



Sharon Dickinson <sharon.dickinson@lacity.org>

Carve Out for BMO - R1V2 - Westwood/Rancho Park - 90064

1 message

Robert Galperson <rgalperson@gmail.com>

Fri, Feb 10, 2017 at 10:43 AM

To: Sharon.Dickinson@lacity.org

Ms. Dickinson,

I am writing to express my deep concerns over the BMO/R1 Zoning for my neighborhood (Westwood/Rancho Park Area – 90064) and that our neighborhood should receive a “Carve Out” of the Lower CD5 plan. I feel we should be granted a R1V2 for our neighborhood based on a sliding scale of 55% to 45% depending on lot size.

I also find it very disturbing that both Cheviot Hills and Beverlywood (communities we border) will not be subject to the same restrictions as our neighborhood. Quite frankly I believe this to be very unfair as well as a possible discriminatory action. We all live in the same city, same council district and therefore should all be held to the same standards. Should the restriction apply to all communities, while I would not be happy, I would at least know all homeowners are being treated fairly. Based on discussion with my neighbors, I do believe that if the council decides to categorize us differently, it will result in legal action against the city.

Restricting the requirement as it stands will have a terrible impact on our neighborhood, where homes were built in the 20's and 30's and need to be remodeled or rebuilt for today's families and lifestyles, such restrictions would make our neighborhood and Westwood Charter school less appealing to perspective buyers, which in turn will lower values, including property tax values.

I urge you to carve out our neighborhood from the plan and grant a new zoning rule that is consistent with our neighboring communities.

Thank you

Robert & Jennifer Galperson

2270 Pelham Avenue

Los Angeles, CA 90064

(310) 850-9643



Sharon Dickinson <sharon.dickinson@lacity.org>

Proposed Baseline Mansionization Ordinance - for PLUM consideration

1 message

Sean McMillan <sean@heyler.com>

Fri, Feb 10, 2017 at 5:08 PM

To: Sharon.Dickinson@lacity.org

Cc: "<shawn.bayliss@lacity.org>" <shawn.bayliss@lacity.org>, Faisal Alserri <faisal.alserril@lacity.org>, Joan Pelico - CD 5 <joan.pelico@lacity.org>, Daniel Tamm <daniel.tamm@lacity.org>, Jae Wu <jae@heyler.com>

Dear Ms. Dickinson,

The Baseline Mansionization Ordinance is potentially devastating to the quality of life, health and safety, and value of the stakeholders in our neighborhood communities (90064/90034/90025). Not to mention how potentially short sighted it is with regards to much needed revenue from permit fees, developer fees and property taxes for the City and County. In my opinion, This will greatly impact, and limit the potential health and sustainability of the adversely impacted neighborhoods. Many homes are aging out and are in dilapidated and potentially hazardous condition, they should be revitalized and or restored to a status in keeping with the emerging character of these neighborhoods. Clearly, status quo isn't sufficient, nor responsible for the greater good of the stakeholders, there needs to be an equitable compromise with the "old preservationist" ideal and the "progressive" growth ideal. Certainly SPOT Zoning offers some amount of leeway and mutual "win win" scenarios.

Kindly consider looking through the lenses of time, how things change and evolve, this is YOUR CHANCE to be the Architects of lasting smart, healthy growth while preserving the revitalization and character of these neighborhoods.

Sean McMillan

310-990-6267

Homeowner Stakeholder (50+ years)

Business Owner Stakeholder

Member of the WNC (for identification purposes only)

-

Sean McMillan

Owner/Broker

Heyler Realty | Mortgage Capital Partners

Cell: 310.990.6267

Office: 310.470.2030

Fax: 310.928.1970

Team Email: team@heyler.com

Sean Email: sean@heyler.comWebsite: <http://www.heyler.com>

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2/14/2017

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Thank you.



Sharon Dickinson <sharon.dickinson@lacity.org>

(no subject)

1 message

JAY P <jayyyyy@prodigy.net>

Fri, Feb 10, 2017 at 4:36 PM

Reply-To: JAY P <jayyyyy@prodigy.net>

To: "Sharon.Dickinson@lacity.org" <Sharon.Dickinson@lacity.org>

Ms. Dickerson

I am the owner of 8875 Thrasher avenue, a vacant lot in the heart of Hollywood Hills. This area is zoned RE-15-H. My property is 88,000 s.f. the largest lot in the area. I should have been able to not only divide the property but also build as big a house as I desire and still have plenty of room left for setbacks and much more but unfortunately I am constantly limited more and more every year by these over regulations. Because of the sloping site in the hillside, I have enough limitations from the zoning and building code.

Years ago I spent what was considered to be a lot of money so that one day I can build my dream house here. Every year I get some regulation that limits me even more and more. Some neighbors don't want me to build not because they care about the neighborhood but because they have been their for years without a house in front of them and they want the lot to remain vacant.

This is unfair to me. I have owned the property for 13 years and I have been also a part of the neighborhood and association for that amount of time. Again constantly limiting my building size and my ability to divide probably the largest lot in the Hollywood Hills is very unfair to me.

I would like the Plum Committee to reconsider and not approve this law especially the portion that eliminates the exemption of grading and the number of cubic yards underneath the building pad from the total amount grading.

I would appreciate if you can please present my complaint to the Plum committee. Your help will not be forgotten.

Thank you.

Jay Pirincci 917 922 5460