



Sharon Dickinson &lt;sharon.dickinson@lacity.org&gt;

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## Support of BMO for Cheviot Hills. Opposing CF 16-1470

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Colleen Mason &lt;cmasonheller@yahoo.com&gt;

Mon, Feb 13, 2017 at 2:29 PM

Reply-To: Colleen Mason &lt;cmasonheller@yahoo.com&gt;

To: "sharon.dickinson@lacity.org" &lt;sharon.dickinson@lacity.org&gt;

Cc: Council Member Koretz &lt;paul.koretz@lacity.org&gt;, Shawn Bayliss - CD 5 Planning &lt;shawn.bayliss@lacity.org&gt;, Joan Pelico &lt;joan.pelico@lacity.org&gt;, Faisal Alserri &lt;faisal.alserrri@lacity.org&gt;

Re: Support of BMO for Cheviot Hills (CF 14-0656),  
Opposing R1VNew/2 (CF 16-1470; CF 14-1460)

Dear Ms. Dickinson, Councilmember Koretz, and CD5 Staff,

Please see attached document with an additional 10 hand collected signatures of Cheviot residents **supporting the new BMO for Cheviot Hills**. As requested by the Council Office, we are continuing to do outreach in our community on the issue of mansionization controls. Signatures on these documents are certified true and correct to the best of my knowledge as I personally contacted each of the signatories at their home addresses listed.

In addition, you should have by now received 54 signatures from BMO supporters on a change.org petition started by Cheviot Hills neighbors. The latest copy of that petition spreadsheet is attached, showing an additional 5 new verified names since our last submission. Thus there are now 54 verified signatures. Unverified signatures are marked on the petition.

The third attachment is a copy of individual submissions in support of the BMO for Cheviot Hills which were not previously directed to the PLUM committee.

Please enter these three documents into the record of proceeding in **support of the baseline Mansionization Ordinance (BMO)(CF 14-0656)** for Cheviot Hills, and opposing R1VNew/2 Variation Zones Code Amendment Council File 16-1460 for Cheviot Hills.

We sincerely hope that you will honor the residents' support for the new BMO for Cheviot Hills as represented by these signatures. Our community is divided on this issue and, as such, the Cheviot Hills Homeowners' Association has not taken a position in support of either option.

Respectfully submitted,

Colleen Mason Heller

2922 Patricia Avenue  
Los Angeles, CA 90064  
310-837-8651

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### 3 attachments

**Cheviot Hills Support BMO -2.pdf**  
727K **Copy of Cheviot Petition signatures as of 1-12 -copy.xls**  
55K **BMO Support Letters Direct.docx**  
24K

3

## Stop Mansionization In Cheviot Hills!

WE SUPPORT THE BASELINE MAINTENANCE ORDINANCE ("BMO") FOR CHEVIOT HILLS. The updated BMO is a rational, respectful zoning plan that both removes incentives for developers to target homes in Cheviot Hills for demolition and over-building, and also provides residents with the flexibility to build out. The updated BMO supports renovation, rebuilding, and additions, while preserving the light, space and privacy between neighboring properties. The updated BMO has been approved citywide as the fairest and most balanced compromise, and we want the same protection from out-of-scale development for Cheviot Hills.

DATE	SIGNATURE	NAME AND ADDRESS	EMAIL
02/01/17	Heidi Lane	10475 Dunleer Dr. L.A. CA 90064	heidem1@earthlink.net
2/1/2017	Marilyn Bachrach	10529 CHEVIOT DR. L.A. CA 90064	MARILYN BACHBRACH @ yahoo.com
2/1/17	Joann Krieger	10514 CHEVIOT DR. LA 90064	joannkrieger@yahoo.com
2/1/17	[Signature]	10514 CHEVIOT DR LOS ANGELES, CA 90064 ARTHUR KRIEGER	—
2/2/17	[Signature]	10430 Cheviot Dr. L.A. CA 90064 FRANCOIS McINTYRE	10430cheviot@gmail.com
2/4/17	[Signature]	Robyn Ogulnick 3018 Manning Ave Los Angeles, CA 90064	TheOgulnickFamily@gmail.com
2/7/17	Kevin Goff	KEVIN GOFF 10620 BUTTERFIELD RD LA CA 90064	
2/7/17	[Signature]	LOUISE LIEB 10580 Butterfield Rd. Los Angeles, CA 90064	llieb3002@louiselieb.com



## **BMO SUPPORT FOR CHEVIOT HILLS**

Subject: Re: Council Files 16-1460 an 14-0656  
From: "Richard Siegel" <siegel.richard@gmail.com>  
Date: Tue, January 31, 2017 11:29 am  
To: shawn.bayliss@lacity.org, sharon.dickinson@lacity.org,  
joan.pelico@lacity.org, ([more](#))  
Priority: Normal

Options: [View Full Header](#) | [Print](#) | [Download this as a file](#) | [View as HTML](#)

I am a resident of Cheviot Hills and support the BMO standards for new construction in our community.

Richard

Richard A. Siegel  
Co-chair, ChaiVillageLA  
Co-author, \*Getting Good at Getting Older\*  
\*(Behrman House, 2018)\*

10552 Putney Road  
Los Angeles, CA 90064  
310-204-3609 (H)  
917-674-0742 (C)  
[siegel.richard@gmail.com](mailto:siegel.richard@gmail.com)

Subject: BMO  
From: "Linda Figueiredo" <vidfig@aol.com>  
Date: Sun, January 29, 2017 8:20 pm  
To: shawn.bayliss@lacity.org, Sharon.Dickinson@lacity.org,  
joan.pelico@lacity.org, ([more](#))  
Priority: Normal  
Options: [View Full Header](#) | [Print](#) | [Download this as a file](#)

As a resident of Cheviot Hills, I would like to express my strong support for BMO, rather than RIVNew. We need to keep a lid on over building in the city and our area.

BMO is reasonable and better for our neighborhood.

Thank you.

Linda Figueiredo  
10382 Rossbury Pl

Subject: Council Files: Council File 16-1460 and 14-0656

From: "Peter Dan Levin" <peterdan@sbcglobal.net>

Date: Sun, January 29, 2017 3:50 pm

"shawn.bayliss@lacity.org" <shawn.bayliss@lacity.org>,

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

"joan.pelico@lacity.org" <joan.pelico@lacity.org>, ([more](#))

Priority: Normal

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Please understand that my wife and I have lived in Cheviot Hills since 1979. We

favor the BMO policy for our neighborhood. I do not think the mansionization of

Cheviot Hills is in any way an improvement. In fact it has a negative impact on our

streets. I hope you will see it that way.

Thanks, Daniel and Audrey Levin 2751 Motor Avenue

Subject: Zoning changes

From: HNReiter@aol.com

Date: Fri, December 2, 2016 11:03 am

To: christine.saponara@lacity.org, shawn.bayliss@lacity.org,

paul.koretz@lacity.org, ([more](#))

Cc: HNReiter@aol.com

Priority: Normal

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I am a long time resident of Cheviot Hills. I am duly disturbed that standards for new buildings have been either overlooked or not applied. Not sure

which of these zone changes will help to keep the neighborhood's architectural integrity. The developers have "bastardized" the design and landscape

of this beautiful neighborhood. The extremely large homes, all seemingly done in the same "Cape Cod" style are populating the neighborhood(s) and in most cases devouring the space available on the lot for which they are building.

Respectfully,

Harriet

Harriet N. Reiter, CPA  
Los Angeles, CA  
310-287-0176

Subject: Council Files: Council File 16-1460 and Council File 14-0656

From: "John Manulis" <john@manulisventures.com>

Date: Thu, January 26, 2017 6:17 pm

To: Shawn.Bayliss@lacity.org, Sharon.dickinson@lacity.org,  
Joan.Pelico@lacity.org, ([more](#))

Priority: Normal

Options: [View Full Header](#) | [Print](#) | [Download this as a file](#) | [View as HTML](#)

Dear Councilmember Koretz and City  
Planning Commission members,

I have lived in Cheviot Hills for 20 years and I am not a developer.

Understanding that the R1V2 building code is off-the-table for Cheviot Hills, I strongly urge you to embrace the R1 Variations Code Amendment (CPC-2016-2110-CA) and the Zone Change (CPC-2016-2112-ZC) for Cheviot Hills in Lower Council District 5 to the "new" BMO, which I feel provides a healthy balance between protection for the overall community and reasonable flexibility for individual homeowners.

While a great many improvements have been made to many properties in the neighborhood over the last 10-15 years, and property values have clearly increased, I feel that the character and quality of the neighborhood has been increasingly under assault, largely driven by the self-interest (often of a developer) that manifests in pushing the limits of square footage, height, mass, and encroachment on neighbors, while reducing the percentage of open space on a lot...to the detriment of all neighboring properties and all neighborhood residents.

The quality of a neighborhood is not measured solely by the quality of each homeowner's personal space, but also by that of our neighbors, and, by extension, our community. A true community recognizes and realizes the benefits of balancing self-interest with consideration of others...such as how our personal construction choices affects the sunlight, privacy and "breathing space" of our neighbors. Strong building restrictions help to prioritize community consideration and protect us from ourselves -- they are in our own (and the overall community's) best long-term interest.

Thank you, in advance, for your commitment to preserving the distinctive balance and pleasures (and resulting value) of the residential community in Cheviot Hills.

Sincerely,  
John Manulis

Cheviot Hills resident

Name	City	State	Postal Code	Country	Signed On	
Margaret Gillespie	Los Angeles	California		United States	12/15/2016	
Alexander Ingersoll	Los Angeles	California	90064	United States	12/15/2016	
Robert Simon	Los Angeles	California	90064	United States	12/15/2016	
Julie Abrams	Los Angeles	California	90064	United States	12/15/2016	
Gary Paller	Los Angeles	California	90064	United States	12/15/2016	
Kathryn Irby	Gulfport	Mississippi	39507	United States	12/15/2016	not cheviot
Katherine Ingersoll	Los Angeles	California	90064	United States	12/15/2016	
c B	Los Angeles	California	90064	United States	12/16/2016	
Asher Simon	Los Angeles	California	90064	United States	12/16/2016	
Kerrin Clark	Los Angeles	California	90064	United States	12/19/2016	
Silvia Bianchi	Los Angeles	California	90064	United States	12/19/2016	
Lawrence Heller	Los Angeles	California	90064	United States	12/19/2016	
Carol Simon	Los Angeles	California	90064	United States	12/20/2016	
Jeffrey Berman	Los Angeles	California	90064	United States	12/20/2016	
Marin Lutz	Los Angeles	California	90064	United States	12/20/2016	
Paul and Susan Ulmer	Los Angeles	California	90064	United States	12/20/2016	2 names hear
Colleen Mason	Los Angeles	California	90064	United States	12/21/2016	
Elizabeth Gaudio	Los Angeles	California	90064	United States	12/21/2016	
David Scott	Los Angeles	California	90064	United States	12/22/2016	
Ellen Svaco	Los Angeles	California	90064	United States	12/23/2016	
Timothy Doyle	Los Angeles	California	90064	United States	12/23/2016	
Stacey Briner	Los Angeles	California	90064	United States	12/23/2016	
Ann Blanchard			90064	Italy	12/24/2016	
Larry Bloomer	Los Angeles	California	90064	United States	1/4/2017	
Jan Reichmann	Los Angeles	California	90024	United States	1/10/2017	
Lynn Crosswaite	Los Angeles	California	91403	United States	1/10/2017	not cheviot
HARRIET REITER	Los Angeles	California	90064	United States	1/10/2017	
Amy Higgins	Los Angeles	California	90064	United States	1/10/2017	
Stephen Jamieson	Los Angeles	California	90064	United States	1/10/2017	
Susan Irving	Los Angeles	California	90064	United States	1/10/2017	
Sharon Gallant	Los Angeles	California	90064	United States	1/10/2017	
Barbara Bell	Los Angeles	California	64	United States	1/10/2017	
Vaughan Meyer	Los Angeles	California	90064	United States	1/10/2017	
hal honigsberg	los angeles	California	99064	United States	1/13/2017	
Susan BERMAN	Los Angeles	California	90064	United States	1/16/2017	
Patrizia Lissoni	Los Angeles	California	90064	United States	1/16/2017	
Jim Berry	Los Angeles	California	90064	United States	1/16/2017	
Karen Berry	Los Angeles	California	90064	United States	1/16/2017	
Nadine Wesley	Los Angeles	California	90064	United States	1/16/2017	
Carole Balkan	Los Angeles	California	90064	United States	1/16/2017	
Elaine Levi	Los Angeles	California	90064	United States	1/16/2017	
Bruce Olinder	Los Angeles	California	90064	United States	1/16/2017	
Ari Simon	Los Angeles	California	90064	United States	1/17/2017	
Gregoryy@ Pulis	Los Angeles	California	90064	United States	1/18/2017	
Mallory Zickfeld	Los Angeles	California	90064	United States	1/19/2017	
Kyndal Rucker	Los Angeles	California	90064	United States	1/23/2017	

Anijke Simon	Los Angeles	California	90064 United States	1/24/2017
Glen Friedman	Los Angeles	California	90064 United States	1/25/2017
Catherine Felch	Los Angeles	California	90064 United States	1/25/2017
Eva Papacosta	Los Angeles	California	90064 United States	1/27/2017
Tracy Zalsow	Los Angeles	California	90064 United States	1/27/2017
Gail Riccardi	Los Angeles	California	90064 United States	1/28/2017
Mark Tiedemann	Los Angeles	California	90064 United States	1/29/2017
Allan Rabinowitz	Los Angeles	California	90064 United States	1/31/2017 not cheviot
Beverly Kaskey	Los Angeles	California	90064 United States	2/8/2017





Sharon Dickinson <sharon.dickinson@lacity.org>

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## Council File 16-1470

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Laura Laser <laura@lasertalent.com>  
To: Sharon.Dickinson@lacity.org

Mon, Feb 13, 2017 at 2:48 PM

Dear Ms. Dickinson,

We hope you have read the petition for Westside Village neighborhood in Lower Council District 5.

See the petition attached.

<https://www.change.org/p/r1-variation-zones-code-amendment-council-file-16-1460>

It appears that our concerns were not addressed in your new R1 Variation Codes Amendment. Please let me know if we are mistaken. Why are only these neighborhoods considered for the new zoning?

It states:

*from R1-1 to R1V2 for those parcels lying within the Beverlywood, North Beverlywood, Cheviot Hills, Inner Council District Five and Fairfax proposed Ordinance Maps;*

What will zoning be then for Westside Village and what will building limits be for our neighborhood (map is shown in the petition that there is a link to above?) Are only the neighborhoods with wealthy neighborhood councils worthy of these zoning standards?

Thank you for your clarification.

Sincerely,

Laura Galperson  
3043 Greenfield Avenue  
Los Angeles, CA 90034



Sharon Dickinson <sharon.dickinson@lacity.org>

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## Council File 16-1470

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**Joanne Warfield** <Joanne@joannearfieldfineart.com>  
To: sharon.Dickinson@lacity.org, tricia.keane@lacity.org

Mon, Feb 13, 2017 at 3:13 PM

I highly object to creating a R1V3 zone for East Venice, restricting us to 45% of the lot for home size. Please do not allow this!

Joanne Warfield  
2035 Glyndon Ave  
Venice

## Proposed zone change to Westwood Gardens at PLUM Meeting on 2/14/17

1 message

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**Sylvia Hoffman** <shof2000@ca.rr.com>  
To: zina.cheng@lacity.org

Mon, Feb 13, 2017 at 4:10 PM

NO on this proposal to change zoning from R1 to R3 in single family residential neighborhood.

Sylvia Hoffman

Sent from Sylvia's iPad



Sharon Dickinson &lt;sharon.dickinson@lacity.org&gt;

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**Council File 16-1470 Profound issues with proposed zoning changes for East Venice**

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Bradley Kraemer &lt;brad@calbek.com&gt;

Mon, Feb 13, 2017 at 11:52 PM

To: sharon.dickinson@lacity.org

Cc: taylor.bazley@lacity.org, councilmember.bonin@lacity.org, "Morisky, Marty M [US] (MS)" &lt;Marty.Morisky@ngc.com&gt;, Stuart Balcomb &lt;stuart@stuartbalcomb.com&gt;, Vincent Pruden &lt;vbpruden@aol.com&gt;

Dear Ms. Dickinson:

See attached letter I found on my doorstep this morning regarding a city zoning proposal that will undoubtedly cause a tremendous devaluation of my home that I had purchased back in 1998.

Unfortunately, if it weren't for a conscientious neighbor who spent his valuable time composing the letter, neither I nor any of my neighbors in East Venice would have been aware of this proposal to drastically reduce the FAR allowance, let alone learn about the Planning and Land Use Management Committee hearing that is open to the public tomorrow. Why weren't the property owners in East Venice ever notified by our city, let alone given a reasonable amount of time to review the intricate details of said proposal? And since I only heard about this today, my schedule will not allow me to attend the PLUM committee meeting tomorrow.

I see some profound issues of fairness if the city decreases FAR percentage allowance as property size increases. I refer to page 3 in the Variation Codes Amendment (page 4 in the following pdf):

<http://preservation.lacity.org/sites/default/files/Proposed%20New%20R1%20Variation%20Zones%20Summary.pdf>.

To begin with, lot size is not necessarily correlative with a lot owner's financial means. To reduce percentage based on one's tier "lotto", is financially punitive on larger lot owners. And because these are not "graduated" percentage changes like an income tax, a mathematically untenable situation occurs. As a simple example, my lot size is approximately 10,400 s/f. And according to the new R1V2 proposal for East Venice, my allowable FAR of 35% limits my building area to 3,500 s/f. But someone with a 10,000 s/f lot is allowed 37% FAR, or 3,700 s/f. This simply doesn't make sense. In fact, from 10,001 s/f to 10,570 s/f, one can't build as large a property as another who "lucked" out with an exactly 10,000 s/f lot or a bit under. These untenable mathematical "gaps" occur in similar fashion with lots that are slightly above the preceding tier in size.

It's my understanding that Walgrove represents a "zoning wall" where Mar Vista is not subject to these further restrictions. Why is that? In fact, Mar Vista has hills where height and size can block people's ocean views. I would like to believe we have our representative's ear on the west side of Walgrove as they have on the east side.

At a minimum, it is my sincere hope that the PLUM committee will discuss the potential flaws with the tiered FAR percentages. In the bigger picture, I believe we as a city can come up with a more intelligent and undoubtedly far more FARE approach to balancing the needs of the individual with that of the neighborhood. But that takes better communication with the constituents. I know firsthand how helpful my council office can be. And with the city's vastly improved online services, I shouldn't have to find out about this serious situation at the last moment. Thank you for your cooperation and understanding, Ms. Dickinson.

Respectfully,

Bradley Kraemer

2020 Glyndon Ave.  
Venice, CA 90291

(310) 397-0040 home/office

(310) 251-5433 mobile

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 **Document1.docx**  
24K



Sharon Dickinson <sharon.dickinson@lacity.org>

**Council File 16-1470**

t roys <troystoyou@yahoo.com>  
Reply-To: t roys <troystoyou@yahoo.com>  
To: sharon.dickinson@lacity.org

Mon, Feb 13, 2017 at 9:32 AM

TO PLUM MEMBERS &&& TO ALL CITY COUNCIL MEMBERS .....

Both the PLUM & the City Council will be making major decisions about the new building zones & the FAR's that will accompany each zone. This is a big deal because your decisions & votes will determine how our city will look & function for years to come.

With the massive size of houses that you are voting to allow on a city lot, a lot of dominoes fall. There are many houses that are perfectly functional (i.e. 2000 sq ft & less)w/space for yards that are being torn down for 4000-6000 sq ft houses that take up the whole lot w/no yard space or privacy for neighbors. You are allowing & encouraging these 'smaller' houses that would be affordable to the middle-class & retirees looking for smaller units to be replaced w/houses that only higher-salaried workers could purchase. Where do the others move to? What happens when the housing market crashes again & all these big houses are on the market w/no purchasers available? You know it will happen again. Once built it isn't likely they will ever be put back to smaller houses. The neighborhood crumbles & becomes a danger-zone.

Another detriment to these huge houses that are allowed to take up the whole lot is water. If the lot is covered w/house &/or hardscape then when it rains the water cannot go back into the ground because there is no open ground available. The rain water runs down the lot to the gutter & out to the ocean causing flooding & havoc to many areas. You know we will have those winters. Even after 5yrs of drought we have finally received rain this year w/more on the way this week. We need to capture as much rain water as possible in ALL parts of this city.

You are each responsible for the well-being of our city & our residents so you need to stop, visualize, realize & consider all people not just the developers that want to change the whole scope of this city & are here today & gone tomorrow.

I think there are a couple of politicians that still consider their constituents; PAUL KORETZ certainly comes to mind. Hopefully more will be willing to do the same.

Thank you for your consideration,  
Tommy & Bill Roys  
7577 McConnell Ave  
Westchester, Ca 90045



Sharon Dickinson <sharon.dickinson@lacity.org>

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## Council File 16-1470

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Gian Luca and Claudia Trevisan <trevisan00@hotmail.com>  
To: "sharon.dickinson@lacity.org" <sharon.dickinson@lacity.org>

Mon, Feb 13, 2017 at 6:32 PM

Dear Ms. Dickinson,

For the **public record**, I wish to object to creating an R1V3 zone for East Venice, restricting us to 45% of the lot for home size. Please do not allow this!

Claudia and Gian Luca Trevisan  
2035 Glyndon Ave  
Venice, CA 90291