



Sharon Dickinson <sharon.dickinson@lacity.org>

CF-140656

Kevin Beisler <kevin@thecreedco.com>

Wed, Jul 13, 2016 at 1:54 PM

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

To The City Planning Commission:

While I am unable to attend the city planning commission meeting tomorrow, 7/14, I am sending this email in regards to the upcoming citywide mansionization ordinances (BMO and BHO). Simply put, I am voicing my request for the city to keep the ordinance as straightforward and enforceable as possible and fine-tune the current rules relating to the size and the bulk of new homes.

Homeowners and residents all over Los Angeles have asked again and again for relief from mansionization. The City Council approved a Motion by Council member 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. The 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 Council members 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 needs to stop now!

Sincerely,
Kevin Beisler
Carmar Resident



Sharon Dickinson <sharon.dickinson@lacity.org>

CF #14-0656 Mansionization

Sarah Whistler <sarahxand@aol.com>

Wed, Jul 13, 2016 at 10:30 AM

To: CPC@lacity.org

Cc: Paul.Krekorian@lacity.org, councilmember.huizar@lacity.org, councilmember.harris@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.rothman@lacity.org, ken.bernstein@lacity.org, craig.weber@lacity.org, phyllis.nathanson@lacity.org, niall.huffman@lacity.org, stopmansionization@yahoo.com, savecoldwatercanyon@gmail.com

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. Bonuses, exemptions, and other loopholes would ruin the Mansion-ization ordinance. Please close the loopholes!

In this spirit, please consider modifying the ordinance to make sure that schools and builders/developers are required to abide by the same rules as homeowners. The BMO (Baseline Mansionization Ordinance) should explicitly include Conditional Use Permits (CUP) projects within it (just as they should be explicitly included in the BHO (Baseline Hillside Ordinance)), which is how those ordinances were intended and should continue to be understood.

The community asked for tighter limits by almost 4-1. Please get rid of the bonuses and exemptions. Tighten the R-1 floor area ratio (FAR) to the .45 FAR. Garages should be part of the FAR calculation! Set reasonable limits on grading and hauling.

We should not continue to allow the building of large, out-of-scale projects of any kind in residential areas – 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 and over-development, it has a responsibility.

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

Sincerely,
Sarah Whistler
4422 Kraft Avenue
Studio City, CA 91602



Sharon Dickinson <sharon.dickinson@lacity.org>

Mansionization

Marianna Elliott <mariannaelliott@me.com>
 To: sharon.dickinson@lacity.org

Wed, Jul 13, 2016 at 10:53 AM

To Whom it May Concern,

The Los Angeles Bungalow is endangered. The very blend of architecture that made LA charming and livable is falling prey to wealthy developers, city officials who don't care, and people who don't care for the quality of life of their own neighbors.

It breaks my heart to drive around this town I have happily inhabited for 25 years.

Subj: Mansionization CF 14-0656

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

Marianna Elliott
 323-823-8648



Sharon Dickinson <sharon.dickinson@lacity.org>

CF-140656

Wendel Meldrum <wendel@wendelmeldrum.com>
To: sharon.dickinson@lacity.org

Wed, Jul 13, 2016 at 12:07 PM

To Sharon Dickinson,

As a home owner in Laurel Canyon for ten years I would like to add a few thoughts to CF-140656.

- I hope that you have spent time up in the hills because;

- 1000 cubic yards of earth vs 2000 cubic yards of earth looks very different on paper than when taken from these hills.

- An increase in sq footage needs to be thought of as to how it effects the aquifers, the wildlife, the nature, the reason that people move up here to enjoy.

- Please keep in mind that developers and their building of relationships is a job for them and for the people who live here
it is a passion to speak for realities - the hills only have so much to give, the wildlife disappears where large concrete homes are built, the famous Laurel Canyon is losing what it is known for and becoming a stronghold for the wealthy who rarely live in the homes.

- People are not against building but a ridiculous amount of rules are needed when people value price per square footage vs a community that lives here and values quality of life for all.

- More and more voters are waking up and realizing that they have a voice.

Please listen,
Wendel Meldrum