



Sharon Dickinson <sharon.dickinson@lacity.org>

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

Fred Nabati <fnabati@trimaxla.com>

Tue, Jan 24, 2017 at 4:52 PM

To: "shawn.bayliss@lacity.org" <shawn.bayliss@lacity.org>, "Sharon.Dickinson@lacity.org" <Sharon.Dickinson@lacity.org>

Mr. Bayliss and Ms. Dickinson:

I would like to find out how CD5 can be carved out like the neighboring areas.

What would it take to get this accomplished?

Please advise

Thank you in advance for your time.

Truly yours,

Fred Nabati , Broker

Trimax Realty Corp.
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8370 Wilshire Blvd., Suite 230
Beverly Hills, CA 90211
(310) 954-0808 Ext. 701

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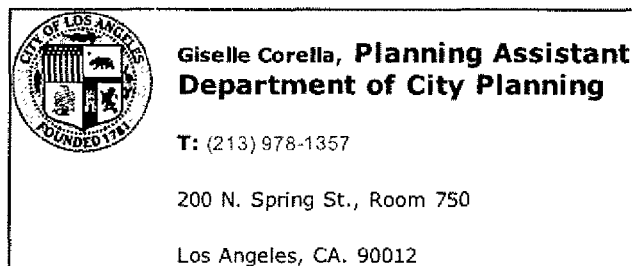
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From: Giselle Corella [mailto:giselle.corella@lacity.org]
Sent: Tuesday, January 24, 2017 1:19 PM
To: Fred Nabati <fnabati@trimaxla.com>
Subject: Re: R1 Variation Zones Code Amendment at PLUM Committee Wednesday 1/18/17

Hello Fred,

Please feel free to contact your neighborhood's Council Office (Council District 5) by emailing shawn.bayliss@lacity.org and/or submit a comment to PLUM by emailing Sharon.Dickinson@lacity.org and referencing CF-1470 in the email to her.

Best,



For the latest information regarding **Neighborhood Conservation**, please visit our website at NeighborhoodConservation and follow us on Facebook.

**Please note I am out of the office every other Friday*

On Tue, Jan 24, 2017 at 10:34 AM, Fred Nabati <fnabati@trimaxla.com> wrote:

Giselle,

What is the process for a citizen/group within CD5 to petition to get a carve out as well?

Will a petition need to be obtained? If so, how many signatures are needed?

Please advise.

Truly yours,

Fred Nabati , Broker

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From: Giselle Corella [mailto:giselle.corella@lacity.org]

Sent: Monday, January 23, 2017 7:42 AM

To: Fred Nabati <fnabati@trimaxla.com>

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

Good Morning Fred,

The original Lower Council District 5 ICO boundary (without any carve outs), was proposed to receive the 0.45 - 0.35 Residential Floor Area Ratio (RFAR) range at the November 10, City Planning Commission (CPC) meeting. At the November 10, 2016 CPC meeting (after staff presentation), the Commission recommended that the Planning Department make the requested changes as recommended by the Council District 5 Office. The changes included carving out the neighborhoods of Comstock Hills and Citrus Square to receive a different zone from the rest of the Lower Council District 5 zone change area. To view the report please visit <http://preservation.lacity.org/http%3A/preservation.lacity.org/neighborhoodconservation/updates>.

At the subsequent December 8, 2016 CPC meeting, the carve outs for Comstock Hills and Citrus Square were incorporated into the staff report posted here:<http://preservation.lacity.org/http%3A/preservation.lacity.org/neighborhoodconservation/updates>. At the end of the December 8 CPC meeting, Council District 5 Office made additional requests to the Commission to carve out additional neighborhoods including North Beverly Grove, North Beverlywood and Cheviott Hills. Per the direction of the City Planning Commission, the Planning Department made additional changes to the zone change ordinances.

PLUM has not yet considered the zone change ordinances. Zone changes that will apply the R1 Variation Zones to a number of neighborhoods will be reviewed at a future PLUM Committee meeting. We will send out an email to our

notification list when we have been scheduled for PLUM.

Best,



**Giselle Corella, Planning Assistant
Department of City Planning**

T: (213) 978-1357

200 N. Spring St., Room 750

Los Angeles, CA. 90012

For the latest information regarding **Neighborhood Conservation**, please visit our website at NeighborhoodConservation and follow us on Facebook.

**Please note I am out of the office every other Friday*

On Fri, Jan 20, 2017 at 2:56 PM, Fred Nabati <fnabati@trimaxla.com> wrote:

Giselle,

Good afternoon.

I would like to know why CD5 is not being carved out like other adjacent areas.

Please advise and thank you for your time

Truly yours,

Fred Nabati ~ Broker

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From: niall.huffman@lacity.org [mailto:niall.huffman@lacity.org] **On Behalf Of** Planning Conservation
Sent: Thursday, January 19, 2017 2:59 PM
To: Fred Nabati <fnabati@trimaxla.com>
Subject: Re: R1 Variation Zones Code Amendment at PLUM Committee Wednesday 1/18/17

Fred,

The bulk of Council District 5 is subject to one or another of the single-family Interim Control Ordinances (ICOs) and is proposed to be rezoned with the R1 Variation Zones. For more information on the rezoning of the ICO neighborhoods, please contact Giselle Corella, giselle.corella@lacity.org, as she's assigned to the unit that is in charge of the rezoning effort.

NH

On Thu, Jan 19, 2017 at 2:29 PM, Fred Nabati <fnabati@trimaxla.com> wrote:

Niall,

Any reason why CD5 is not being carved out like the other adjacent areas/districts?

Really appreciate your response's thus far.

Truly yours,

Fred Nabati , Broker

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From: niall.huffman@lacity.org [mailto:niall.huffman@lacity.org] **On Behalf Of** Planning Conservation
Sent: Thursday, January 19, 2017 11:34 AM

To: Fred Nabati <fnabati@trimaxla.com>
Subject: Re: R1 Variation Zones Code Amendment at PLUM Committee Wednesday 1/18/17

Fred,

The Committee voted to recommend that the Council adopt the BMO/BHO amendment. It also voted to approve the provisions of the R1 Variation Zones ordinance and send it to the City Attorney for formal drafting.

NH

On Wed, Jan 18, 2017 at 3:53 PM, Fred Nabati <fnabati@trimaxla.com> wrote:

Niall,

Thank you for the reply and plethora of information.

I have read parts of it just now and plan to read it through more thoroughly.

Can you kindly advise what today's meeting results in once concluded?

Truly yours,

Fred Nabati ~ Broker

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From: niall.huffman@lacity.org [mailto:niall.huffman@lacity.org] **On Behalf Of** Planning Conservation
Sent: Wednesday, January 18, 2017 3:37 PM
To: Fred Nabati <fnabati@trimaxla.com>
Subject: Re: R1 Variation Zones Code Amendment at PLUM Committee Wednesday 1/18/17

Fred,

The two amendments under consideration at today's meeting are citywide, but would apply to properties with a particular zone classification.

The BMO/BHO amendment would affect all properties with existing R1, RA, RE, or RS zoning.

The R1 Variation Zones, while technically available for citywide use, are proposed to be applied to properties governed by one the City's single-family Interim Control Ordinances (ICOs). A list of the neighborhoods is available at the following link – click on the exhibits for a map of each neighborhood. <http://preservation.lacity.org/http%3A/preservation.lacity.org/neighborhoodconservation/updates>

Let me know if you have any other questions.

Regards,

Niall Huffman

Department of City Planning | Code Studies Division

niall.huffman@lacity.org

On Wed, Jan 18, 2017 at 9:09 AM, Fred Nabati <fnabati@trimaxla.com> wrote:

Hello,

Can you advise which district this zoning change is being considered for?

Truly yours,

Fred Nabati , Broker

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From: giselle.corella@lacity.org [mailto:giselle.corella@lacity.org] **On Behalf Of** Planning Conservation

Sent: Tuesday, January 17, 2017 5:06 PM

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

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