included in the current amendments.
- 2. We support the elimination of the 400 square foot allowance for attached garages.** Garages to the rear of the property include the all important "driveway" which provides the current additional spacing we have between houses in most neighborhoods before "manisionization" occurs.
- 3. Bonus Options: The bonus options in the Studio City RFA have significantly decreased its effectiveness. Uncovered and "lattice roof" patios, breezeways, and balconies are not counted as floor space.** This is the type of loop-hole that turns houses into McMansions. With or without a roof, these spaces add bulk. These exemptions must be eliminated.
- 4. The "proportional stories" bonus does not clearly define the first-story "footprint."** The draft amendments do set a tighter limit on the second story (60% versus 75% currently allowed). The ordinance should be revised to insure that all of the second floor is not pushed to the back of the new home. Unless the first-floor space is clearly defined for the purposes of the bonus, the second floor ratio could be based on an inflated number. The precedent in the Beverly Grove RFA should be incorporated in the amended ordinance in such a way that the bonus is calculated on the "net" footprint of the first floor.
- 5. "Adjustments" of 10 percent can be granted by zoning administrators behind closed doors.** The city already has a process for variances and a wealth of zoning tools tailored to the needs of individual neighborhoods. Additional "adjustments" should not be permitted. Any requested "change" to the BMO, BHO or RFA Districts must be handled as part of the public hearing process.
- 6. A clear definition for exactly what a "remodeled property" is must be added to the draft amendments.** Exactly how the remaining sections of a "home" is required to be used is essential if remodeling is to be allowed at all.
- 7. Retain the articulation in the BMO so that the new home does not have the side and back walls as one long flat wall.** This articulation is important to the existing neighboring homes as it gives some design to the side and back walls visible all around.

Planned changes to the municipal zoning code (Recode LA) will roll out gradually over a period of years, maybe decades. Meanwhile, the BMO, BHO and RFA Districts are all that will protect most Los Angeles neighborhoods from mansionization. We need to act now to protect our communities.

If you have any questions, please do not hesitate to contact us.

Sincerely,

John T. Walker

John T. Walker, President
Studio City Neighborhood Council

Cc: Councilmember Paul Krekorian, Councilmember Paul Koretz, Councilmember Herb Wesson, Michael LoGrande, Lisa Webber, Karo Torossian, Matt Hale

JTW/ls





Sharon Dickinson <sharon.dickinson@lacity.org>

AGAINST MANSIONIZATION

Pat Loeb <themusiccompanie@earthlink.net>

Mon, Jul 11, 2016 at 9:51 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

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Thank you

Pat Loeb
1420 So Sierra Bonita Ave
Los Angeles, CA 90019
323-939-0599
213-268-2191 (cell)



Sharon Dickinson <sharon.dickinson@lacity.org>

MANSIONIZATION CF 14-0656

Roxann Smith <roxann14@gmail.com>

Mon, Jul 11, 2016 at 4:17 PM

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.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, CPC@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

Dear Council President Wesson and City Planning and Land Use Management Committee,

We are nearing the end of a very long journey with getting the Baseline Mansionization Ordinance to a place that reflects the voice of those that LIVE in the community.

The last leg of the road is sometimes the most difficult yet most important. I want to go on record in support of:

1. INCLUDING THE SQUARE FOOTAGE OF ATTACHED GARAGES TO THE FLOOR AREA
2. ELIMINATE BONUSSES IN RA/RS/RE JUST LIKE IN R1 ZONES
3. KEEPING THE ORDINANCE STRAIGHTFORWARD AND ENFORCEABLE AS POSSIBLE.

Please be mindful of who is in opposition to these requests, as the majority of opposition comes from developers who have no vested interest in the neighborhood. I LIVE in this community and the Baseline Mansionization Ordinance is what will keep the scale and character of my neighborhood in tact. Let's get it right this time!

Thank you.

Roxann Smith

Picfair Village

CD10



Sharon Dickinson <sharon.dickinson@lacity.org>

MANSIONIZATION CF 14-0656

Jennifer Meislohn <meisterjj@yahoo.com>

Mon, Jul 11, 2016 at 11:36 PM

Reply-To: Jennifer Meislohn <meisterjj@yahoo.com>

To: "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.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>, "CPC@lacity.org" <CPC@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>

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Thank you.

Jennifer Meislohn
1428 S. Ogden Dr.
PICFAIR VILLAGE
CD 10