

City of Los Angeles
City Planning Commission
200 N. Spring Street
Los Angeles, CA 90012
NeighborhoodConservation@lacity.org, Sent Via Electronic mail

Date: 1/18/17 #3
Submitted in PLUM Committee
Council File No: 16-1460
Item No. 3
Communication from public

Re: CPC-2016-2110-CA, ENV-2016-2111-ND, R1 variation zones, code amendment (8/25/16)

Dear Ms. Shannon Ryan and the City Planning Commission

10/1/2016

I'm writing this letter in opposition to the R1H variation zone code amendment (Update 8/25/16). I am a concerned Laurel Canyon resident and a member of the PLU for the Laurel Canyon Association and the Bel Air Beverly Crest Neighborhood Council.

Three concerns regarding R1H variation zone code amendment:

1. Why increase floor area ratio (FAR) with R1H1? The amounts should be written to reduce FAR in hillsides.
2. The code amendment needs to be clearly written to describe who can get this variation zone.
3. The code needs to be written on the criteria for R1H1, R1H2, and R1H3,

Concern #1

The new code changes to the FAR in BHO were created to eliminate out of scale development. The R1H variation zone code amendment would significantly increase the size of new houses in hillside areas. Below I have listed an example of a house (built under 2011 BHO) and the resultant allowable FAR, if these proposed R1H variations become amended to the code. Example: Allowable FAR on a 6180 SF lot with a slope of 60 to 99.99 %:


Under 2011 BHO would allow a 1854 SF house per slope band (6180 x .30 = 1854)

Proposed R1H new variation zone allows a 2904.6 SF house per slope band (6180 x .47 = 2904.6)

2904.6 - 1854 SF = 1050.6 SF increase, note some houses in Laurel Canyon are 1000 SF or less.

In this example of a typical hillside site, the proposed R1H variation zones will increase the house size on a small steep lots by 1050.6 SF. The soon to be eliminated R1 bonuses of 20% had benefits to neighborhoods like green building, proportional stories, or low grading. In my example using R1H, there is 56% increase to square footage from 2011 BHO, with no benefits and only increased impacts to the hillside neighborhoods.

R1H, HILLSIDE (designated Hillside Areas)



The diagram shows a hillside lot with a house. A table below it lists FAR values for different slope bands. An arrow points from the text 'On Page 21 Revised FAR for R1H1' to the table.

SLOPE BAND	2011 BHO FAR	2011 BHO FAR	2011 BHO FAR	2011 BHO FAR
0 - 14.99	0.30	0.30	0.45	0.40
15 - 29.99	0.40	0.30	0.45	0.35
30 - 44.99	0.40	0.30	0.40	0.30
45 - 59.99	0.40	0.30	0.35	0.25
60 - 99.99	0.30	0.25	0.30	0.20
100+	0.20	0.20	0.00	0.00

On Page 21 Revised FAR for R1H1

Concern #2

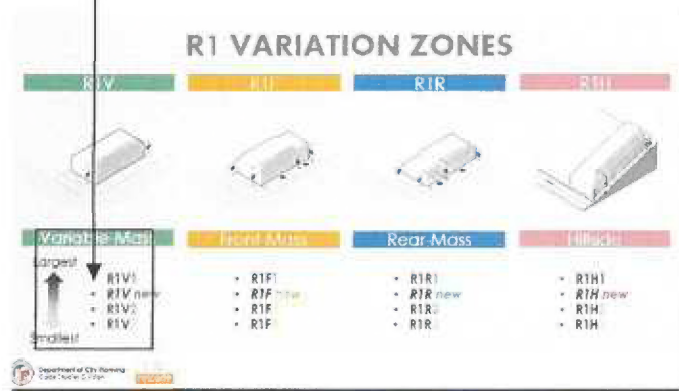
The page 7 of the Q&A (below) mentions how the code amendment would be implemented per neighborhood by City Council to rezone neighborhoods. There is no detailed information in the code draft to explain who can get this variation zone. My concern is with the increased complexity of the codes from the 2011 BHO to the new BHO will add confusion to applicants. An applicant may confuse R1 and R1H, and the result would be a significant increase to FAR. Perhaps Planning could miss such an error. It is foreseeable that errors like this could happen. The language of the code must be explicit, like **R1H1 per Zone Change by City Council.**

How would this Code amendment effect my property or my project?

The Code amendment creates 12 new zones and the Rear Detached Garage District and makes them available for implementation through a zone change. The Code amendment itself does not propose any rezoning or implementation of the zones. However, there is an initiative (pending adoption of Code amendment by City Council) to rezone several R1 neighborhoods to one of the new R1 Variation Zones. Once a zone change occurs, projects filed after the effective date of the zone change would be subject to the new regulations. Any projects for which a plan check fee has been paid prior to the effective date of the zone change would be subject to the regulations in effect at the time the fee was paid (as detailed in Zoning Code Section 12.26).

Concern #3

The R1H zones are divided into R1H1, R1H2, and R1H3, yet there is no description as to their differences. Page 5 of the R1 variation zones, code amendment (8/25/16), below states "largest to smallest", needs clarification since the corresponding floor area ratio (FAR) varies greatly between 1 and 3



In conclusion, the elimination of the R1 bonus in the new BHO alone curtails overdevelopment. The proposed R1 variations zones suggest that they "are tailored to the varying character of the R1 neighborhoods", not so they just allow more FAR in the hills. The point of reducing FAR with the changes to the BHO was to address over development, and eliminate over built houses on small lots. The proposed R1 variation zones that relate to BMO (R1V1, R1F1, & R1R1) have made considerate reductions to the FAR, why the opposite for BHO?

Thank you for your consideration of my letter.

Stephanie Savage, PLU - Laurel Canyon Association & Bel Air Beverly Crest Neighborhood Council



Sharon Dickinson <sharon.dickinson@lacity.org>

Fwd: R1 Variation Zones Code Amendment at PLUM Committee Wednesday 1/18/17

1 message

Richard Schulman <schulmanrd@gmail.com>
To: Sharon.Dickinson@lacity.org

Wed, Jan 18, 2017 at 8:10 PM

Sharon, I've copied the email I sent to the PLUM.

I am extremely angry about the process of this zone change. I have owned my home for 4.5 years and paid nearly \$100k in property taxes over that time. Last year I paid over \$160,000 in property taxes, and my rights are being stripped from me. How can you possibly justify this?

Message below

Thank you for having this meeting during work hours so that I cannot attend. It is a terrible disenfranchisement of working people - the people who vote and pay huge property taxes who are losing their rights.

I thoroughly disagree with this illegal taking by a government body, where no compelling reason or substantial government interest exists. I am losing 600 buildable feet on my lot, in a neighborhood full of large homes on large lots. I don't want to or need to build now, but I may be forced to build a monstrosity of a home to preserve my rights.

I recently attended another meeting where 97 of 100 people spoke vigorously against these changes. None of the dissenters came from my neighborhood (Cheviot Hills). If the council intends to subvert the will of the people, what is the purpose of the hearing?

KELLERWILLIAMS.

The Richard Schulman Team

WWW.RICHARDSCHULMAN.COM

#1 Keller Williams Agent in LA

RICHARD SCHULMAN

c. 310.482.0173

1. 310.564.0584

schulmanrd@gmail.com

Lic # 01427211 | Realtor®



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----- Forwarded message -----

From: **Planning Conservation** <neighborhoodconservation@lacity.org>

Date: Wed, Jan 18, 2017 at 3:53 PM

Subject: Re: R1 Variation Zones Code Amendment at PLUM Committee Wednesday 1/18/17

To: Richard Schulman <schulmanrd@gmail.com>

Richard,

Thanks for your email. It is regrettable that you cannot attend the hearing. The City Council sets the schedule for its own committee meetings; this notice was provided as a courtesy to our stakeholders.

The property address you gave me is in the Coastal Zone, non-Hillside Area and is subject to two Specific Plans: Venice and Oxford Triangle. As a practical matter, the proposed changes under discussion will have little to no impact on this property, as the floor area restrictions of the Baseline Mansionization Ordinance do not apply in this area.

If you wish to make comments regarding the proposed code amendments, please direct them to your City Councilmember's office, or to the Council as a whole by emailing Sharon.Dickinson@lacity.org.

Regards,
Niall Huffman
Department of City Planning | Code Studies Division
niall.huffman@lacity.org

On Tue, Jan 17, 2017 at 5:35 PM, Richard Schulman <schulmanrd@gmail.com> wrote:

Thank you for having this meeting during work hours so that I cannot attend. It is a terrible disenfranchisement of working people - the people who vote and pay huge property taxes who are losing their rights.

I thoroughly disagree with this illegal taking by a government body, where no compelling reason or substantial government interest exists. I am losing 600 buildable feet on my lot, in a neighborhood full of large homes on large lots. I don't want to or need to build now, but I may be forced to build a monstrosity of a home to preserve my rights.


I recently attended another meeting where 97 of 100 people spoke vigorously against these changes. None of the dissenters came from my neighborhood (Cheviot Hills). If the council intends to subvert the will of the people, what is the purpose of the hearing?

I purchased another property in Marina Del Rey at 3100 Yale- what will happen with that zoning?

#1 Keller Williams Agent in LA

RICHARD SCHULMAN

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f. 310.564.0584
schulmanrd@gmail.com
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KELLERWILLIAMS.

The Richard Schulman Team
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On Tue, Jan 17, 2017 at 5:06 PM, Planning Conservation <neighborhoodconservation@lacity.org> wrote:
Dear Stakeholders,

On Wednesday, January 18, 2017, the Planning and Land Use Management (PLUM) Committee of the City Council will review the **R1 Variation Zones Code Amendment (CF 16-1460)**.

The meeting is scheduled to begin at 3:30 p.m. in the John Ferraro Council Chamber (Room 340) of Los Angeles City Hall, 200 N Spring St, Los Angeles, CA 90012.

The agenda is posted here: <https://www.lacity.org/your-government/elected-officials/city-council/city-council-committee-meetings#date=01/18/2017>

R1 Variation Zones Code Amendment:

The PLUM Committee is considering the R1 Variation Zones Code Amendment for the first time and will be considering its recommendation report to the City Council. The Code Amendment has not yet gone through City Attorney review. At this meeting, the PLUM Committee is only reviewing adding the R1 Variation Zones into the Zoning Code, NOT the application of the zones to specific properties. **Zone changes that will apply the R1 Variation Zones to a number of neighborhoods will be reviewed at a future PLUM Committee meeting.**

The Director of Planning has transmitted a letter to the PLUM Committee with a corrected version of the R1 Variation Zones Code Amendment ordinance that **renames some of the zones**. The letter and corrected version of the R1

Variation Zones Code Amendment ordinance is posted here: <https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=16-1460>. To view the documents, please scroll through the online documents section on the right side of the webpage.

Attached to this email is a handout to describe the updated zone names and how it applies to your neighborhood. The recommended zone changes, or, recommended standards and Residential Floor Area Ratio (RFAR) ranges approved at City Planning Commission are the same.

Comments and questions:

All comments should be addressed directly to the PLUM Committee and/or the City Council. Should you wish to submit written comments, please e-mail them to Sharon.Dickinson@lacity.org and reference the R1 Variation Zones Code Amendment Council File 16-1460.

For **R1 Variation Zones** related questions, please contact Shannon Ryan, Shannon.Ryan@lacity.org 213-978-3304.

For **Zone Change** related questions, please contact Giselle Corella, Giselle.Corella@lacity.org 213-978-1357 or Christine Saponara, Christine.Saponara@lacity.org 213-978-1363.

Thank you for your continued interest.



Neighborhood Conservation Team
Department of City Planning
HPOZ | Community Planning | Code Studies
preservation.lacity.org/neighborhoodconservation



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Sharon Dickinson <sharon.dickinson@lacity.org>

Fw: PLUM HEARING 11/18/17 ITEM NOS. 2 AND 3 14-0656 and 16-0460

1 message

Constance Boukidis <constanceellen@sbcglobal.net>

Wed, Jan 18, 2017 at 12:03 PM

Reply-To: Constance Boukidis <constanceellen@sbcglobal.net>

To: "sharon.dickinson@lacity.org" <sharon.dickinson@lacity.org>

I support all of the amendments as set forth in your Agenda, Items 2 and 3, Case File Nos. 14-0656 and 16-0460. More specifically, I support the amended BMO as well as the revised zoning for Lower Council District 5 in its Neighborhood Conservation Ordinance from R-1 to R1V2.

I would encourage the committee to go further and count all square footage of front-facing attached garages as floor space.

Thank you for all of your hard work.

Constance Boukidis
Chair
Land Use and Planning Committees
Comstock Hills HOA
Westwood Neighborhood Council
310-766-5030



Sharon Dickinson <sharon.dickinson@lacity.org>

Westwood / Rancho Carve out

1 message

Robert Silverman <robert@magnorealtygroup.com>

Wed, Jan 18, 2017 at 9:40 PM

To: shawn bayliss <shawn.bayliss@lacity.org>

Cc: Sharon Dickinson <Sharon.Dickinson@lacity.org>, Shannon.Ryan@lacity.org, Giselle.Corella@lacity.org, Christine.Saponara@lacity.org

Dear Shawn,

I am forwarding you again the map and signed petitions that I have in my possession at this time. I will have many more to forward in the coming days.

Please contact the city planners to have us included as a carve out for R1vNew now called R1v2 for the attached map.

Our neighborhood has been completely overlooked in this process and needs the same zoning as Cheviot and Beverlywood.

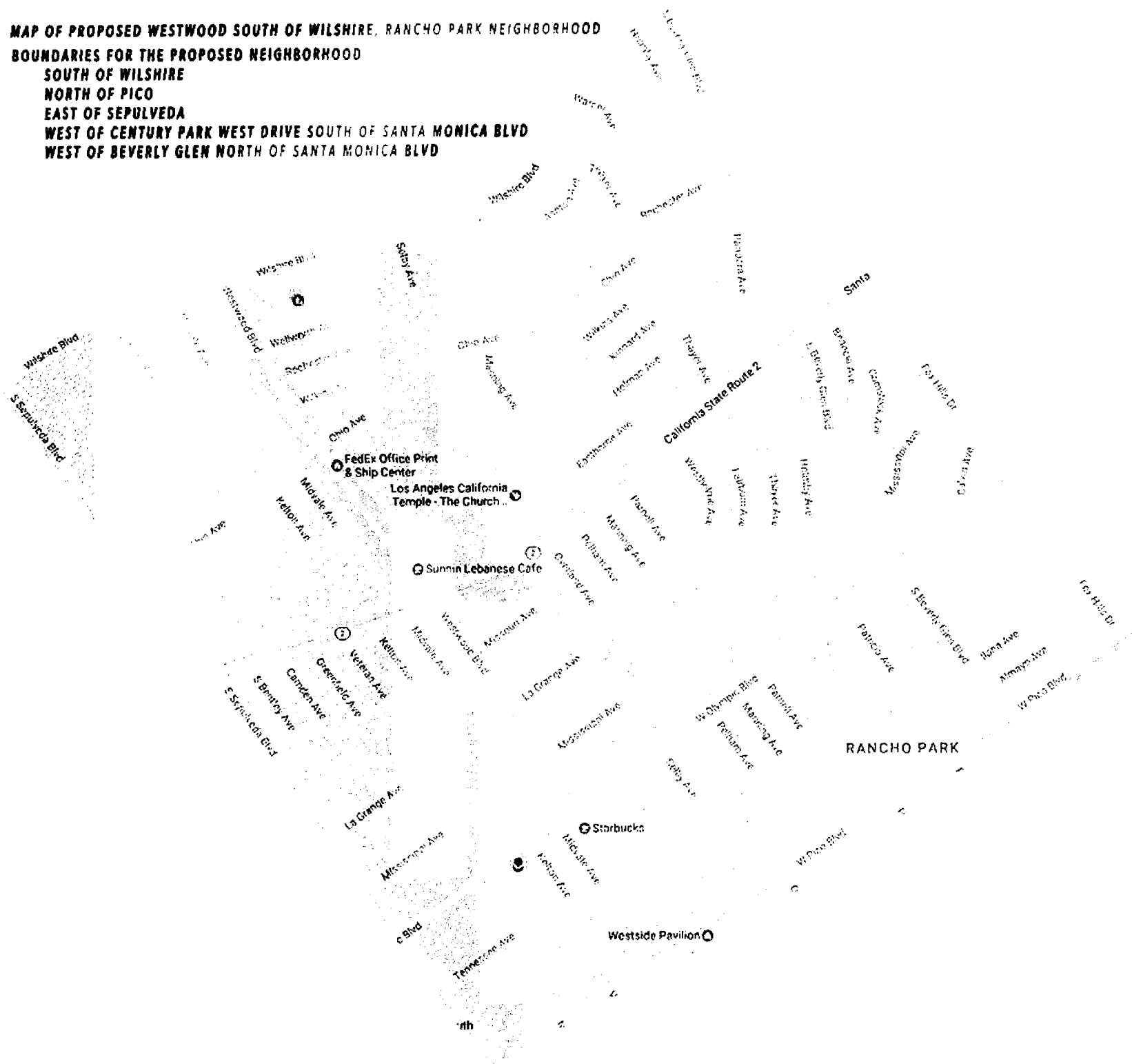
Please let me know what you need and when so I can have this to you.

Kind regards,

-Robert Silverman

2 attachments **WESTWOOD MAP.pdf**
2355K **Signed petitions.pdf**
4547K

**MAP OF PROPOSED WESTWOOD SOUTH OF WILSHIRE, RANCHO PARK NEIGHBORHOOD
BOUNDARIES FOR THE PROPOSED NEIGHBORHOOD
SOUTH OF WILSHIRE
NORTH OF PICO
EAST OF SEPULVEDA
WEST OF CENTURY PARK WEST DRIVE SOUTH OF SANTA MONICA BLVD
WEST OF BEVERLY GLEN NORTH OF SANTA MONICA BLVD**



December 8, 2016

RE: Re-Zoning for Lower CD5 / BMO / **Westwood South of Wilshire, Rancho Park** - Carve out

Attn: City Planning, Planning Commission, Council members and Planning Deputies

Ladies and Gentlemen:

As a homeowner in **Westwood South of Wilshire, Rancho Park**, I am sensitive to the needs that some have to stop the overdevelopment of single family homes in our area and in the City of Los Angeles in general. However, Lower CD5 has been under Interim Control Ordinance (ICO) since March of 2015, which limits building to .50 Floor Area Ratios (FAR) without Bonus. This is extremely restrictive zoning that was an over correction to these concerns.

Moreover there is a current initiative to re-zone lower CD5 to R1V2 or the new BMO further increasing restriction and limiting the amount that one can build between .45 FAR to .35 FAR. This would essentially prohibit two story homes and shrink the size of the rooms to unreasonably small dimensions, which would negatively impact the property value. It also does not consider many homeowners purchased in recent years at a market value based on the then prevailing codes and building / remodeling potential.

There are several communities located in Lower CD5 such as, Beverlywood, Cheviot, Beverlywood Adjacent, Mar Vista, Venice East of Lincoln, Inner CD5, that have already been acknowledged by the Planning Commission to have needs that are specific to their community, and will be re-zoned as R1VNew, pending final vote. **Westwood South of Wilshire, Rancho Park** is currently contained within the massive region of Lower CD5 that does not appropriately represent its property owner's needs. As homeowners in the **Westwood South of Wilshire, Rancho Park** area, our demographics are very similar and of the same needs of the above mentioned other communities.

We are asking our representatives to carve out the **Westwood South of Wilshire, Rancho Park** from the Lower CD5 (Proposed Map attached) and requesting that it have the same R1VNew zoning as the other communities. This will allow a maximum FAR of .55 for lots less than 6,000 sq. feet and scale down to .45 for lots 10,000 sq. feet and above.

I respectfully request that my voice be heard in the strongest possible way. I am opposed to the proposed R1V2 or BMO re-zoning and in favor of the R1VNew for the **Westwood South of Wilshire, Rancho Park** area.

Sincerely,

Signature

JOE SILKAS
Print Name

Address:

1823 MANNING AVE #403

Neighborhood: Westwood South of Wilshire, Rancho Park, Lower CD5

Email

818-338-2777

Phone

1-18-17

Date

December 8, 2016

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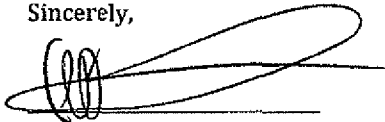
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I respectfully request that my voice be heard in the strongest possible way. I am opposed to the proposed R1V2 or BMO re-zoning and in favor of the R1VNew for the **Westwood South of Wilshire, Rancho Park** area.

Sincerely,


Signature

GEORGE CHAMMA
Print Name

Address:

1922 CAMDEN AV LA, CA 90025

Neighborhood: Westwood South of Wilshire, Rancho Park, Lower CD5

Email

GR6CHM@HOTMAIL.COM

Phone

310 433 8861

Date

12/12/16

December 8, 2016

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Sincerely,

Fayeza Chamma
Signature

FAYEZA CHAMMA
Print Name

Address: 2202 CAMDEN AV LA, CA 90064
Neighborhood: Westwood South of Wilshire, Rancho Park, Lower CD5

FCHAMMA@HOTMAIL.COM
Email

310478-8515
Phone

12/12/16
Date

December 8, 2016

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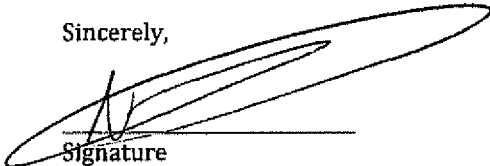
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Sincerely,


Signature

NILOLE CHAMMA
Print Name

Address: 2202 CAMDEN AV LA, CA 90064
Neighborhood: Westwood South of Wilshire, Rancho Park, Lower CD5

NICOLECHAMMA.COM
Email

310 889-4420
Phone

12/11/16
Date

December 8, 2016

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Sincerely,


Signature

Douglas Staples
Print Name

Address: 1963 Thayer Ave

Neighborhood: Westwood South of Wilshire, Rancho Park, Lower CD5

info@230construction.com (323) 899-3209
Email Phone

12/14/16
Date

December 8, 2016

RE: Re-Zoning for Lower CD5 / BMO / **Westwood South of Wilshire, Rancho Park** – Carve out

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Sincerely,

Signature

Print Name

Address: 10462 Alhambra Ave., Los Angeles, CA 90064
Neighborhood: Westwood South of Wilshire, Rancho Park, Lower CD5

jonathan.silver@gmail.com
Email

310-951-4312
Phone

12/15/16
Date

December 8, 2016

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Attn: City Planning, Planning Commission, Council members and Planning Deputies

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There are several communities located in Lower CD5 such as, Beverlywood, Cheviot, Beverlywood Adjacent, Mar Vista, Venice East of Lincoln, Inner CD5, that have already been acknowledged by the Planning Commission to have needs that are specific to their community, and will be re-zoned as R1VNew, pending final vote. **Westwood South of Wilshire, Rancho Park** is currently contained within the massive region of Lower CD5 that does not appropriately represent its property owner's needs. As homeowners in the **Westwood South of Wilshire, Rancho Park** area, our demographics are very similar and of the same needs of the above mentioned other communities.

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I respectfully request that my voice be heard in the strongest possible way. I am opposed to the proposed R1V2 or BMO re-zoning and in favor of the R1VNew for the **Westwood South of Wilshire, Rancho Park** area.

Sincerely,


Signature

Joel Avery
Print Name

Address: 2248 Kellon Ave. LA 90064
Neighborhood: Westwood South of Wilshire, Rancho Park, Lower CD5

joel.mark.avery

Email

@gmail.com

818-605-8310

Phone

12/10/16

Date

December 8, 2016

RE: Re-Zoning for Lower CD5 / BMO / Westwood South of Wilshire, Rancho Park - Carve out

Attn: City Planning, Planning Commission, Council members and Planning Deputies

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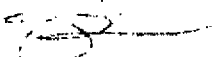
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Sincerely,


Signature

Steve Avery
Print Name

Address: 2317 Kellon Ave. 90064
Neighborhood: Westwood South of Wilshire, Rancho Park, Lower CD5

SteveAvery@icfets.com 818-599-9059
Email Phone

12/8/16
Date

December 8, 2016

RE: Re-Zoning for Lower CD5 / BMO / **Westwood South of Wilshire, Rancho Park** - Carve out

Attn: City Planning, Planning Commission, Council members and Planning Deputies

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Sincerely,


Signature

JUDITH WOLLMAN
Print Name

Address: 2276 PELHAM AVE LA CA 90064
Neighborhood: Westwood South of Wilshire, Rancho Park, Lower CD5

judywollman@aol.com
Email

310 470-1297
Phone

12/21/16
Date

December 8, 2016

RE: Re-Zoning for Lower CD5 / BMO / **Westwood South of Wilshire, Rancho Park** ~ Carve out

Attn: City Planning, Planning Commission, Council members and Planning Deputies

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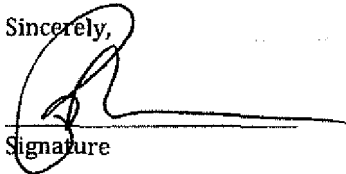
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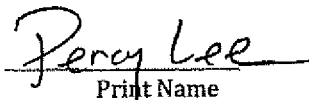
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Sincerely,


Signature


Print Name

Address: 2006 Malcolm Ave Los Angeles, CA 90020
Neighborhood: Westwood South of Wilshire, Rancho Park, Lower CD5

Percylee76@gmail.com 626-841-1190 12/22/16
Email Phone Date

December 8, 2016

RE: Re-Zoning for Lower CD5 / BMO / **Westwood South of Wilshire, Rancho Park** – Carve out

Attn: City Planning, Planning Commission, Council members and Planning Deputies

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Sincerely,


Signature

David Branks
Print Name

Address: 2120 Manning Ave. LA 90025
Neighborhood: Westwood South of Wilshire, Rancho Park, Lower CD5

Branks411@yahoo.com
Email

310 261-2517
Phone

12/21/16
Date

December 8, 2016

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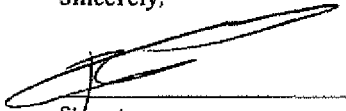
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Sincerely,


Signature

JAMI CHAMMA
Print Name

Address: 4202 CAMDEN AV LA 90064
Neighborhood: Westwood South of Wilshire, Rancho Park, Lower CD5

JMCHAMMA@aol.com
Email

310 415-6465
Phone

1-14-17
Date

December 8, 2016

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Sincerely,


Signature

Bryan Swatt & Jaclyn Huntlin
Print Name

Address: 10436 Ilona Ave., LA, CA 90064

Neighborhood: Westwood South of Wilshire, Rancho Park, Lower CD5

bswatt816@yahoo.com
Email

310.248.3150
Phone

12/21/16
Date

December 8, 2016

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Sincerely,


Signature


Print Name

Address: 
Neighborhood: Westwood South of Wilshire, Rancho Park, Lower CD5

Email

Phone

Date

12/15/16

December 8, 2016

RE: Re-Zoning for Lower CD5 / BMO / **Westwood South of Wilshire, Rancho Park** – Carve out

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Sincerely,

Signature

Robert Silverman

Print Name

Address:

Neighborhood: Westwood South of Wilshire, Rancho Park, Lower CD5

Email

Phone

Date

Robert@rjsilverman.com

310-571-5071

12/14/16

December 8, 2016

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Attn: City Planning, Planning Commission, Council members and Planning Deputies

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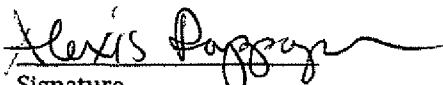
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Sincerely,


Signature

ALEXIS RAPPAPORT
Print Name

Address: 2212 VETERAN AVE. LA CA 90064
Neighborhood: Westwood South of Wilshire, Rancho Park, Lower CD5

RAPPAPORT@
Email GMAIL.COM

310-478-7307
Phone

12-06-17
Date

December 8, 2016

RE: Re-Zoning for Lower CD5 / BMO / Westwood South of Wilshire, Rancho Park - Carve out

Attn: City Planning, Planning Commission, Council members and Planning Deputies

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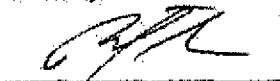
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Sincerely,



Signature

FARSHAD - PARTIYELI

Print Name

Address: 2050 OVERLAND AVE, LA CA 90025
Neighborhood: Westwood South of Wilshire, Rancho Park, Lower CD5

FPARTIYELI@yahoo.com

Email

Phone

310-989-9986

1/17/17

Date

December 8, 2016

RE: Re-Zoning for Lower CD5 / BMO / **Westwood South of Wilshire, Rancho Park** - Carve out

Attn: City Planning, Planning Commission, Council members and Planning Deputies

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Sincerely,



Signature

Diane Gross

Print Name

Address:

10376 Keswick Ave, Los Angeles, CA 90064

Neighborhood: Westwood South of Wilshire, Rancho Park, Lower CD5

gross.diane@sbcglobal.net

Email

310 277-3335

Phone

1/18/17

Date

December 8, 2016

RE: Re-Zoning for Lower CD5 / BMO / **Westwood South of Wilshire, Rancho Park** – Carve out

Attn: City Planning, Planning Commission, Council members and Planning Deputies

Ladies and Gentlemen:

As a homeowner in **Westwood South of Wilshire, Rancho Park**, I am sensitive to the needs that some have to stop the overdevelopment of single family homes in our area and in the City of Los Angeles in general. However, Lower CD5 has been under Interim Control Ordinance (ICO) since March of 2015, which limits building to .50 Floor Area Ratios (FAR) without Bonus. This is extremely restrictive zoning that was an over correction to these concerns.

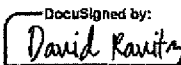
Moreover there is a current initiative to re-zone lower CD5 to R1V2 or the new BMO further increasing restriction and limiting the amount that one can build between .45 FAR to .35 FAR. This would essentially prohibit two story homes and shrink the size of the rooms to unreasonably small dimensions, which would negatively impact the property value. It also does not consider many homeowners purchased in recent years at a market value based on the then prevailing codes and building / remodeling potential.

There are several communities located in Lower CD5 such as, Beverlywood, Cheviot, Beverlywood Adjacent, Mar Vista, Venice East of Lincoln, Inner CD5, that have already been acknowledged by the Planning Commission to have needs that are specific to their community, and will be re-zoned as R1VNew, pending final vote. **Westwood South of Wilshire, Rancho Park** is currently contained within the massive region of Lower CD5 that does not appropriately represent its property owner's needs. As homeowners in the **Westwood South of Wilshire, Rancho Park** area, our demographics are very similar and of the same needs of the above mentioned other communities.

We are asking our representatives to carve out the **Westwood South of Wilshire, Rancho Park** from the Lower CD5 (Proposed Map attached) and requesting that it have the same R1VNew zoning as the other communities. This will allow a maximum FAR of .55 for lots less than 6,000 sq. feet and scale down to .45 for lots 10,000 sq. feet and above.

I respectfully request that my voice be heard in the strongest possible way. I am opposed to the proposed R1V2 or BMO re-zoning and in favor of the R1VNew for the **Westwood South of Wilshire, Rancho Park** area.

Sincerely,

DocuSigned by:

Signature: BDDF476...

David Ravitz

Print Name

Address: 1927 Westholme Avenue, Los Angeles, CA 90025
Neighborhood: Westwood South of Wilshire, Rancho Park, Lower CD5

dravitz@davidoffer.com
Email

310-820-9342
Phone

1/18/2017
Date



Sharon Dickinson <sharon.dickinson@lacity.org>

Council File 16-1460 - Comments re: R1 Variation Zones Code Amendment .

1 message

Christopher McKinnon <chrispm@afewgoodideas.com>
To: Sharon.Dickinson@lacity.org

Wed, Jan 18, 2017 at 9:01 AM

For today's Wednesday Jan 18, 2017 review meeting

Dear PLUM Committee City of Los Angeles,

I strongly object to my R-1 zone in Mar Vista being re-classified as R1V2. Please review closely and consider R1V3 as being more appropriate and the same as East Venice..

Sincerely,

Christopher McKinnon
11837 North Park Avenue
Los Angeles, CA 90066

310-572-7929

TO: Sharon Dickinson, Mike Bonin, Christine Saponara

FR: Joyce Madeline Hyman & Peter Abrahams

RE: Concerns regarding the zone change in Pacific Palisades, California 90272

DA: January 18, 2017

Dear Ms. Saponara, Mr. Bonin, and Ms. Keane,

Thank you for putting in an obvious amount of thought and work into the proposed new zones. I have been to two community meetings, listened carefully and looked around my own neighborhood which is the Alphabet Street section of Pacific Palisades, 90272.

I have lived in my house since 1998. It is a two story, aging, house of about 3200 square feet on a 6500 square foot lot including (I think) an attached garage in front. We have three bedrooms, 1 full and two $\frac{3}{4}$ baths.

My husband, Peter Abrahams, and I support rezoning to R1V1 with the full 2 car /400 square foot exemption for the garage.

My reasons:

- 1) The neighborhood has already changed dramatically. Most of the small 1940 era homes are not being renovated, they are being sold and new, large homes built. A zoning change would mean that the people who built the new giant houses and the people who bought them win financially, while those of us with aging two story homes that do not max out the allowed footage, and those with smaller homes lose a great deal financially. Particularly the houses like mine, large but not gigantic and aging, will lose the most value and become the worst houses to buy/sell on our block.
- 2) Many many lots here are 6500-7000 square feet. To start limiting size at 6500 square feet means that I will be unable to build on to my house or to sell it to people who want to remodel and add a room which is allowed right now, this minute, and could be built. I would lose financially and the street would become a checkerboard of winners and losers all with the same size lots. It will reward the builders of giant homes and punish those of us with homes that are not oversized.
- 3) Regarding garage size, if people do not build adequate garages our narrow street will become even more difficult to park on than it is now. A garage behind the house just means a rental room or another room and cars will be parked on the street. Please keep the full 2 car/400 square foot garage exemption.
- 4) I have heard criticism directed at people in my neighborhood as being wealthy, privileged jerks who want special treatment. That may be true of some people, but a lot of people who have lived here a long time paid a fraction of what the developers are

charging for those admittedly ugly oversized houses. Many of us long time residents have lived through multiple recessions and stock market crashes and are depending on the value of their home for a reverse mortgage or to sell for retirement funds.

- 5) We have a fully disabled adult child. Please do not prevent us from adding the room we will need to add should he, and a caregiver, move in with us.
- 6) Changing the zoning to more restrictive size, and disallowing the 400 square foot exemption for the garage will change my financial security and that of my family. It would make our house one of the least valuable or marketable on the block.

Unfortunately, at least in the Alphabet section of the Palisades, the time to act was ten years ago, before developers came in and built those big boxy clapboards. Now people moving in want 5 bedrooms, 5 bathrooms. One of those new houses is behind us, and two are being built 2 and 3 doors down from us. These lots are the same size as mine. I want to be able to remodel my home or sell it with the same potential for a remodel that it has, now, this minute, as I write to you. I want to have the same rights to my 6500 square foot lot as my neighbor with the boxy clapboard.

I want the zoning to be R1V1 with the full 400 square foot garage exemption.

Again, thank you very much for all of your time and efforts. I mean it, you have had a difficult task and have worked very hard.

Joyce Madeline Hyman & Peter Abrahams
847 Iliff Street
Pacific Palisades, CA 90272
#310—459-1651
madelinhyman@gmail.com



Sharon Dickinson <sharon.dickinson@lacity.org>

R1 Variation Zones Code Amendment: Council File 16-1460

1 message

Rosanne <artrage@sbcglobal.net>
To: Sharon.Dickinson@lacity.org

Wed, Jan 18, 2017 at 10:08 AM

Regarding the PLUM Committee meeting today to discuss the BMO and R1 variations: I support the R1 R2 RG amendments. I live in Picfair Village, CD 10.

Thank you,

Rosanne Kleinerman



Sharon Dickinson <sharon.dickinson@lacity.org>

Palisades Alphabet Streets

1 message

Amy Wittbrodt <wittbrodtamy@gmail.com>
To: Sharon.Dickinson@lacity.org

Wed, Jan 18, 2017 at 12:48 PM

If you are interested in how 30 year residents of the area feel, we are in favor of the least possible restrictions on our rights, our property and our lots. We want the most liberal zoning and building regulations possible and we think this approach has afforded and will continue to afford the neighborhood the attractive, valuable, appropriate, and stylish development it has for decades.

And no, no one in my family is a real estate developer or broker.

Please stop listening to and reacting to gadflies.

Thanks for your time and attention.

--

Amy Wittbrodt
Wittbrodtamy@gmail.com
310-459-2753

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Sharon Dickinson <sharon.dickinson@lacity.org>

R1V1 Zone for Pacific Palisades

1 message

Sue Kohl <suekohl@gmail.com>

Wed, Jan 18, 2017 at 1:18 PM

To: sharon.dickinson@lacity.org

Cc: Tricia Keane <tricia.keane@lacity.org>

Dear Sharon:

I have been a homeowner in the Alphabets Streets section of the Palisades for 23 years. I am **very much in favor** of the new Variation Zone (R1V1 and R1H1) slated for the Palisades.

Thanks so much for all the work your department is putting into this effort.

Sincerely,
Sue Kohl

The vast majority of our neighborhood is in favor of the new V1 zone!

--

Sue Kohl

Berkshire Hathaway Home Services

California Properties

Tel: 310.230.3722 - Cell: 310.720.3400

suekohl@gmail.com www.SueKohl.com



Sharon Dickinson <sharon.dickinson@lacity.org>

Against!

1 message

erte LA <ertela@live.com>

Wed, Jan 18, 2017 at 1:41 PM

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

By adopting more stringent development rules for Beverlywood the city is condemning the neighborhood to slower economic growth than outside areas. This is a "take" without providing resitution.

Lead! Don't follow the vocal, misguided minority into the abyss of price and growth stgnation.

Marc Krigel
2734 Castle Heights place
Los Angeles CA 90034

310.569.2020