



Sharon Dickinson <sharon.dickinson@lacity.org>

Zoning for 1800 Block Preuss Road

Howard Witkin <hwitkin@lead.net>

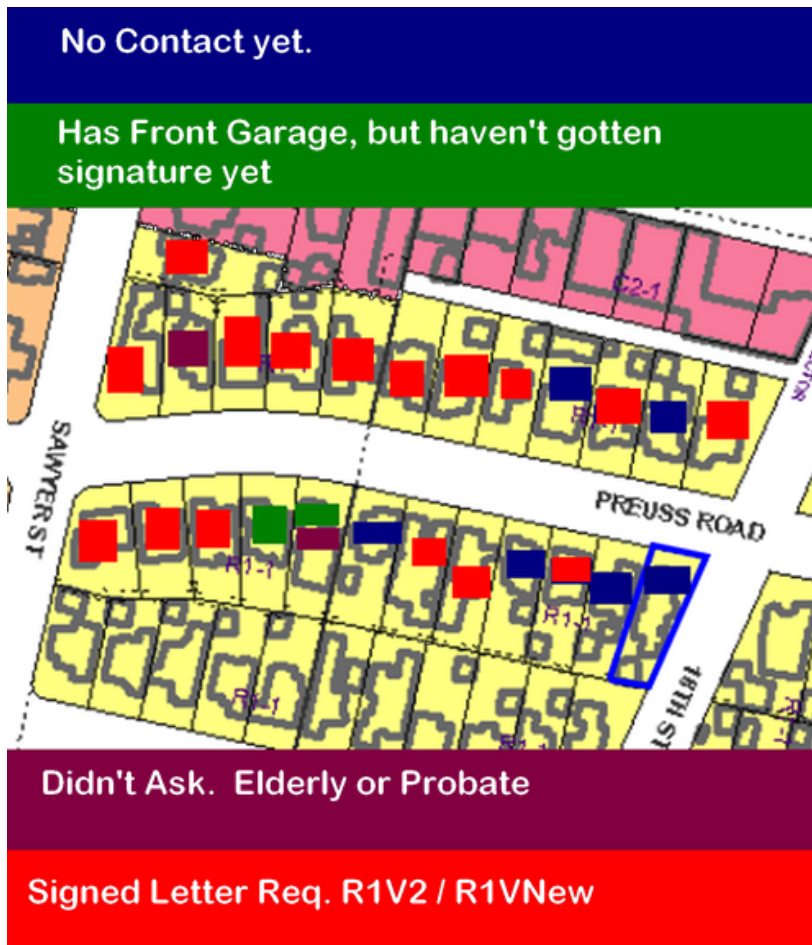
Wed, Feb 8, 2017 at 10:19 AM

Reply-To: hwitkin@lead.net

To: Elizabeth Carlin <Elizabeth.Carlin@lacity.org>, Jordan Beroukhim <jordan.beroukhim@lacity.org>, Adeena Bleich <adeena.bleich@lacity.org>, Jay Greenstein <jay.greenstein@lacity.org>, Christine Saponara <Christine.saponara@lacity.org>, giselle.corella@lacity.org, Sharon Dickinson <sharon.dickinson@lacity.org>, shawn.bayliss@lacity.org

Hi Elizabeth,

I would like to chat before the Tuesday Plum meeting and confirm that we will have the support of Council President Wesson in recommending to PLUM that 1800 block of Preuss is zoned R1V2(formerly R1Vnew). As we have discussed, the topography and original design of the homes on our block make R1R2RG completely inappropriate for our block. As you can see from the attached letter and map, we have almost universal buyin from the residents of our block requesting the R1V2 zoning.










Howard Witkin
hwitkin@lead.net
howard@lifeinsurance.net

8950 W. Olympic Blvd, Suite 179

Beverly Hills, CA 90211
[424.772.3499](tel:424.772.3499)

7 attachments

-  **1800 preuss road letter to plum and wesson.docx**
2259K
-  **preuss road letters signed feb 2017.pdf**
83K
-  **seven additional preuss road letters.pdf**
2235K
-  **set four two more letters cd10 crestview - sawyer and preuss.pdf**
787K
-  **set three two more letters for CD10 Crestview.pdf**
820K
-  **two additional cd 10 crestview letters from preuss road.pdf**
728K
-  **initial letters for preuss road crestview cd10.pdf**
2988K

Jan 22, 2016

Councilman Herb Wesson
Council District 10

RE: R1 RV2 zoning for 1800 Preuss and Crestview CD10

Dear Councilman,

We, Crestview CD10 residents and homeowners, are urging you, our councilman, to designate R1V2 (formerly R1 VNew) zoning for the 1800 Block of Preuss Road in Crestview CD10.

We are very strongly opposed to the proposed zoning of R1R2RG for our block and request R1V2 zoning instead.

We respectfully request that the city assign to our block the zoning designation most appropriate for the topography and the original design of our homes. Specifically we request that our block be designated R1V2 (formerly R1 VNew) which restricts homes to 55% of the lot size, but allows placement of the garage at front or rear.

We oppose the RG zoning which required rear garages/detached garages for our block. Our block was originally constructed with many front facing, attached garages. It is a prevalent style of homes here. I have attached pictures of 9 homes on my block of 1800 Preuss which were constructed in the 1920-1940s with front garages. This is 50% of the single family homes on our block.

We are very opposed to the R1R2RG zoning which limits homes to 35-45% size limitation which further penalizes us for having attached garages and decks. Our homes were constructed into the crest of the hill which gives Crestview its name. We are on narrow lots, with front garages and decks. Homes on our block are similar in scale to the Beverlywood homes a block west of us which is being recommended for R1-V2 zoning. The proposed zoning of R1R2RG is completely inappropriate for our lots and our homes. Many of our homes are already in violation of the R1R2RG limits and would be unfairly and severely constrained by the R1R2RG designation. Because our homes could never be brought to code, these designations would make refinancing or homes or selling our homes very difficult, and remodeling them close to impossible.

We understand, and fully support, the drive to put in place zoning rules to preserve the integrity of neighborhoods. In our case R1V-New is the designation that most clearly reflects the original design of homes on our block.

We understand that you have made exceptions for other blocks where the R1R2RG is inappropriate or imposes burdens. As an example, Christine Sappanora informed us that Stearns between Pickford and Airdrome which has been excluded from the R1R2RG because the topography of that block is not compatible with R1R2RG zoning.

The SORO neighborhood council agrees, and is recommending a specific line item requesting that 1800 Preuss specifically be zoned R1V2 rather than r1r2rg.

There are 24 homes on our block. Of those 24, 3 are rentals and one is unoccupied. Of the 20 owner occupied homes, 15 have signed letters requesting the R1V2 (Vnew) zoning.

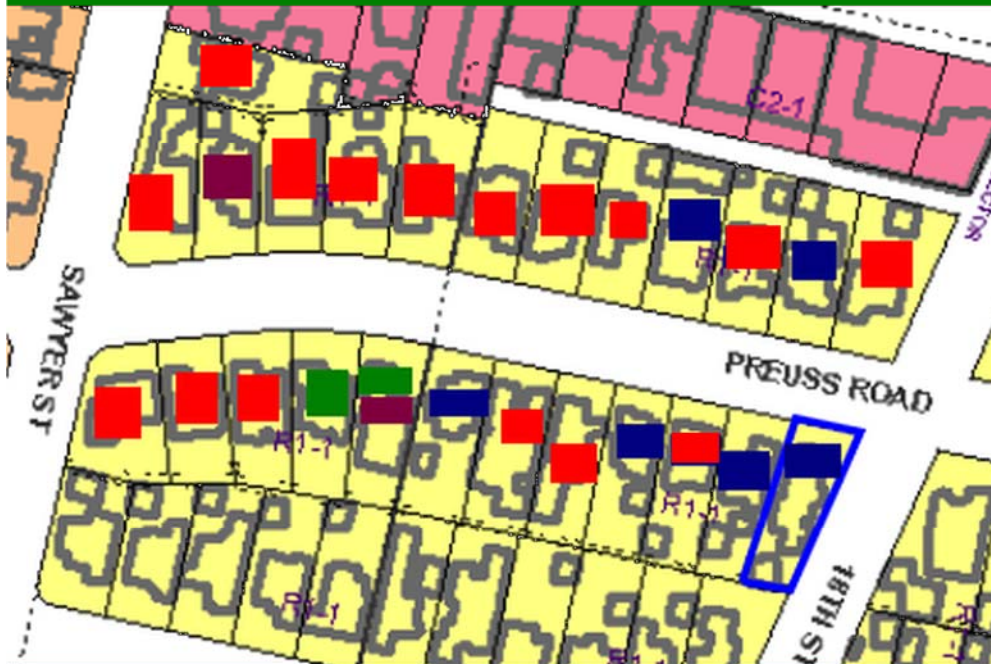
We would request this courtesy for our block of 1800 Preuss and our neighbor Barry Polterak – the lone R1 zoned home at 8915 Sawyer adjoining our block. Our homes were designed with attached garages, and front facing garages, and our zoning should reflect that original design necessity.

We appeal to you and your team for help in this matter. Please don't abandon us. We are your neighbors, and your constituents.

Neighborhood: Crestview CD10/1800 block Preuss Road

No Contact yet.

Has Front Garage, but haven't gotten signature yet



Didn't Ask. Elderly or Probate

Signed Letter Req. R1V2 / R1VNew

Homes on 1800 block of Preuss Road in Crestview CD10 which were built with front facing attached garages and decks.





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I support zoning the 1800 Block of Preuss in Crestview CD10 R1R2 (formerly R1 VNew) to allow garages in either the front or back of the home, rather than R1R2RG which requires garages to be in the rear of the home.

Name: ^{Grey Blavin} Michael Rogson Address: 1822 Preuss Rd

Signature: 

Neighborhood: Crestview CD10/1800 block Preuss Road

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Name: Emiliana P. Ines Address: 1818 PREUSS
Signature: EMILIANA P. INES LA Ca 90065

Neighborhood: Crestview CD10/1800 block Preuss Road

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Name: TERRENCE FRANKLIN Address: 1815 PREUSS ROAD

Signature: Terrence A. Franklin

Neighborhood: Crestview CD10/1800 block Preuss Road

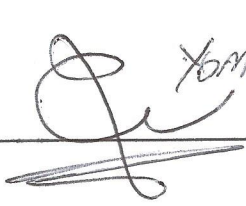
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Name: Yontaw Mikhaeli Address: 1835 Preuss R.D
Signature:  Los Angeles C.A 90035
Neighborhood: Crestview CD10/1800 block Preuss Road

Jan 22, 2016

Councilman Herb Wesson

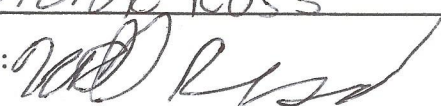
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Name: VICTOR ROSS Address: 1857 PREUSS RD LOS ANGELES
Signature:  CA 90035
Neighborhood: Crestview CD10/1800 block Preuss Road

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Name: Yerik BERRY Address: 1843 PREUSS RD.

Signature: Yerik Berry

Neighborhood: Crestview CD10/1800 block Preuss Road

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Name: Nachum Hascalovici Address: 1828 Preuss Rd. Los Angeles CA 90035

Signature: 

Neighborhood: Crestview CD10/1800 block Preuss Road

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Name: Gaye Payne Address: 1801 Preuss Rd.
Signature: Gaye Payne L.A. 90035
Neighborhood: Crestview CD10/1800 block Preuss Road

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Name:  Address: 1821 - Preuss

Signature: MARK MILLY

Neighborhood: Crestview CD10/1800 block Preuss Road

I understand that you have made exceptions for other blocks where the R1R2RG is inappropriate or imposes burdens. As an example, Christine Sappanora informed us that Stearns between Pickford and Airdrome which has been excluded from the R1R2RG because the topography of that block is not compatible with R1R2RG zoning.

The SORO neighborhood council agrees, and is recommending a specific line item requesting that 1800 Preuss specifically be zoned R1V2 rather than r1r2rg.

I would request this courtesy for me and for my neighbors on 1800 Preuss. Our homes were designed with attached garages, and front facing garages, and our zoning should reflect that original design necessity.

I appeal to you and your team for help in this matter.

Name: Elaina Laver Address: 1826 Preuss Rd. LA 90035

Signature: 

Neighborhood: Crestview CD10/1800 block Preuss Road

October 27, 2016

Los Angeles

Re: BMO / Re-zoning

Att.: City Planning, Planning Commission, Council members and Planning Deputies

Ladies and Gentlemen:

I realize that the Baseline Mansionization Ordinance (BMO) intends to bring a more balanced approach to real estate development in Los Angeles. I also recognize that residents have a right to quiet enjoyment of their residential properties. I do, however, find that the latest version of the BMO draft has gone too far in its restrictions and that, if passed into code, would be disastrous to both the needs of families and to property values.

The frustration of some residents has caused an extremely negative attitude towards development in general. For lots smaller than 7,500 sq. ft., lowering the maximum FAR to .45 exceeds fairness and reason, and would exclude families from building homes that would meet even their minimum needs. Dissatisfaction with the disproportional size of some new homes in our neighborhood can be resolved simply by removing the 20% allowed bonus over the 0.5 maximum FAR.

Let us consider the example of an average Crestview lot of 5,600 sq. ft.; Under the old ordinance (0.5 + bonus), this lot would have an allowable floor area of 3,360 sq. ft. + garage. Some residents became concerned. At 0.5 FAR without bonus, the same lot would have an allowable floor area of 2,800 sq. ft. + garage, by no means a "McMansion."

At .45 FAR, however, the same lot would have an allowable total square footage of 2,520 sq. ft., essentially prohibiting two story homes by shrinking the size of the rooms to unreasonably small dimensions.

The majority of families prefer having attached garages for safety and convenience. Imposing detached garages would take away this much-needed option.

Also, please consider that homeowners who purchased in recent years did so at a market value based on the then prevailing codes and building/remodeling potential.

I respectfully request that my voice be heard in the strongest possible way. I am opposed to R1R2-RG. I am in favor of:

- **Maximum FAR of 0.5 for lots less than 7,500 sq. ft., and 0.45 for lots above 7,500 sq. ft.**
- **Garage exemption up to 400 sq. ft. regardless of location.**
- **150 sq. ft. Exemption for covered patios. 100 sq. ft. Exemption for double height ceilings.**

Sincerely,

Name MICHELE GOLDSMITH

Address: 8915 SAWYER ST.

Neighborhood: CRESTVIEW

Council District: 10

Michele Goldsmith 12/11/16
Signature Date

October 27, 2016

Los Angeles

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Sincerely,

Name BARRY POLTORAK

Address: 8915 SAWYER ST.

Neighborhood: CRESTVIEW

Council District: 10

B. Poltorak
Signature

12/11/16
Date

October 27, 2016

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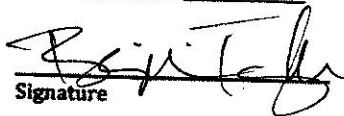
Name Benjamin Taylor

Address: 1900 S. Bedford St.

Neighborhood: CRESTVIEW

Council District: 10

Signature



Date

12-5-16

October 27, 2016

Los Angeles

Re: BMO / Re-zoning

Att.: City Planning, Planning Commission, Council members and Planning Deputies

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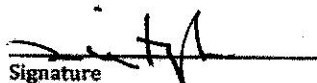
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Name Niva Taylor
Address: 1900 S. Bedford St.
Neighborhood: CRESTVIEW
Council District: 10


Signature

12-6-16
Date

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Sincerely,

Name: Max Shenker
Address: 1829 Preuss Rd
Neighborhood: CRESTVIEW
Council District: 10
Signature:  Date: 12/6/2016

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Sincerely,

Name Cornnumink Shenker

Address: 1829 Preuss Rd

Neighborhood: CRESTVIEW

Council District: 10


Signature

10/26/2016
Date