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**Subject: BMO/BHO Amendments, CF no. 14-0656**

1 message

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**susan collette** <susanhc90025@yahoo.com>

Tue, May 3, 2016 at 8:51 PM

Reply-To: susan collette <susanhc90025@yahoo.com>

To: Councilmember Paul Koretz <paul.koretz@lacity.org>, "councilmember.wesson@lacity.org" <councilmember.wesson@lacity.org>, "vince.bertoni@lacity.org" <vince.bertoni@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>, "nicholas.maricich@lacity.org" <nicholas.maricich@lacity.org>, "phyllis.nathanson@lacity.org" <phyllis.nathanson@lacity.org>, "niall.huffman@lacity.org" <niall.huffman@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>

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The first draft of amendments to the mansionization ordinances made a good start. The Planning Department collected more than 600 responses -- *by almost 4-to-1, people asked for tighter limits on home size.*

But the latest draft takes a wrong turn.

- We asked for meaningful reform. Instead, the latest draft preserves loopholes that undermined the ordinance in the first place. In particular, the exemption for attached garage space (even in “the flats”) should not be allowed, since it adds significantly to the mass of the structure. Another example is the excessive allowances for grading and hauling. Please stay with the spirit of the first draft and eliminate the added loopholes that weaken the document.
- The Council Motion provided the blueprint for a simple, effective fix. Instead, the latest draft borrows elements from Re:Code LA that make the ordinance harder to understand and harder to enforce. These include “encroachment planes” and “side wall articulation.”

While the process falls further and further behind, mansionization is spoiling neighborhoods all over Los Angeles.

People who feel that developers are calling the shots at City Hall – and there are a lot of them – see this as further proof.

The Planning Department needs to stop mansionization in the simplest, most effective, and timeliest way. That’s what residents and homeowners want and what the Council Motion calls for.

It's time for Los Angeles to put stable communities and neighborhood character ahead of real estate speculation.

Respectfully,

Susan Collette