

Tarzana Property Owners Association, Inc.

July 27, 2014

Council Member Jose Huizar
Council Member Gilbert A. Cedillo
Council Member Mitchell Englander

Subject: Motion to Address the Baseline Mansionization Ordinance
Council File 14-0656

The Tarzana Property Owners Association fully supports the Motion by Councilman Paul Koretz for the Planning Department, with the assistance of the Department of Building and Safety and the office of the City Attorney, to prepare an ordinance to address counterproductive sections of the Baseline Mansionization Ordinance (Ordinance 179883). The current version of the ordinance allows the proliferation of out-of-scale homes that seriously detract from the existing character of our neighborhoods, particularly in the R1 zones. Each of the current provisions noted in the Motion must be thoroughly reviewed and proposed modifications developed.

Particularly egregious are the Green Bonus provisions. This 20% FAR bonus results in larger, more energy consuming homes, not energy savings. In addition, the FAR bonus is apparently granted as a matter of course, with little or no validation of the claim.

We ask you to approve the Motion and help preserve the original intent of the Baseline Mansionization Ordinance: to preserve the character of our neighborhoods.

David R. Garfinkle
President, Tarzana Property Owners Association

www.tarzanapropertyowners.org
Post Office Box 571448, Tarzana, CA 91357-1448

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My name is Traci Considine. My husband and I live in Faircrest Heights, in Council District 10.

We love our 1920's home - and cherish our diverse, vibrant and friendly neighborhood.

As you know, mansionization is a problem that plagues the city from one end to the other, destroying the very fabric of neighborhoods like ours. Supersized homes - and the lifestyle they promote - have negative physical, aesthetic, historic, environmental, financial, and social impact on our communities.

More and more neighborhoods are pleading for relief. Here are just a few examples:

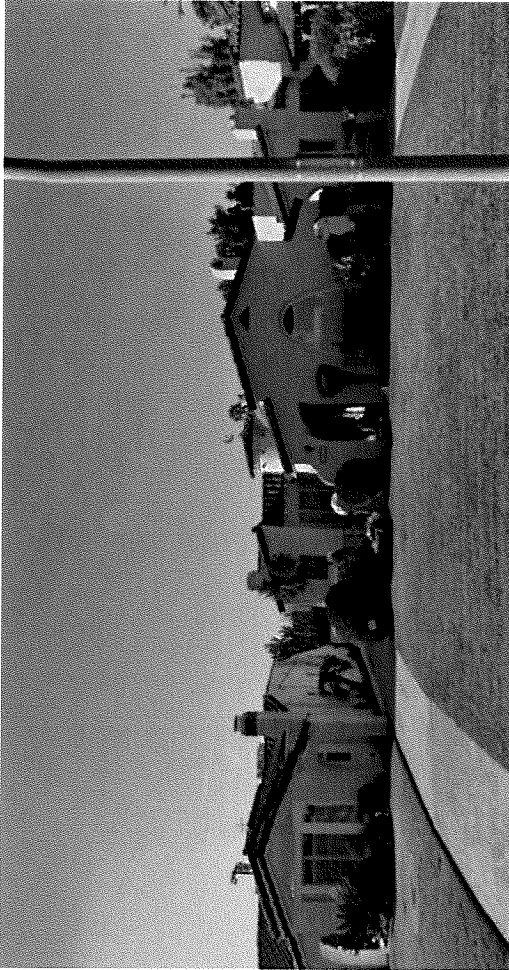
- Responding to community demand, Councilmembers LaBonge and Koretz have recently submitted RFA Motions on behalf of several neighborhoods in their districts.**
- We in Faircrest Heights have also asked for an RFA, and a group in Laurel Canyon is also seeking protection from mansionization.**
- Earlier RFA Motions for Beverlywood, Brentwood, and Valley Village got stalled at Planning, as did a Granada Hills Community Plan update, which was designed as an RFA substitute.**
- The list goes on, and these are just a handful of the communities that have formalized their requests. Weekly, I meet more and more people from all over the city who feel helpless to this David & Goliath situation.**

All of our communities need relief, but RFAs take a lot of time and resources. Even with newly-approved staffing, the city will struggle to meet demand.

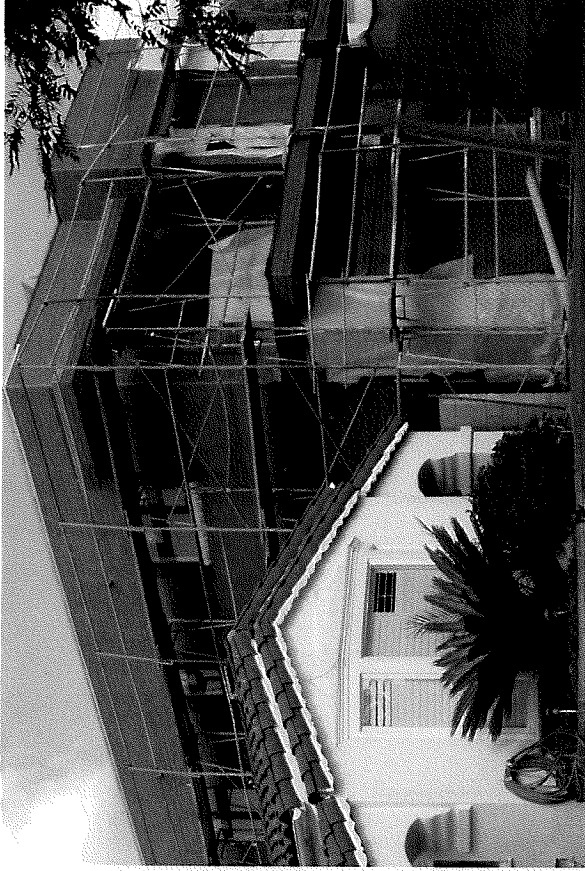
Councilmember Koretz's Motion to amend the Baseline Mansionization Ordinance offers a citywide answer to a citywide problem.

We ask for your support and speed in providing relief from this destructive trend. Support the motion, and protect the residential communities that are so critically important to the vitality and sustainability of this great city.

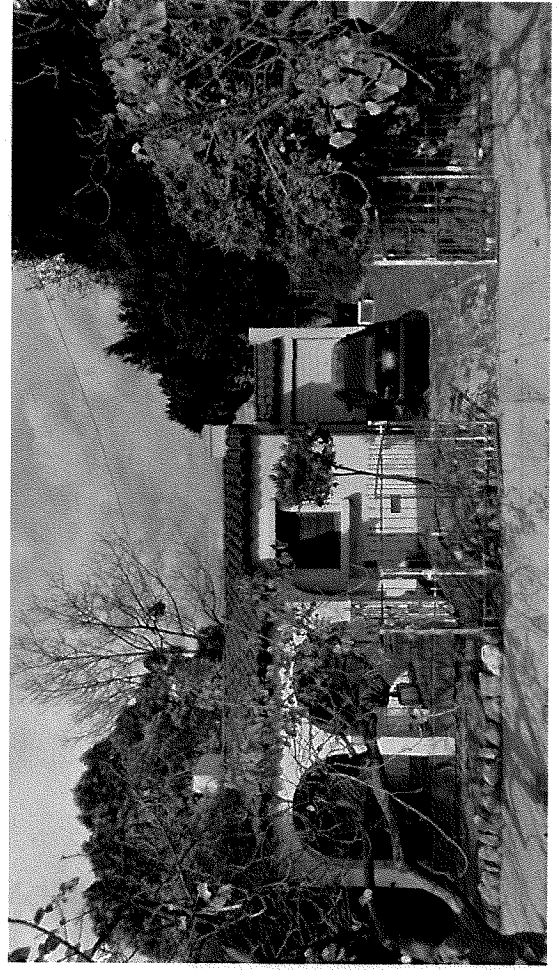
**Samples of Mansionization in Faircrest Heights
(1500 Block of Pointview, 5900 Block of Pickford)**



Pointview Before



Pointview After

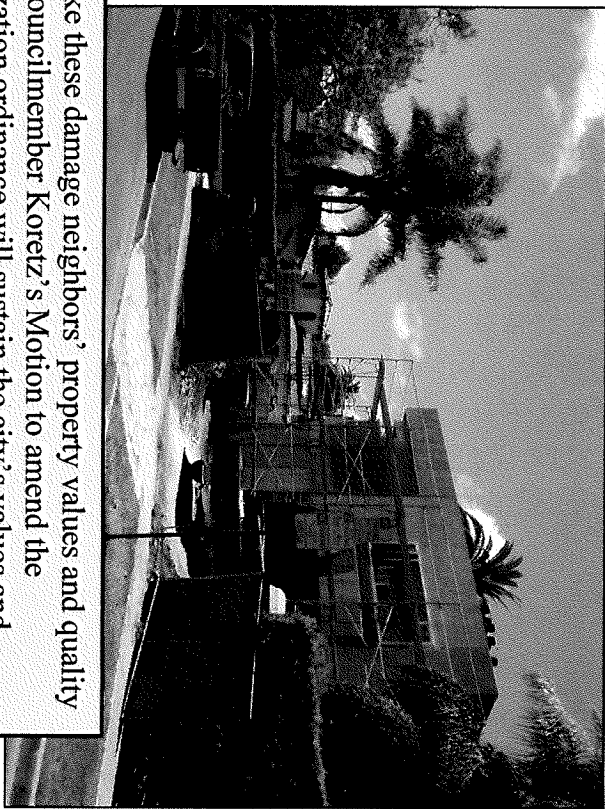
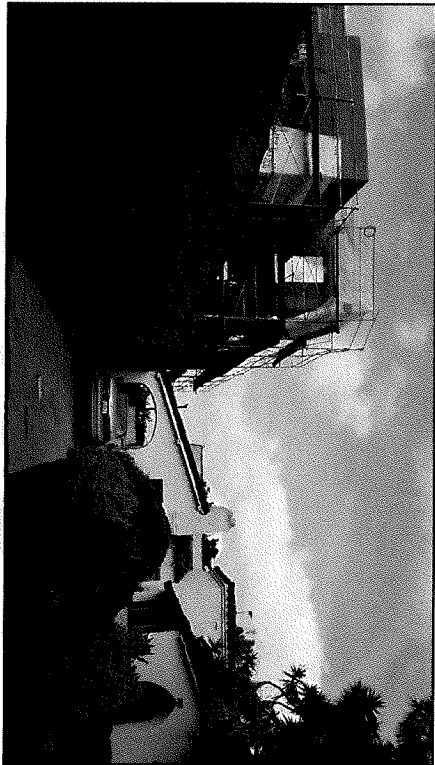


Pickford Before

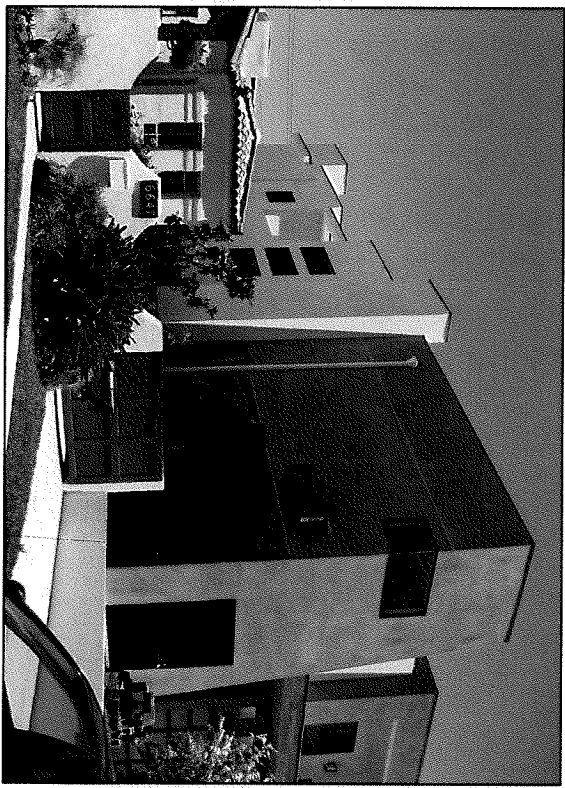


Pickford After

These houses all conform to the mansionization ordinance.



Houses like these damage neighbors' property values and quality of life. Councilmember Koretz's Motion to amend the mansionization ordinance will sustain the city's values and protect the scale and character of single-family neighborhoods.



July 29, 2104

TO: Los Angeles City Council Planning and Land Use Committee

FROM: Richard Platkin, 6400 W. 5th Street, Los Angeles, CA 90048-4710

SUBJECT: Council File 14-0656, Testimony in support of Paul Koretz motion to amend the Baseline Mansionization Ordinance.

I speak in support of the Koretz-Bonin motion to amend the Baseline Mansionization Ordinance (BMO).

1. As a city planner, I can explain how the BMO is flawed: It contains so many bonuses and exemptions that it increases the size of a house by 45 percent over what it grants by-right. As a result, the BMO permits the very McMansions it was intended to stop.
2. Because of these loopholes, the BMO conflicts with the city's legally adopted *General Plan goal* of protecting the character and scale of residential neighborhoods. To reach this goal the City Planning Commission's *Do Real Planning* policy document is straight forward: **neutralize mansionization**.
3. The mansionization of Los Angeles neighborhoods also has grave environmental impacts. Extra-large houses have extra-large carbon footprints. They require huge amounts of material, reduce permeable land, and substantially increase energy consumption. They, therefore, obstruct the City's efforts to comply with statewide legal mandates to reduce Green House Gases.
4. All three of the BMO's FAR bonuses promote mansionization, and all three should be stricken from the ordinance. Clearly, the "green bonus" must go, but the remaining two bonuses, the articulated front façade and the stepped-back second story, also produce large, boxy, highly intrusive houses.
5. Finally, the Baseline Mansionization Ordinance employs a unique zoning procedure. It is the only process we know of in which the Building and Safety makes secret, unappealable ministerial decisions to increase the size of a project. This is why any remaining exemptions and bonuses should become discretionary actions handled by City Planning.

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From: Shark <l.shark@sbcglobal.net>
To: Amy Gallaudet <amyG93@aol.com>
Subject: Fwd: BMO
Date: Tue, Jul 29, 2014 1:07 pm

To whom it may concern,

The process of mansionizing Los Angeles, has become oppressive and a burden to each and every resident of our great city.

We live with renegade developers who are out to make a quick buck at the expense of entire neighborhoods.

They have no respect for the people who reside there, as they tear down and build without attention to environmental protection for their workers and the residents.

They build boxes with no regard to the style and size of the surrounding structures.

They are vultures who need to be reigned in.

It is time consuming and costly to battle every house individually.

We need a "fix" to our BMO so that we are all protected.

Please fix the loopholes which allow these renegade developers to destroy lives, one McMansion at-a-time.

Thank you,
Lorelei Shark

Lorelei Shark
LaCienega-Beverly Blvd Coalition
<http://www.la-cienega.org>

From: amyg93 <amyg93@aol.com>

To: amyg93 <amyg93@aol.com>; l.shark <l.shark@sbcglobal.net>

Date: Tue, Jul 29, 2014 2:36 pm

MY NAME IS AMY GALAUDET

I AM HERE TO SPEAK FOR A LOT OF HOMEOWNER ASSOC. WITH A MASS OF VERY ANGRY VOTER'S

OUR CITY WHICH WAS ONCE A SOURCE OF PRIDE, IS IN THE MIDST OF A TAKEOVER BY
DEVELOPER/FLIPPERS
WHO IN THEIR RUSH TO THROW UP ANYTHING, HAVE USED LOOP HOLES AND POOR ENFORCEMENT
TO BRING
CONSTRUCTION TO THEIR LOWEST LEVEL

,
UNSKILLED, WORKERS, PAID UNDER THE TABLE, NO ADEQUATE PROTECTION GEAR, TEAR DOWN
HOMES WITH
PHONY ASBESTOS COMPLIANCE'S..GREEN BONUS'S, NOT DONE,

HOME BUYERS WHO COULD ONCE BUY AN AFFORDABLE HOME ARE NOW OUTBID BY DEVELOPER'S.
A GLARING EXAMPLE
OF OVER CONSUMPTION AND GREED

DEVELOPER'S, WITH A BLATANT DISREGARD FOR DESIGN, AND INDIFFERENCE TO THE
SURROUNDING HOMES,
SQUEEZE IN OUT OF SYNC, CHARACTER, OUT OF BALANCE AND OUT OF LINE, HUGE SLABS, SO
DISTRACTING
TO BE LAUGHABLE,

ARE WE TO ALLOW LA TO BECOME THE COMEDY CENTRAL OF ARCHITECTURE.

WHAT WAS ONCE VALUED AS VINTAGE, HISTORIC IS NOW LABELED dated. BY DEVELOPER'S

WE CANNOT SET ORDINANCES BLOCK BY BLOCK, DEVELOPER'S JUST MOVE IN TO THE NEXT BLOCK
DESTROYING
THE dated ARCHITECTURE, WHICH IS OUR HISTORY AND CANNOT BE REPLACED

PLEASE, PLEASE DO SOMETHING. FOR THE CITY, THE PEOPLE AND EVEN THE UNPROTECTED
WORKERS
LIKE JOHN DONNE SAID. FOR WHOM THE BELL TOLLS.

THANKS FOR LISTENING

AMY GALAUDET



Devin Galaudet
Editor In The Know Traveler
levin@intheknowtraveler.com



On Jul 27, 2014, at 5:59 PM, amyg93@aol.com wrote:

perfect

2nd one the 3rd one and the 6th one. There are 7, so, i counted down,
Thank you. can you see the difference now of what I am trying to establish.
can you just send me those three, so I can print them out, As I don't want to use all my colored in
thank you dear son,
your grateful mother

—Original Message—

From: Devin Galaudet <devin@intheknowtraveler.com>
To: Amyg93 <Amvg93@aol.com>
Sent: Sun, Jul 27, 2014 7:13 pm
Subject: Re: picture

Yes, I had a busy day. Here are more photos using the same wide-angle lens from further away. Please note that the first photos are better at showing the disproportionate size of neighboring houses.

Love,
son

P.S. 'Too' is spelled with only 2 o's.

<IMG_7971.jpg><IMG_7972.jpg><IMG_7973.jpg><IMG_7974.jpg><IMG_7975.jpg><IMG_7976.jpg><IMG_7977.jpg>





After
1500 Block
Pointview,
CD10

Before
1500' Block
Point+view,
CD10

