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**Council File 16-1460 PLUM Committee Rancho Park / Westwood S**

1 message

**Robert Silverman** <robert@magnorealtygroup.com>  
To: Sharon.Dickinson@lacity.org

Fri, Feb 10, 2017 at 5:26 PM

**From:** "mike smith" <Mike.Smith@berkadia.com>  
**To:** "shawn bayliss" <shawn.bayliss@lacity.org>, "paul koretz" <paul.koretz@lacity.org>  
**Cc:** "robert@magnorealtygroup.com" <robert@magnorealtygroup.com>  
**Sent:** Friday, February 10, 2017 4:54:44 PM  
**Subject:** Council File 16-1460 PLUM Committee Rancho Park / Westwood S

Dear Councilman Koretz and Mr. Bayliss,

This is a follow up to a previous email I sent to Mr. Bayliss yesterday and a facebook message I left for Councilman Koretz.

I live at 2306 Parnell Avenue. I would just like to reiterate that as a homeowner and resident of **Westwood South/ Rancho Park I AM OPPOSED** to the effort by the PLUM committee to decrease the allowable building size for my R1 lot to the proposed 45% of lot size (w/ 200 sf of garage included). This is an **EXTREME OVERRACTION** to the call for sensible development in our neighborhood.

I share the concerns of many of my neighbors about overbuilding our lots. While 4,500sf homes in our neighborhood may be one extreme, the proposed legislation is an **UNJUST ASSAULT ON PROPERTY VALUES** in our neighborhood.

My lot is a typical size for our neighborhood, of 6,075sf lot. My wife and I purchased our home in 2015 and chose to do a renovation to an approximately 2,300 sf home which we live in with our 19 months old daughter. We love our home and our community. This home was a big financial stretch for us and an important asset to our family moving forward. The house is 3 bedrooms and 2.5 baths. Based on the proposed guidelines, if I chose to add on or rebuild, I would only be allowed to build a 2,533 SF home (6,075x 45% -200 garage). **What if my wife and I want to have 3 children or 4? Can we now not add on a second story if we see it fit to make our home more suitable for our family? Would it be an "eye sore" to our neighbors or a "burden" to the community to have an extra bedroom and bathroom added so that we could continue living in this great neighborhood?** I don't mean to sound cynical. I am frustrated. The reasonable answer of course is "No", however the new guidelines would not allow for a sensible 3,000-3,300sf home.

Additionally, this decision has the potential to have an **EXTREME NEGATIVE EFFECT** on home values. Homes in our neighborhood sell for in excess of \$800psf. As an elected official and my representative Councilman Koretz, I urge you to help me and my neighbors protect the value of our homes. Let's meet in the middle on the issue and come up with a plan that makes sense. Let's not drive out the young and successful members of our community that want to remain in these great school districts.

I appreciate your service to our community. I know your job is not any easy one and I apologize that my first introduction to you comes in this way. I very much look forward meeting you at some point and helping in any way I can to make out community better.

Best Regards,

**BERKADIA**

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