

Re: submission for PLUM meeting on 2/14

1 message

brahms_op39@lycos.com <brahms_op39@lycos.com>
To: Zina.Cheng@lacity.org

Tue, Feb 14, 2017 at 12:00 AM

Dear Zina Cheng,

please find attached material for the PLUM meeting on Feb. 14th. The attached pdf file contains a petition of the SouthBeverlywoodAdjacent/CastleHeights area for zoning as R1VNew (now known as R1V2; 55%-45% FAR); the names of the petition signatories, as well as a resolution of the SoRo Neighborhood Council advocating the zoning of our area (as well as several neighboring areas) as R1VNew).

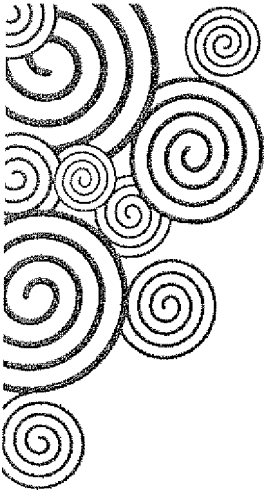
I apologize for the late submission. I was not quite familiar with the procedures. I hope the material can still be made available to the PLUM members for the meeting.

Thank you very much for your kind consideration, and best regards

Andy Molisch

P.S. I also sent the material to Ms. Dickinson, but am not sure whether she will be back before the meeting.

 **Petition_SouthBeverlywoodAdj:Castleheights.pdf**
815K



Motion to submit a Community Impact Statement in support of R1V New zoning for Crestview and North and South Beverlywood Adjacent

Agenda Item: GB011917-7
Date: January 19, 2017
Proposed By: LUED Committee

Doug Fitzsimmons
President

Kevin Gres
Vice-President

Terrence Gomes
Treasurer

Beth Hirsch
Secretary

**South Robertson
Neighborhoods Council**

PO Box 35836
Los Angeles, CA 90035

P: (310) 295-9920
F: (310) 295-9906
E: info@soronc.org

soronc.org

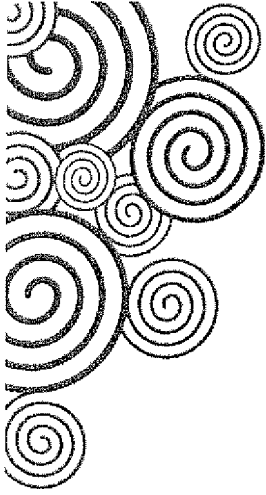
Background

The PLUM Committee and the City Council will be considering a proposed ordinance for Code Amendment to establish variations of the R1 Zone and an RG Rear Detached Garage Supplemental Use District for 15 single-family neighborhoods within the City of Los Angeles. The current Interim Control Ordinances 183,497 and 184,381 that establish neighborhood conservation areas for these neighborhoods are expiring in March. Rather than wait for the city's re:code LA efforts to go into effect in, likely, 2018, a variety of single-family zone types have been proposed to meet the needs of these individual neighborhoods.

Of these 15 neighborhoods, 3 are within the boundaries of SORO: Beverlywood, Crestview, and parts of what is referred to as Lower Council District 5. Each neighborhood is at different stages of approval. Beverlywood has already been approved for a zone called R1V New, which limits FAR to .55 for lots smaller than 6,000 square feet and decreases to .45 by intervals as the lot size increases. Building height is limited to 30 feet and the 45-degree encroachment plane begins at 22 feet. This zone does not restrict where within the building envelope the second story can be located.

The Crestview neighborhood consists of two parts: that which sits within CD5 and that portion within CD10. The area referred to as Lower Council District 5 consists of two neighborhoods within SORO: North Beverlywood Adjacent and South Beverlywood Adjacent.

Currently, Crestview within CD10 is being considered for the R1R2-RG zone, which limits FAR to .45 for lots smaller than 6,000 square feet and decreases to .35 by intervals as the lot size increases. Building height is limited to 30 feet and the 45-degree encroachment plane begins at 20 feet. Also, this "Rear-Mass" zone restricts the placement of the second story massing towards the rear of the lot. The RG portion of this zone mandates garages be detached and located at the rear of the lot. Crestview within CD5 had previously requested to be excluded from the R1R2-RG zone that is proposed for the rest of Crestview and, instead, be included in the BMO, as it was thought that the BMO would be approved with a less-restrictive FAR of .5 with full garage exemption. BMO has since been approved by City Council with a .45 FAR and partial garage exemption. With these new developments, Crestview within CD5 would like to now be included in the R1V New zone rather than the BMO. Crestview within CD10 would also like to be included in the R1V New zone. The large area called Lower Council District 5 (including North and South Beverlywood Adjacent), is being considered for the R1V2 zone, which limits FAR to .45 for lots smaller than 6,000 square feet and decreases to .35 by intervals as the lot size increases. Building height is limited to 28 feet and the 45-degree encroachment



plane begins at 20 feet. Like the R1V New zone, this zone does not restrict where within the building envelope the second story can be located. Below is a chart summarizing this information.

Neighborhood	Proposed Zone	FAR for lots smaller than 6,000sf	FAR for lots over 10,000 sf	Building Height	45-degree Encroachment Plane	Desired Zone
Crestview in CD5	BMO	.45	.45	N/A	Begins at 20 ft	R1V New
Crestview in CD10	R1R2-RG	.45	.35	30 feet	Begins at 20 ft	R1V New
Lower CD5	R1V2	.45	.35	28 feet	Begins at 22 ft	R1V New
Beverlywood	R1V New	.55	.45	30 feet	Begins at 20 ft	R1V New

Residents from these four sub-areas gave convincing and consistent testimony before the LUED committee on January 10, 2017 to express their desire to be included in the R1V New zone, just as Beverlywood has, rather than the more restrictive zones that are currently being proposed for their neighborhoods. Additionally, residents from the 1800 block of Preuss, within Crestview CD10, requested that their block be called out specifically as being recommended for the R1V New zone. The original homes on this block do not conform to the proposed R1R2-RG zone. On a hill, these homes are built with an attached front garage. The R1R2-RG zone would severely limit the ability to substantially remodel these homes.

Proposed Motion

Submit a Community Impact Statement (CIS) to City Council and PLUM Committee for Council File Number 16-1460 and 16-1470 to advocate for R1V New zoning for the North Beverlywood Adjacent and South Beverlywood Adjacent (within Lower Council District 5), Crestview (in CD5), and Crestview (in CD10) neighborhoods. Also, specifically request that the 1800 block of Preuss, within Crestview CD10, be R1V New.

Considerations

Committee review:
(highly recommended)

Votes For: 4

Against: 1

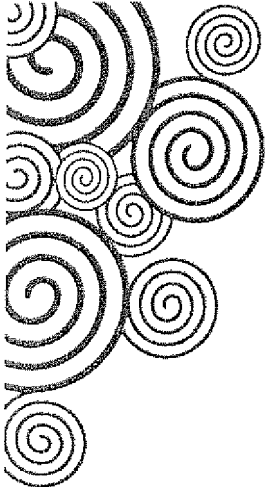
Arguments for:

Limiting the size of homes in these neighborhoods will stifle community growth and concentrate the development of larger homes in Beverlywood.

Arguments against:

The public input process the city has engaged in has been lengthy.

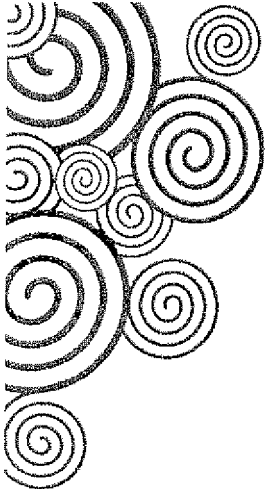
The LUED committee meeting was



advertised on Facebook and Nextdoor to solicit community input. The community input received was consistent.

SORO submitted a CIS in regards to the BMO amendment and should also have a voice in the R1 Variation Zones for its affected neighborhoods.

Although the public input process has been lengthy, new developments in what has been approved for the BMO and for Beverlywood require updated input from the communities.



Council File: 16-1460 & 16-1470

Community Impact Statement

As adopted by vote of the full SORO NC governing board

Yes: 0

No: 0

Abstain: 0

Recuse: 0

Date of vote:

19 January 2017

The SORO NC advocates for R1V New zoning for the following neighborhoods within its boundaries: North Beverlywood, South Beverlywood (currently part of Lower Council District 5), Crestview in CD10, and Crestview in CD5 (currently excluded from the rest of Crestview). Additionally, the 1800 block of Preuss Rd should be specifically granted R1V New zoning. This block is unique and should not be included in the R1R2-RG zone currently proposed.

Residents from these four sub-areas gave consistent testimony before the SORO Land Use and Economic Development committee on January 10, 2017 to express their desire to be included in the R1V New zone, just as Beverlywood has, rather than the more restrictive zones proposed for their neighborhoods. Limiting the size of homes in these neighborhoods will stifle community growth and concentrate the development of larger homes in Beverlywood.

Doug Fitzsimmons
President

Kevin Gres
Vice-President

Terrence Gomes
Treasurer

Beth Hirsch
Secretary

Submitted by: Doug Fitzsimmons

**South Robertson
Neighborhoods Council**

PO Box 35836
Los Angeles, CA 90035

P: (310) 295-9920
F: (310) 295-9906
E: info@soronc.org

soronc.org





Sharon Dickinson <sharon.dickinson@lacity.org>

ITEM 16-1470 on Feb. 14 Agenda - SUPPORT

1 message

Philip Leers <pleers@gmail.com>

Tue, Feb 14, 2017 at 10:56 AM

To: Sharon.Dickinson@lacity.org, councilmember.huizar@lacity.org, councilmember.harris-dawson@lacity.org,
Councilmember.Cedillo@lacity.org, councilmember.price@lacity.org
Cc: elizabeth.carlin@lacity.org

Our neighborhood has expressed its desire to maintain neighborhood character. I SUPPORT THE PROPOSED R1R3-RG zone for **Wilshire Vista**.

Thank you,
Philip Leers
Wilshire Vista
CD 10



Sharon Dickinson <sharon.dickinson@lacity.org>

IN SUPPORT OF CF 16-1460 & 16-1470

1 message

CAMERON TAYLOR-BROWN <cameron.taylorbrown@gmail.com>
To: Sharon.Dickinson@lacity.org

Tue, Feb 14, 2017 at 11:36 AM

Begin forwarded message:

From: CAMERON TAYLOR-BROWN <cameron.taylorbrown@gmail.com>
Subject: **IN SUPPORT OF CF 16-1460 & 16-1470**
Date: February 13, 2017 at 9:54:18 AM PST
To: councilmember.huizar@lacity.org, councilmember.cedillo@lacity.org, councilmember.english@lacity.org,
councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org
Cc: councilmember.ryu@lacity.org

Thanks to you, PLUM members, the City Council and City Planning, the scourge of mansionization is about to be remedied by the new single family zones and the amended Baseline Mansionization Ordinance. I am urging you to vote yes, and move forward to City Council, both the **R1 Variation Zones Code Amendment (CF 16-1460)** that would add more tailored subsets of the R1 Zone to the Code, and the **Neighborhood Conservation Zone Changes (CF 16-1470)** that would apply the R1 Variation Zones to a number of single-family neighborhoods – in particular my neighborhood, La Brea Hancock (covered under CF 16-1470 b).

I have been a homeowner and resident of La Brea Hancock since 1985. I have seen the damage mansionization has done not only to the historic nature of our neighborhood, but also to our street trees, parking, sunlight, property values (when a mansion is built next door), and privacy. I am asking you to send the Amendment and Zone Changes to City Council immediately for their vote and enactment. Time is running out, the ICO will expire and we need protection against conscienceless developers and their McMansions! Thank you.

Sincerely,

Cameron Taylor-Brown, Homeowner/Resident of La Brea Hancock for 32 years.





Sharon Dickinson <sharon.dickinson@lacity.org>

FW: IN SUPPORT OF CF 16-1460 & 16-1470

Bob Eisele <bobeisele@ca.rr.com>
To: Sharon.Dickinson@lacity.org

Tue, Feb 14, 2017 at 2:36 AM

From: Bob Eisele [mailto:bobeisele@ca.rr.com]**Sent:** Friday, February 10, 2017 5:47 PM**To:** 'councilmember.huizar@lacity.org' <councilmember.huizar@lacity.org>; 'councilmember.cedillo@lacity.org' <councilmember.cedillo@lacity.org>; 'councilmember.englander@lacity.org' <councilmember.englander@lacity.org>; councilmember.harris-dawson@lacity.org; 'councilmember.price@lacity.org' <councilmember.price@lacity.org>**Subject:** RE: IN SUPPORT OF CF 16-1460 & 16-1470**Importance:** High

Thanks to you, PLUM members, the City Council and City Planning, the scourge of mansionization is about to be remedied by the new single family zones and the amended Baseline Mansionization Ordinance. I am urging you to vote yes, and move forward to City Council, both the **R1 Variation Zones Code Amendment (CF 16-1460)** that would add more tailored subsets of the R1 Zone to the Code, and the **Neighborhood Conservation Zone Changes (CF 16-1470)** that would apply the R1 Variation Zones to a number of single-family neighborhoods – in particular my neighborhood, La Brea Hancock (covered under CF 16-1470 b).

I have been a homeowner and resident of La Brea Hancock since 1986. I have seen the damage mansionization has done not only to the historic nature of our neighborhood, but also to our street trees, parking, sunlight, property values (when a mansion is built next door), and privacy. I am asking you to send the Amendment and Zone Changes to City Council immediately for their vote and enactment. Time is running out, the ICO will expire and we need protection against conscienceless developers and their McMansions! Thank you.

Sincerely,

Robert Eisele

Vice-President, La Brea Hancock Homeowners Association

Homeowner/Resident of La Brea Hancock for 31 years



Sharon Dickinson <sharon.dickinson@lacity.org>

PLUM Committee R-1 new zones on PLUM agenda 02/14/17: CF 16-1460 and CF 16-1470: support!

1 message

Karen Gilman <gilperson2@gmail.com>

Tue, Feb 14, 2017 at 12:51 PM

To: councilmember.huizar@lacity.org, David Ryu <David.Ryu@lacity.org>, sharon.dickinson@lacity.org, Julia Duncan <julia.duncan@lacity.org>

Cc: Philip Farha <landusesecretary@greaterwilshire.org>, GWNC Land Use Committee <landuse@greaterwilshire.org>, "cdatri@sbcglobal.net" <cdatri@sbcglobal.net>, Karen Gilman <Gilperson2@gmail.com>

Karen and Michael Gilman

4941 Elmwood Ave.

Los Angeles, CA 90004

Gilperson2@gmail.com; 323-350-9225

February 14, 2017

Planning and Land Use Committee

LA City Council

Attn: Sharon Dickinson

200 N. Spring St., Meeting Room 350
Los Angeles, CA 90012

Attention: Sharon Dickinson, PLUM Committee, Sharon.Dickinson@lacity.org

RE: R1 Variation Zones Code Amendment (CF 16-1460)

Neighborhood Conservation Zone Changes (CF 16-1470)

Support Larchmont Heights R-1-R2-RG

Dear Ms. Dickinson, Honorable PLUM Committee Chairperson and members of the Committee:

We wish to thank you and the Planning Department in your efforts to create more tailored R-1 zoning in our city through the Neighborhood Conservation Initiative. The level of over development our city has experienced in the last few years is changing the character and integrity of our single family neighborhoods forever.

We currently live at 4941 Elmwood Ave., LA 90004 abutting (on the north side of the street facing) the Larchmont Heights ICO area. Our home is currently zoned R-3. We attended a neighborhood meeting regarding the proposed new R-1 zoning for Larchmont Heights. **We would like to communicate our support for R1-R2-RG zoning with a required detached rear garage. We also support FARs ranging from .35 to .45 to help preserve our neighborhood's quality.**

Most of the R-1 properties in Larchmont Heights are single-story. We believe that the neighborhood character would best be maintained by allowing residents to add, renovate or


expand their home by adding living space at the rear of the property, rather than at the front.

We appreciate the opportunity to provide input into the planned zoning changes in our neighborhood. This opportunity to collaborate with the city in this process is unprecedented. We acknowledge that and thank you for including us in this process.

Sincerely, Karen and Michael Gilman, 4041 Elmwood Ave., Los Angeles, CA 90004

Larchmont Heights-facing

Cc: David Ryu, Councilperson CD 4. David.ryu@lacity.org , Julia Duncan, CD 4 Planning Deputy, Julia.duncan@lacity.org ; Chris Weber, City Planning, chris.weber@lacity.orgneighborhoodconservation@lacity.org

 **letter Gilman new R-1 Feb 2017 PLUM.docx**
14K