



Sharon Dickinson &lt;sharon.dickinson@lacity.org&gt;

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**Council File: 14-0656**

1 message

**Barbara Broide** <bbroide@hotmail.com>

Tue, Feb 14, 2017 at 4:07 PM

To: Sharon Dickinson - PLUM &lt;sharon.dickinson@lacity.org&gt;

Cc: Faisal Alserri &lt;faisal.alserril@lacity.org&gt;, Shawn Bayliss - CD 5 Planning &lt;shawn.bayliss@lacity.org&gt;

We have submitted many letters in support of a strong Baseline Mansionization Ordinance and on behalf of closing existing loopholes in the ordinance -- most especially the exclusion of attached garages from calculated floor space. That exclusion has allowed for an additional 400 square feet of bulk. It also serves as an incentive to attach garages to the fronts of homes which markedly changes the character of a neighborhood. Our Councilmember Koretz has made a forceful, convincing argument to count front-facing attached garages when calculating the square footage of a house. More than any other design element, attached garages change the pattern, feel, setting, and overall character of an older neighborhood. Most of the City's older neighborhoods have detached garages at the rear, with adjacent properties separated by long driveways. The current ordinance fosters out-of-scale attached garages by exempting 400 square feet of garage space from the allowable floor space of the home. The current Draft Amendments only count half of the garage space (200 square feet) toward this limit, but we should count all 400 square feet in order to reduce the bulk (particularly upfront bulk) of new homes.

The treatment of attached garages figured prominently in Councilmember Koretz's original Council Motion (# 14-0656) and has been a rallying cry among homeowners and residents since Day One. We contend that the exclusion of attached garages from floor space adds a whopping 400 square feet of bloat, creates an incentive to eliminate the buffer a driveway, and provides and rewards a design feature that disrupts the look and feel of our neighborhoods.

Allow front-facing attached garages, **but, when doing so, count every square inch** as part of the floor space of the house. Half-baked compromises weakened and ruined the mansionization ordinance the first time around. We cannot make the same mistake again. Please join Councilmember Koretz in making this one last amendment before the final Council vote.

Count the square footage in front-facing attached garages!

Thank you for your consideration,

Barbara Broide  
WSSM

**From:** Ian Strano  
**Sent:** Monday, February 13, 2017 10:09 PM  
**To:** 'bbroide@hotmail.com' <bbroide@hotmail.com>  
**Cc:** 'shawn.bayliss@lacity.org' <shawn.bayliss@lacity.org>; 'paul.koretz@lacity.org' <paul.koretz@lacity.org>; 'christine.sapanora@lacity.org' <christine.sapanora@lacity.org>; 'Robert Silverman' <robert@magnorealtygroup.com>; 'joan.pelico@lacity.org' <joan.pelico@lacity.org>  
**Subject:** Here is the letter saying barbara broide represents 3800 homeowners!!!!

Barbara –


I received the attached letter a few minutes ago – You don't speak on behalf of 3,800 homeowners. This is not true !! In addition, your facts on item 2 are also not true and correct. You are clearly a dishonest person !!

3,800 homeowners have not authorized you to proceed with a case for smaller homes being built in this area ( Rancho Park). I have passed this on to my attorneys and will distribute this to homeowners in the area as well that don't stand with you.

At the end of the day, the truth always comes out.

Ian.

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 **Broide3.pdf**  
1852K

**Westwood South of Santa Monica Blvd  
Homeowner's Association**  
*Incorporated November 8, 1971*  
**P. O. Box 64213**  
Los Angeles, CA 90064-0213

November 29, 2016

LA City Council  
PLUM Committee

RE: Council File 14-0656 / PLUM agenda 11-29-16, Item 6

Dear Chair Huizar and Committee Members:

The Westwood South of Santa Monica Homeowners Association Board has carefully considered the proposed ordinance governing potential home sizes as provided by the R1 variation options and the proposed changes to the Baseline Mansionization Ordinance. As our area does not fall within the jurisdiction of the Hillside BMO, we have not reviewed the provisions related to hillside homes. Our organization represents over 3800 single family and condominium homeowners in the area that lies between Pico and Santa Monica Blvds. on the south and north, and between Beverly Glen and Sepulveda Blvds. on the east and west. We have first-hand experience with the negative impacts that the overdevelopment of R1 lots can bring and welcome a revised BMO that will address the weaknesses seen in the initial legislation. We support the proposed motion and ask that you act to eliminate remaining loopholes that will allow for out-of-scale construction. Please adopt the Baseline Mansionization Ordinance with the following changes/additions:

1. A defined formula to provide a budget for enforcement of the ordinance must be included in the final ordinance (along with automatic increases to reflect inflationary/cost of living increases). There should be a provision included for the addition of staff to provide for the enforcement of all provisions defined. Inconsistent enforcement should not be tolerated. Neighbors should not have to hire architects to review neighboring property plans to ensure that the structures comply with the plans and the law (as now happens).

It must be understood by all who do construction in the City that any construction that deviates from approved plans resulting in a change in square footage/home size will be required to be brought into compliance and cannot be retroactively permitted.

2. We continue to request the complete elimination of any additional exempt square footage allowances for attached garages. Garages to the rear of the property include the very important "driveway" which provides the current additional spacing we have between houses in most neighborhoods before "manisionization" occurs. Any incentives for attached garages provide additional bulk to a home's dimensions and have impact whether used as garage space or housing.

3. The elimination of all Residential Floor Area bonuses for all R1 Zones in accordance with the Code Amendment Summary Fact Sheet dated July 6, 2016. Page 3 and page 5 of Appendix A: Proposed Ordinance Provisions continue to indicate that there is still one 20 percent bonus per property if the conditions listed in either (a) or b) are met. As we note no revision to that provision in Appendix B, we request that the bonus referred to above be eliminated in the final ordinance.

4. We continue to request the elimination of the provision which states that "Adjustments" of 10 percent can be granted by zoning administrators in private without public oversight as indicated on page 21 of Appendix A Proposed Ordinance Provisions. 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.

5. We request clarity in the definition of what constitutes an existing structure or remodel. The definition should include clear limits as to the extent of demolition allowed such project categories, as well as requirements for how portions of existing structures to remain must be utilized in the new construction. These protections are necessary to prevent new building projects from being disguised as renovation projects or remodel. We have seen too many projects that are in fact, new construction disguised as remodels in our area.

6. We request the complete elimination of the exemption which is included in Appendix B General Item 1. There should be no explicit exemption for CUP projects from the BMO and BHO provisions.

We continue to request that the City keep the ordinance as straightforward and enforceable as possible. We specifically request the addition of enforcement provisions including explicit requirements that project design documents clearly demonstrate compliance with all aspects of the ordinance in order to facilitate efficient and timely review by City officials.

It is critical that the proposed ordinance eliminate all Bonus Options. In the absence of design review standards/boards, it is also critical that the ordinance retain all articulation requirements so that any new homes or large-scale additions do not have the side and back walls appearing 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.

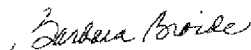
Please note that there is a typographical error in the ordinance that appears on PAGE 11, Sec. 16, Encroachment Plane:

"Encroachment Plane. Buildings shall not intersect a plane, commencing 20 feet in height at the minimum required front and side yards and extending a an angle of 45 degrees from the vertical toward the interior of the site"....

In the first sentence as copied, the word "a" may be an error that should read "at."

We thank the City for the opportunity to comment on this important measure and wish to recognize the Planning Department for its excellent outreach work to engage communities during the crafting of the ordinance.

Sincerely,



Barbara Broide  
President

Cc: CD 5 Councilmember Koretz