



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

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

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**Morisky, Marty M [US] (MS)** <Marty.Morisky@ngc.com>

Tue, Feb 14, 2017 at 8:11 AM

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

Cc: "taylor.bazley@lacity.org" &lt;taylor.bazley@lacity.org&gt;, "councilmember.bonin@lacity.org"

&lt;councilmember.bonin@lacity.org&gt;, Stuart Balcomb &lt;stuart@stuartbalcomb.com&gt;, Vincent Pruden &lt;vbpruden@aol.com&gt;, Bradley Kraemer &lt;brad@calbek.com&gt;

Dear Ms. Dickinson:

I am concerned with the R1V3 zone for East Venice. I realize the intent of the Ordinance is to bring a more balanced approach to real estate development and I believe it does through the encroachment planes and height restrictions. However an R1V3 with a FAR of .35 - .45 makes no sense for East Venice. Given that East Venice is the only Neighborhood in District 11 with an R1V3 zone this is punitive and unrealistic for a beach community with the average lot between 4500 – 5500. This is barely enough square footage for a single story home let alone for two stories to meet the needs of families and provide space to enjoy one's own home. I also agree that an R1V3 punishes larger lot owners like those on Vienna way who have already built large permitted guest houses behind their house and any remodel would cause them to be in violation. Furthermore, R1V3 will be restrictive for families that need to take care of elderly parents and their kids or both, let alone have an extra bedroom for guest. Coastal communities will always demand more space to accommodate the demand to live here which is why Pacific Palisades has an R1V1 zone, as well less restrictions in Coastal Venice, Marina Del Rey, Playa Del Rey, El Segundo, Manhattan Beach etc. As a property owner we are concerned for the valuation of our homes and it would be unfair to have already let so many others build above the R1V3 zone.

At the PLUM meeting today please communicate that a more balanced approach for East Venice would be an R1V1 for small lots (lots <7500) and an R1V2 for larger lots (lots > 7500). This would help address the demand to live in East Venice, allow residents to care for their elderly parents, allow kids and their families to return home to save for a down-payment so they can live in the area, and not punish those large lots who have already built and want to remodel.

Thank you for your consideration,

Marty Morisky

2020 Glencoe

310-812-7071 (office)

310-709-2916 (mobile)

**From:** Bradley Kraemer [mailto:brad@calbek.com]**Sent:** Monday, February 13, 2017 11:52 PM**To:** sharon.dickinson@lacity.org**Cc:** taylor.bazley@lacity.org; councilmember.bonin@lacity.org; Morisky, Marty M [US] (MS); Stuart Balcomb; Vincent Pruden

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

**Importance:** High

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

2/14/2017

City of Los Angeles Mail - RE: EXT :Council File 16-1470 Profound issues with proposed zoning changes for East Venice

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

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**Fw: R1 Variation Zones Code Amendment and Zone Changes at PLUM Committee  
Tuesday 2/14/17**

1 message

marianne wisner &lt;wisner\_marianne@hotmail.com&gt;

Tue, Feb 14, 2017 at 9:01 AM

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

Cc: reuben and blanche rosloff &lt;reublanche@aol.com&gt;, "CPC@lacity.org" &lt;CPC@lacity.org&gt;

Dear Sharon and Shannon,

Our home has lost value because the house across the street expanded its footprint and added a second story, resulting in the reduction of our ocean view, a view which we had enjoyed for the past six years. Our concern is that the current proposed restrictions developed by the city Planning Commission would prevent us, or a future owner, from adding a full second story to recapture the lost view. We continue to request that the ordinances affecting the Marquez Knolls neighborhood of Pacific Palisades remain as they were when we purchased our house in 2010.

I tried to make sense of Section 14 that amends Section 12.23 of the LAMC, since I understand that our house is arguably in the Coastal Zone, and it will take me a while to do it. There are double-negatives and references to a variety of pre-existing regulations, zones, definitions, and the LAMC that I have not had the time to read and digest. Shannon - perhaps you can help me better understand the applicability of these proposed ordinances to our home?

Many of the homes in our neighborhood (lower Marquez Knolls in Pacific Palisades) have added second floors, so the character of the neighborhood changed in the last 10-20 years. Any stated goal of this proposed modification to maintain the "look" of the neighborhood could not be achieved in our neighborhood by ending the ability to add an entire second floor or restrict the building's footprint below that permitted in 2010. That horse left the barn many years ago. Instead, implementation of any zoning modification that further restricts building size will likely maintain a hodgepodge look to the neighborhood - relatively recently remodeled large two-story homes sitting next to smaller 1950's era single floor ranch style homes. The upper Marquez Knolls neighborhood has CC&Rs that will continue to limit the height and footprint of those homes, so the originally proposed BMO/BHO restrictions likely would have little or no effect and the neighborhood would remain generally single story homes.

When we purchased our home our realtor told us, and City Planning confirmed, that we could add a second floor to our home. That ability to add a second floor was a significant factor in our decision to purchase the home. It would be unfair to restrict our ability to add a second story addition to our current single story home when we relied on the City's representation that we could add a second floor and many of the neighbors have already added, or are in the process of adding, additional floors to their homes.

If the City Council restricts the building envelope from what it was in 2010, consideration and relief should be included for homeowners like us, who have been harmed by construction previously allowed under

ordinances then in effect and would be further limited by construction restrictions in the future. Please do not shrink the building envelope pertaining to hillside homes in effect in 2010.

Sincerely,

Marianne Wisner

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**From:** reublanche@aol.com <reublanche@aol.com>  
**Sent:** Sunday, February 12, 2017 4:02 PM  
**To:** wisner\_marianne@hotmail.com  
**Subject:** Fwd: R1 Variation Zones Code Amendment and Zone Changes at PLUM Committee Tuesday 2/14/17

Hi Marianne,

I have the sense that there is a lot of info in this e-mail and its references. Have you had a chance to look into it? I'd appreciate anything you could flag for me.

reuben

—Original Message—

**From:** Planning Conservation <neighborhoodconservation@lacity.org>  
**To:** Neima Solomon <neimala@aol.com>; Nelson Meacham <nelsonmeacham@me.com>; NENC <NENC@empowerla.org>; Neville Graham <sales@westsideland.com>; New Sacks Email <sacks@sacksconsulting.net>; NHENC <NHENC@empowerla.org>; NHHENC <NHHENC@empowerla.org>; NHWNC <NHWNC@empowerla.org>; nick.keres <nick.keres@gmail.com>; nick.keros <nick.keros@gmail.com>; nickgreif4palms <nickgreif4palms@palmsla.org>; Nicki Simpson <nickisimpson@rocketmail.com>; nicksplanningservices <nicksplanningservices@gmail.com>; Nicky Rheinsteinstein <celebucat@gmail.com>; Nicolas Greif <Nick.Greif@palmsla.org>; Nicole Flessati <Nicole.Flessati@westhillsnc.org>; Nicole Howard <nicole@gibsonintl.com>; nicole <nicole@vantagedesigngroup.com>; Niki Smart <nikismart@gmail.com>; nittyo <nittyo@gmail.com>; nknupfewlaw <nknupfewlaw@icloud.com>; nmerwitzer <nmerwitzer@gmail.com>; nminer <nminer@babanc.org>; Noah Muhlstein <noah.muhlstein@lacity.org>; noahstangby <noahstangby@outlook.com>; NoHoWestNC <NoHoWestNC@empowerla.org>; Nolasco Reyes <nolireyes48@gmail.com>; Nora and Douglas MacLellan <dougnora@aol.com>; nora.green <nora.green@verizon.net>; nora <nora@hndzpm.com>; noramdoyle <noramdoyle@gmail.com>; Norman Carter <dsicarte@sbcglobal.net>; nrahemtulla <nrahemtulla@yahoo.com>; nsbeidleman <nsbeidleman@aol.com>; nshanover <nshanover@gmail.com>; NSNC <NSNC@empowerla.org>; Nubia Alvarado <camaralafina@yahoo.com>; Nurit Greenger <nurit.nuritg@gmail.com>; nutmeganltd <nutmeganltd@earthlink.net>; NWNC <NWNC@empowerla.org>; nwoohiro <nwoohiro@yahoo.com>; NWSPNC <NWSPNC@empowerla.org>; nyla <nyla@discoverhollywood.com>; O'Connells <poconnellhome@sbcglobal.net>; O'Rourke Sean <seanorourke@pmc.org>; ocha <ocha@pacbell.net>; odiselin <odiselin@yahoo.com>; ohadvi <ohadvi@yahoo.com>; oknj581 <oknj581@aol.com>; Olaechea Marcy <marcyrolaechea@gmail.com>; Olive Reed <oreedmac@sbcglobal.net>; Olivia Tillman <oliviattill@att.net>; Olivia Vasquez <olivia.vasquez@att.net>; olivierschreiber <olivierschreiber@yahoo.com>; Olsen Rory <roryolsengcpnc@gmail.com>; Omar Mejorado <omarmejorado@yahoo.com>; omer <omer@triwestdev.com>; onejivarod <onejivarod@gmail.com>; OPNC <OPNC@empowerla.org>; oreet8 <oreet8@gmail.com>; Orlando Cagampan <hope\_orly@yahoo.com>; Orrin Feldman <ofeldman@pacbell.net>; Ortha Scott <srs101@sbcglobal.net>; Oscar Rodriguez <blueartint2@aol.com>; Oscar.vecer <Oscar.vecer@yahoo.com>; otto <otto@olhpc.com>; Ouellette Scott <souellette@studiocitync.org>; Owen Foley <foley.o@gmail.com>; Owen Smith <osmith1930@sbcglobal.net>; ownershiplistingsservice <ownershiplistingsservice@hotmail.com>; P Victoria Gore <pvgore@gmail.com>; pacmva <pacmva@sbcglobal.net>; PalmsNC <PalmsNC@empowerla.org>; paloma perez <paloma.perez@lacity.org>; Pam Bentz <pbentz@mbmg-media.com>; Pam Dunne <pdianedunne@hotmail.com>; Pamela Gibberman <pgibberman@gmail.com>; Pamela Nemeth <nemeth.pamela@gmail.com>; Pamela Whittenbury <devakaur@yahoo.com>; Paolina Milana <paolinamilana8@gmail.com>; paprikash <paprikash@earthlink.net>; Paredes Daniel <dparedes.evrnc@gmail.com>; paronoff <paronoff@sbcglobal.net>; paseomhasec <paseomhasec@gmail.com>; Patel Malena <parliamentarian@hhwnc.org>; Patel Steve <s.patel@nenc-la.org>; patip91090 <patip91090@ca.rr.com>; patraj218 <patraj218@yahoo.com>; Patricia Carroll <ridgewoodwiltonstandrewssquare@greaterwilshire.org>; Patricia DeVito <pdevito@roadrunner.com>; Patricia Diefenderfer <patricia.diefenderfer@lacity.org>; Patricia Rau

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Sent: Fri, Feb 10, 2017 3:21 pm

Subject: R1 Variation Zones Code Amendment and Zone Changes at PLUM Committee Tuesday 2/14/17

Dear Stakeholder,

On Tuesday, February 14, 2017, the Planning and Land Use Management (PLUM) Committee of the City Council will review:

1. **R1 Variation Zones Code Amendment (CF 16-1460)** that would add more tailored subsets of the R1 Zone to the Code, and
2. **Neighborhood Conservation Zone Changes (CF 16-1470)** that would apply the R1 Variation Zones to a number of single-family neighborhoods.

The meeting is scheduled to begin at 2:30 p.m. in the Edward R. Roybal Board of Public Works Session Room (Room 350) of Los Angeles City Hall, 200 N Spring St, Los Angeles, CA 90012.

The agenda is posted online here: [http://ens.lacity.org/clk/committeeadend/clkcommitteeagend26109508\\_02142017.html](http://ens.lacity.org/clk/committeeadend/clkcommitteeagend26109508_02142017.html). You may also access the agenda on the City Calendar posted online here: <https://www.lacity.org/city-government/calendar>. Please scroll to February 14 and click on "Planning and Land Use Management Committee Meeting" to view or download the agenda.

## Public Meeting Calendar | City of Los Angeles

[www.lacity.org](http://www.lacity.org)

The City of L.A. has integrated the City's Calendar with Alexa, a digital assistant developed and made popular by the Amazon.

The files for these items can be found on the City Clerk's website.

R1 Variation Zones: <https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=16-1460>

### 16-1460 (CFMS) - [cityclerk.lacity.org](http://cityclerk.lacity.org)

[cityclerk.lacity.org](http://cityclerk.lacity.org)

Date Activity ; 01/18/2017: Planning and Land Use Management Committee continued item to/for a date to be determined, City Attorney to write draft ordinance.

Neighborhood Conservation Zone Changes: <https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=16-1470>

### 16-1470 (CFMS) - [cityclerk.lacity.org](http://cityclerk.lacity.org)

[cityclerk.lacity.org](http://cityclerk.lacity.org)

Date Activity ; 12/28/2016: Los Angeles City Planning Commission document(s) referred to Planning and Land Use Management Committee. 12/26/2016

To access the proposed Zone Change Ordinances (including maps) for each community please use the link above and refer to the section titled "Online Documents" on the right hand side of the webpage. Click on the link that says "Revised report from City Planning with revised draft ordinances with correct signature pages" and scroll through the pages to find the Zone Change Ordinance for your community. Please note that the names of the zones have changed, however the proposed standards have remained the same (see the letter in CF 16-1460 for more detail).

**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](mailto:Sharon.Dickinson@lacity.org).

For comments pertaining to the R1 Variation Zones Code Amendment, please include Council File 16-1460 in the subject line. For comments pertaining to the Neighborhood Conservation Zone Changes, please include Council File 16-1470 in the subject line.

For R1 Variation Zones related questions, please contact Shannon Ryan, [Shannon.Ryan@lacity.org](mailto:Shannon.Ryan@lacity.org) 213-978-3304.

For Neighborhood Conservation Zone Change related questions, please contact Giselle Corella, [Giselle.Corella@lacity.org](mailto:Giselle.Corella@lacity.org) 213-978-1357 or Christine Saponara, [Christine.Saponara@lacity.org](mailto:Christine.Saponara@lacity.org) 213-978-1363.

Thank you for your continued interest.

Sincerely,

**Neighborhood Conservation Team****Department of City Planning****HPOZ | Community Planning | Code Studies**[preservation.lacity.org/neighborhoodconservation](http://preservation.lacity.org/neighborhoodconservation)