



Sharon Dickinson <sharon.dickinson@lacity.org>

CF #14-0656 Mansionization

Jon Boorstin <jon.boorstin@gmail.com>

Thu, Jul 14, 2016 at 1:17 PM

To: 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.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>, SaveColdwaterCanyon@gmail.com

RE: CF #14-0656 Mansionization

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,

Jon Boorstin



Sharon Dickinson <sharon.dickinson@lacity.org>

BASELINE MANSIONIZATION HEARING CPC 10:30 AM ITEM 11 FILE NO. 14-0656

1 message

Constance Boukidis <constanceellen@sbcglobal.net>

Thu, Jul 14, 2016 at 7:51 AM

Reply-To: Constance Boukidis <constanceellen@sbcglobal.net>

To: Councilmember Paul Koretz <paul.koretz@lacity.org>, "Wesson Herb J." <councilmember.wesson@lacity.org>, "councilmember.cedillo@lacity.org" <councilmember.cedillo@lacity.org>, "councilmember.fuentes@lacity.org" <councilmember.fuentes@lacity.org>, "councilmember.englander@lacity.org" <councilmember.englander@lacity.org>, "councilmember.huizar@lacity.org" <councilmember.huizar@lacity.org>, Councilmember Harris-Dawson <councilmember.harris-dawson@lacity.org>, Tom Rothmann <tom.rothmann@lacity.org>, Ken Bernstein <ken.bernstein@lacity.org>, "niall.huffman@lacity.org" <niall.huffman@lacity.org>, "craig.weber@lacity.org" <craig.weber@lacity.org>, Phyllis Nathanson <phyllis.nathanson@lacity.org>, "sharon.dickinson@lacity.org" <sharon.dickinson@lacity.org>, "vince.bertoni@lacity.org" <vince.bertoni@lacity.org>, LA City Planning Commission <cpc@lacity.org>

Greetings:

As Chair of the Land Use and Planning Committee for both the Westwood Neighborhood Council and Comstock Hills HOA located just north of Century City, I wholeheartedly support the original Councilman Paul Koretz Amendment to the Baseline Mansionization Ordinance drafted in May of 2014 and the First Draft by the City Planning Department released in the fall of 2015 to close the loopholes that were being exploited to get around the goal of the BMO which is to reasonably regulate the size and character of new single family home construction in Los Angeles.

Specifically:

- Include attached garage square footage (sf) in the calculation of the Floor to Area Ratio (FAR) size of the new home to decrease bulk, ensure a driveway area with parking, and increase privacy;
 - Include covered patio, balcony and breezeway sf in the FAR calculation to decrease new home footprint and crowding of neighbors' privacy;
 - Eliminate exemptions and bonuses
 - Eliminate all loopholes to ensure reasonable results in new home construction;
- Maintain a .45 FAR for lots less than 7,500 sf
 - require ZA 10 percent discretionary adjustments to be transparent and go thru public hearing

Over the last ten years, our neighborhoods made up of single family homes have been besieged by unrelenting noise, contaminants, and traffic related to construction of what are called MCMANSIONS, huge homes that are often triple or quadruple the size of those they replace that are built to very edges of their lot boundaries often resulting in eliminating comfortable access, privacy, sunlight, and television in their neighboring homes as well as decreasing the value of those homes and permanently changing the character of the surrounding neighborhoods.

Please ensure that new single family home construction will be reasonably regulated to maintain integrity in our neighborhoods across the city. MCMANSIONS have nothing to do with solving our housing problem in our city. Please heed the recommendations of Councilmen Koretz and Ryu with regard to the amended BMO/BHO ordinance.

Thank you.

Constance Boukidis



Sharon Dickinson <sharon.dickinson@lacity.org>

Los Angeles Citywide Mansionization Ordinances (BMO and BHO) CF 14-0656 Recommendations

1 message

Debra Rosenbaum <debra@rosenbaumdesign.com>

Thu, Jul 14, 2016 at 9:36 AM

To: "CPC@lacity.org" <CPC@lacity.org>, "councilmember.Ryu@lacity.org" <councilmember.Ryu@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>, "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>, "vince.bertoni@lacity.org" <vince.bertoni@lacity.org>, "david.ryu@lacity.org" <david.ryu@lacity.org>, "david.ambrose@lacity.org" <david.ambrose@lacity.org>, "SOHO (southhollywoodnha@gmail.com)" <southhollywoodnha@gmail.com>

City Planning Commission:

I am a Board Member with South Hollywood Neighborhood Association (SoHo) and side with the Los Angeles Conservancy and currently advocating for sound policies and planning that allow neighborhoods to adapt for new growth without sacrificing character. I hope that the amended Baseline Mansionization and Hillside Ordinances (BMO/BHO) and the soon-to-be-introduced new Single Family Zones will create more incentives to retain and reinvest in existing houses, rather than replacing them with new, out-of-scale ones.

Though the current BMO/BHO amendments do propose to remove some key loopholes, we believe that additional revisions are needed in order to fully protect L.A.'s neighborhoods. I thank City Planning staff who have responded to previous comments and now recommend changes to several of these areas.

I agree with the Los Angeles Conservancy following Recommendations:

1) Remove the Exemption for Attached, Front-loaded Garages: A long-standing problem with the current BMO/BHO ordinance is the exemption for required covered parking, allowing up to 400 square feet of an attached garage to not count as part of the overall RFA calculation. This issue has been raised repeatedly as a problematic "freebie" and loophole that results in incompatible design impacts to an older neighborhood.

2) Reduce the Maximum Residential Floor Area (RFA): The May 2014 City Council directive is clear, specifically calling for the reduction in the R1 Zone Residential Floor Area. The current code amendments do not do this. Instead they reverse previous October 2015 recommendations to lower the maximum RFA from 0.50 to 0.45.

3) Assess Need for Zoning Administrator's Authority to Grant 10% Adjustments: This provision is a carry-over from the existing BMO/BHO ordinances, allowing the Zoning Administrator independent authority to increase the size of a new house, granting up to 10 percent additional RFA and possibly without the benefit of a public hearing. **In general we strongly urge the City to remove this provision.** It is unclear why a separate "relief" mechanism (as opposed to the City's current variance process) is needed as a stand-alone process here. It would be helpful to better understand why this is needed, and whether or not it has been used effectively in the past. The Conservancy recommends looking to specific examples to illustrate how this type discretionary approval has been applied in the past and whether or not it is desired and needed going forward.

In response to public comments on the latest amendments, the July 14, 2016 Recommendation Report now recommends that the BMO/BHO ordinance prohibit the Zoning Administrator from waiving a public hearing when deciding whether or not to grant up to 10 percent additional RFA, and up to 20 percent for yard, area, building line, and height requirements.

4) Eliminate Exemption for Covered and Lattice Roof Porches, Patios, and Breezeways: Collectively, if poorly designed, porches, patios and breezeways can add bulk and impact the character of a neighborhood and an adjacent property. These types of elements can still add bulk and, minus any oversight, can easily be abused. The Conservancy recommends these building elements count as part of the overall RFA, not exempted as currently proposed. The

Conservancy suggests the inclusion of these elements within the RFA count or, at the very least, setting a maximum threshold trigger to discourage abuses.

In response to public comments on the latest amendments, the July 14, 2016 Recommendation Report now recommends that the BMO/BHO ordinance fully eliminate the exemption for covered porches, patios, and breezeways.

Again, thank you for your thoughtful consideration,

Debra Rosenbaum

Debra Rosenbaum CID

Certified Interior Designer 3994

Rosenbaum Design / Board Member with South Hollywood Neighborhood Association (SoHo)

310-344-3059



Sharon Dickinson <sharon.dickinson@lacity.org>

Westside Neighborhood Council position: Council File 14-0656 - BMO

1 message

Barbara Broide <bbroide@hotmail.com>

Thu, Jul 14, 2016 at 10:27 AM

To: LA City Planning Commission <cpc@lacity.org>, James K Williams - CPC <james.k.williams@lacity.org>

Cc: Paul Koretz - cd 5 <paul.koretz@lacity.org>, Faisal Alserri <faisal.alserrri@lacity.org>, Shawn Bayliss - CD 5 Planning <shawn.bayliss@lacity.org>, Terri Tippit <tmtippit@ca.rr.com>, Councilmember Wesson

<councilmember.wesson@lacity.org>, "Councilmember Jose Huizar" <councilmember.huizar@lacity.org>, Councilmember Marqueece Harris-Dawson <councilmember.harris-dawson@lacity.org>, Councilmember Mitch Englander

<councilmember.english@lacity.org>, Councilmember Gil Cedillo <councilmember.cedillo@lacity.org>, Councilmember Felipe Fuentes <councilmember.fuentes@lacity.org>, "sharon.dickinson@lacity.org" <sharon.dickinson@lacity.org>

The Westside Neighborhood Council voted in February of 2015 to close the loopholes that exist in the current BMO. Our minutes read:

Ms. Broide in her capacity as WNC representative to Westside Regional Alliance of Councils (WRAC) made motions to support the following WRAC motions:
(1) Baseline Mansionization Ordinance motion requesting closure of loopholes as introduced by Councilmember Koretz: WRAC supports CM Paul Koretz's proposed amendments to the Baseline Mansionization Ordinance (CF14-0656), which include elimination waivers for balconies, upper floor setbacks, green building and attached garage, with additional amendments: Amendments shall be approved and executed in 4 months, and other areas/districts may be added during the approval process (as the City did for the Sign Ordinance).

Second: Ms. Mason Heller

Discussion – Exempts Beverlywood and California Country Club. ICO would be in effect for 18 months.

11-1(seat 15)-3 (seats 6,11,13)

Our exemption for California Country Club area reflected the fact that that community has CC&R requirements in place that are already stricter than the legislation being considered. The Beverlywood Community is not a part of Westside Neighborhood Council but is a part of the Western Regional Alliance of Councils (WRAC) and at the time asked to be omitted from any motions due to differences of opinion within that community.

We wish to go on record as noting, once again, that the notification given for today's hearing which was scheduled a short time following the release of the Planning Department staff report, did not allow for adequate time for our Neighborhood Council to agendaize and review this item. The staff report was issued after our June meeting and comes before the CPC on the day of our July meeting to take place this evening.

While we understand the need to move forward in order to adopt an ordinance before the expiration of the ICO's, this time frame does not allow for us to review the specific recommendations made in the staff report on an issue of great importance to our community. We know that other neighborhoods feel similarly frustrated as this continues to be the manner in which the City operates.

We appreciate the ability to address the Commission with additional time; in the future we would

like to be able to maximize that time by addressing the specifics of the issues at hand.

Thank you,
Barbara Broide (Seat 7)
for the Westside Neighborhood Council

cc: Terri Tippit, WNC Chair
Council President Wesson
Council PLUM Committee
Planning Dept
CD 5