



Sharon Dickinson <sharon.dickinson@lacity.org>

Council File 16-1470 East Venice does not agree with R1V3 zoning

1 message

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

Tue, Feb 28, 2017 at 5:45 PM

To: "sharon.dickinson@lacity.org" <sharon.dickinson@lacity.org>

Cc: "taylor.bazley@lacity.org" <taylor.bazley@lacity.org>, "councilmember.bonin@lacity.org"

<councilmember.bonin@lacity.org>, Stuart Balcomb <stuart@stuartbalcomb.com>, Vincent Pruden <vbpruden@aol.com>, Bradley Kraemer <brad@calbek.com>

Dear Ms. Dickinson:

East Venice was unfairly targeted when separated from Mar Vista. East Venice represents approximately 15 % of the 7,500 homes in the original Mar Vista / East Venice Neighborhood. 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. 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.

A more balanced approach for East Venice would be an R1V1. This would limit most home sizes to 3500 sf and 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

2020 Glyndon Ave.
Venice, CA 90291

(310) 397-0040 home/office

3/1/2017

City of Los Angeles Mail - Council File 16-1470 East Venice does not agree with R1V3 zoning

(310) 251-5433 mobile



Sharon Dickinson <sharon.dickinson@lacity.org>

Re: 3/1: City Council Special Meeting on Neighborhood Conservation Initiatives (CF 16-1470)

1 message

Marty Morisky <mamorisky@msn.com>

Tue, Feb 28, 2017 at 5:35 PM

To: Planning Conservation <NeighborhoodConservation@lacity.org>, "taylor.bazley@lacity.org" <taylor.bazley@lacity.org>, "councilmember.bonin@lacity.org" <councilmember.bonin@lacity.org>, Stuart Balcomb <stuart@stuartbalcomb.com>, Vincent Pruden <vbpruden@aol.com>, Bradley Kraemer <brad@calbek.com>, "sharon.dickinson@lacity.org" <sharon.dickinson@lacity.org>

Dear Ms. Dickinson:

I'm sorry I'm unable to make this special meeting to consider the Neighborhood conservation initiatives. I only received this email in the afternoon which doesn't give me enough time to adjust my schedule. I am a concerned property owner with the new R1V3 zone for East Venice (CF 16-1470)

East Venice was unfairly targeted in CF 16-1470 by separating the neighborhood from Mar Vista. I counted every home in East Venice and there are ONLY 1188 homes. 1188 homes represents approximately 15 % of the 7,500 homes in the original Mar Vista / East Venice Neighborhood, this is a small fraction of the original neighborhood and makes no sense to separate. Mar Vista was given an R1V2 zone and East Venice was given an R1V3 zone, there was no communication to the neighborhood that we were going to be separated from Mar Vista.

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. 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. 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.

At the PLUM meeting tomorrow please communicate that the residents in East Venice don't agree with the separation from Mar Vista and feel targeted by the R1V3 zone. 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.

Thank you for your consideration,

Marty Morisky
2020 Glencoe310-812-7071 ☺ (office)
310-709-2916 ☺ (mobile)

From: Planning Conservation <NeighborhoodConservation=lacity.org@mail111.suw15.mcsv.net> on behalf of Planning Conservation <NeighborhoodConservation@lacity.org>

Sent: Tuesday, February 28, 2017 12:01 PM

To: mmorisky@msn.com

Subject: 3/1: City Council Special Meeting on Neighborhood Conservation Initiatives

Dear Stakeholder,

On Wednesday, March 1, 2017, the City Council will hold a Special Meeting to consider the Neighborhood Conservation Initiatives. These include the:

1. **Baseline Mansionization/Baseline Hillside Ordinance Code Amendment (CF 14-0656)** that would modify Single-Family Zones (RA, RE, RS, R1) and Single-Family Zone Hillside Area Regulations,
2. **R1 Variation Zones Code Amendment (CF 16-1460)** that would add more tailored subsets of the R1 Zone to the Code, and
3. **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 10:15 a.m. in the John Ferraro Council Chamber (Room 340) of Los Angeles City Hall, 200 N Spring St, Los Angeles, CA 90012.

The agenda is posted online on the City's Public Meeting Calendar:

<https://www.lacity.org/city-government/calendar>

Please advance to March 1, 2017 and click on "Los Angeles City Council Agenda, Special Meeting" to view or download the agenda.

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

Baseline Mansionization/Baseline Hillside Code Amendment:

<https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=14-0656>

R1 Variation Zones Code Amendment:

[https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?
fa=ccfi.viewrecord&cfnumber=16-1460](https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=16-1460)

Neighborhood Conservation Zone Changes:

[https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?
fa=ccfi.viewrecord&cfnumber=16-1470](https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=16-1470)

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. Scroll through the links to find the Zone Change Ordinance for your community.

Thank you.

Neighborhood Conservation Team

Department of City Planning

HPOZ | Community Planning | Code Studies

preservation.lacity.org/neighborhoodconservation

You are receiving this e-mail because you signed up to receive updates on the City of Los Angeles Neighborhood Conservation Initiative including proposed updates to single-family zones citywide (BMO/BHO), the proposed R1 Variation Zones, and the proposed Neighborhood Conservation Zone Changes.

Want to change how you receive these emails?

You can [update your preferences](#) or [unsubscribe from this list](#)



Sharon Dickinson <sharon.dickinson@lacity.org>

Opposing R1VNew/2 (CF 16-1470), March 1 Special Agenda

1 message

Colleen Mason <cmasonheller@yahoo.com>

Tue, Feb 28, 2017 at 2:58 PM

Reply-To: Colleen Mason <cmasonheller@yahoo.com>

To: Sharon Dickinson <sharon.dickinson@lacity.org>, Sharon Gin <sharon.gin@lacity.org>, Zina Cheng <zina.cheng@lacity.org>

Cc: Council Member Koretz <paul.koretz@lacity.org>, Shawn Bayliss <shawn.bayliss@lacity.org>, Joan Pelico <joan.pelico@lacity.org>, Faisal Alserri <faisal.alserr@lacity.org>, Terri TIPPIT <tmtippit@ca.r.com>

Re: Opposing R1VNew/2 (CF 16-1470)

Dear Ms. Dickinson, Ms. Gin, Ms. Cheng,

Please enter the documents attached into the Council File for tomorrow's Council Meeting **Opposing R1VNew/2 (CF 16-1470)**.

Please see attached 6 page document of 34 hand collected signatures of Cheviot residents **opposing R1VNew/2 (CF 16-1470)** and supporting the new BMO. 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, please see attached petition with 55 verified signatures **opposing R1VNew/2 (CF 16-1470)** from BMO supporters on a change.org petition started by Cheviot Hills neighbors.

The third attachment is a copy of individual submissions **opposing R1VNew/2 (CF 16-1470)** and in support of the BMO for Cheviot Hills.

The fourth attachment is a copy of individual submissions for the original R1V2 (now R1V3) assigned by the Planning Department to Lower CD5, including Cheviot Hills. Those emails also oppose **R1VNew/2 (CF 16-1470)**.





Please enter these four documents into the record of proceeding **opposing R1VNew/2 Variation Zones Code Amendment Council File 16-1470** for Cheviot Hills, to be heard tomorrow, March 1, 2017.

Respectfully submitted,

Colleen Mason Heller

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

4 attachments

-  **Cheviot Oppose R1V2 (NEW), Support BMO.pdf**
2266K
-  **BMO Support, Oppose R1VNew-2.xlsx**
12K
-  **Cheviot Letters Supporting original R1V2 (nowR1V3).docx**
31K
-  **BMO Support Letters Direct.pdf**
237K

①

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
1/21/17	Judith Cooper	JUDITH COOPER 10435 Dunleer Dr. LOS Angeles, CA 90064	ecooper912@gmail.com
1/21/17	Ed Cooper	Eduard Dale Cooper 10435 DUNLEER DR. LOS ANGELES, CA 90064	ecooper912@gmail.com
1/21/17	R L Ricketts	R L RICKETTS 10463 DUNLEER DR LA CA 90064	
1/23/17	Susan L. Fleg	Susan L. Fleg 3017 Patricia L A. CA 90064	flegmail@aol.com
1/23/17	Richard A. Fleg	Richard A. Fleg 3017 Patricia Ave. L.A., CA 90064	"
1/23/17	Sumard Harrison	Sumard Harrison 3023 Hillington	
1/23/17	Lilly Lenavitt	Lilly Lenavitt 3050 manning av LS, CA 90064	llenavitt@gmail.com

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Stop Mansionization In Cheviot Hills!




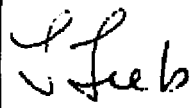
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DATE	SIGNATURE	NAME AND ADDRESS	EMAIL
1/23/17	Marcia Korobkin	MARCIA KOROBKIN 3024 MANNING AV. L.A. 90064	SYDMARCIA@ATT.NET
1/23/17	Sydney B. Korobkin	SYDNEY B. KOROBKIN 3024 MANNING AVE L.A. CA 90064	SYDMARCIA@ATT.NET
1-24-17	Karen Varon	KAREN VARON 3115 HADDINGTON LOS ANGELES CA 90064	MARVIN2@AOL.COM
1/24/17	M.C. Oliver	M.C. OLIVER 3128 HADDINGTON LA CA 90064	MARYCLAIRE@HENHASTILE.COM
1-24-17	Sarah Gold	3117 Gilman Ave Los Angeles CA 90064	SarahGold@me.com
1/24/17	Nannette Kliger	NANNETTE KLIGER 3129 Brewster Ave L.A. 90064	deuxetudes@gmail.com

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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
02/01/2017	Heide Ware	10475 Dunleer Dr. L.A. CA 90064	heidem1@earthlink.net
2/1/2017	Marilyn Bachman	10529 Cheviot Dr L.A. CA 90064	Marilyn Bachman @ yahoo.com
2/1/17	Joan Krieger	10514 Cheviot Dr. LA 90064	joan.krieger@yahoo.com
2/1/17		10514 CHEVIOT DR LOS ANGELES, CA 90064 FRAN MC INDY	—
2/2/17		10430 Cheviot Dr. L.A. CA 90064 FRAN MC INDY	lolanative@gmail.com
2/4/17		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		LOUISE LIEB 10580 Butterfield Rd. Los Angeles, CA 90064	llieb3002@louiselieb.com

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Stop Mansionization In Cheviot Hills!

SUPPORT THE BASELINE MAINTENANCE ORDINANCE ("BMO") FOR CHEVIOT HILLS. The updated MO 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
2/24/17	Ryan Durkin	Ryan Durkin 2828 Patricia Ave.	
2/24/17	Jay Levin	JAY LEVIN 10519 TROON AV. LA 90064	
2/24/17	JONATHAN SUCHECKI	JONATHAN SUCHECKI 2756 DUMFRIES ROAD LA, CA 90064	
2/24/17	Ruth Capet	10551 TROON AVE L.A. CO. 90064	
2/24/17	MICHELLE PHILLIPS	10557 TROON AV. L.A. CA. 90064	
2/24/17	Susan Levinson	10563 Troon Ave LA 90064	
2/24/17	Rosalind Scholar	2717 Patricia Ave. LA 90064	

Stop Mansionization In Cheviot Hills!

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
2/28/17	<i>Lydia Oppenheim</i>	Lydia Oppenheim 2760 Dumbries Road L.A. 90064	lOppenheim@sbcglobal.net
2-28-17	<i>Cal Oppenheim</i>	CALVIN Oppenheim 2760 Dumbries Rd Los Angeles CA 90064	cOppenheim@windwardisland.com

I am a resident of Cheviot Hills and I support the updated Baseline Mansionization Ordinance ("BMO") for Cheviot Hills.

Date: 1/24/17
 Name: Lindsay Shea
 Address: 3012 Haddington Dr.
 Signature: *Lindsay Shea*

I am a resident of Cheviot Hills and I support the updated Baseline Mansionization Ordinance ("BMO") for Cheviot Hills.

Date: 1/22/17
 Name: Jacob Shea ~~Lindsay Shea~~
 Address: 3012 Haddington
 Signature: *Jacob Shea*

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 Celine Burke
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

Subject: Zone Change (CPC-2016-2112-ZC)
From: "Lawrence E. Heller / Heller & Edwards" <lheller@hellerandedwards.com>
Date: Tue, November 22, 2016 11:59 am
To: CPC@lacity.org, shawn.bayliss@lacity.org, president@cheviot hills.org, (more)
Priority: Normal
Options: [View Full Header](#) | [Print](#) | [Download this as a file](#) | [View as HTML](#)

Dear Planning Commission,

Please include my comments in the official record of these proceedings. I support 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 from R1-1 to R1V2.

We are grateful to the Planning Department for following through on the promises made to control decades of out-of-scale development by real estate speculators. We are glad that the City finally recognizes the environmental costs, the reduction of affordable housing, and the impacts to neighbors forever engulfed in the perpetual shade of a boxy McMansion.

Sincerely,
Lawrence Heller
2922 Patricia Avenue
Cheviot Hills

Subject: Zone Change (CPC-2016-2112-ZC)
From: "Colleen Mason" <cmasonheller@yahoo.com>
Date: Mon, November 21, 2016 6:02 pm
To: "CPC@lacity.org" <CPC@lacity.org>
Cc: "shawn.bayliss@lacity.org" <shawn.bayliss@lacity.org>, "expo@cheviot hills.org" <expo@cheviot hills.org>
Priority: Normal
Options: [View Full Header](#) | [Print](#) | [Download this as a file](#) | [View as HTML](#)

Dear Planning Commission,

Please include my comments in the official record of these proceedings. I support 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 from R1-1 to R1V2.

The Neighborhood Conservation Team is to be commended for their commitment to crafting an ordinance that celebrates the beauty of our many diverse communities while addressing complex issues like affordability, environmental sensitivity, neighborhood stability and growth.

Sincerely,
Colleen Mason Heller

Subject: SUBJECT line should read: CPC-2016-2112-ZC; Zone Change
From: Es999@aol.com
Date: Tue, November 22, 2016 9:34 am
To: CPC@lacity.org, shawn.bayliss@lacity.org, president@cheviot hills.org, (more)

Dear Planning Commission,

For years our Cheviot Hills neighborhood has been under assault from overbuilt mansions and re-models. I believe moving to R1V2 will, in fact, enhance our property values and create a more beautiful and livable neighborhood.

Please include my comments in the official record of these proceedings. I support 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 from R1-1 to R1V2.

Sincerely,
Ellen Svaco

Subject: RE: Supporting CPC-2016-2112-ZC; Zone Change
From: "Cathy Felch" <cathy.felch@gmail.com>
Date: Wed, December 7, 2016 12:22 am
To: cpc@lacity.org, paul.koretz@lacity.org
Cc: christine.saponara@lacity.org, shawn.bayliss@lacity.org, expo@cheviothills.org

Dear Planning Commission and Councilmember Koretz,

Please include my comments in the official record of these proceedings.

As a resident of Cheviot Hills, I **support** 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, from R1-1, to **R1V2**.

Developers are taking away the beauty of the neighborhood by over building in Cheviot Hills.

Thank you for your thoughtful consideration and support of the Neighborhood Conservation Team's work on curbing over scale development in our R-1 neighborhoods.

Sincerely,
Cathy Felch
2955 Haddington Drive
Los Angeles, California 90064

We prefer Option R1V2.

Sincerely,
Jan and Daniel Black
3121 Haddington Drive
Los Angeles, CA 90064

From: Nextdoor Cheviot Hills [mailto:reply@rs.email.nextdoor.com]
Sent: Friday, December 02, 2016 9:41 AM
To: blackfam4@ca.rr.com
Subject: Poll: Cheviot Hills Homeowner's Association ZONING CHANGES community survey

Subject: Manionization
From: "Glen Friedman" <glen@ideasolutions.com>
Date: Mon, November 21, 2016 12:23 pm
To: "expo@cheviot hills.org" <expo@cheviot hills.org>
Priority: Normal

Colleen
Thanks for posting the info this morning. Appreciate yours and the Board weighing in. Paul mentioned two versions-one that made the 45% the standard and the other even more restrictive. Has the Board taken a position as to which one. For what it's worth the 45% seems to be a good balance to me between protecting the aesthetics of our neighborhood while preserving home/lot values.
Thanks.
Glen Friedman

Subject: CPC-2016-2112-ZC@aol.com, ZoneChange@aol.com,
From: cfm Burk@aol.com
Date: Mon, November 21, 2016 1:00 pm
To: CPC@lacity.org, shawn.bayliss@lacity.org, president@cheviot hills.org, (more)

Dear Planning Commission,

Please include my comments in the official record of these proceedings. I support 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 from R1-1 to R1V3.

Sincerely,
Celine Burk

Subject: CPC-2016-2112-ZC;Zone Change
From: "Jay.Westlin" <jay.westlin@yahoo.com>
Date: Tue, November 8, 2016 4:52 pm
To: shawn.bayliss@lacity.org, president@cheviot hills.org, expo@cheviot hills.org, (more)
Priority: Normal

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> Dear Planning Commission,

>

> Please include my comments in the official record of these proceedings. I support 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 from R1-1 to R1V"

Jay Westin

Dear Planning Commission,

Please include my comments in the official record of these proceedings. I support 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 from R1-1 to R1V"

Sincerely,
Lilly Lenavitt

COMPASS
9560 Wilshire Blvd. Ste 200
Beverly Hills, CA 90212

Subject: CPC-2016-2112-ZC; Zone Change

From: "Julie Paller" <juliepaller@gmail.com>

Date: Tue, November 22, 2016 12:40 pm

To: CPC@lacity.org, shawn.bayliss@lacity.org, president@cheviot hills.org,

Dear Planning Commission,

Please include my comments in the official record of these proceedings. I support 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 from R1-1 to R1V2.

Sincerely,
Julie Abrams Paller
2934 Manning Avenue
Los Angeles, CA 90064

Subject: CPC-2016-2112-ZC; Zone Change - Concerned Resident.

From: "Donald Barfield" <d2barfield@gmail.com>

Date: Mon, November 21, 2016 1:18 pm

To: CPC@lacity.org, shawn.bayliss@lacity.org, president@cheviot hills.org, [\(more\)](#)

Dear Planning Commission,

Please include my comments in the official record of these proceedings. I support 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 from R1-1 to R1V2.

Sincerely,
Donald & Victoria Barfield
10604 Bradbury Rd.
Los Angeles, CA 90064

Subject: CPC-2016-2112-ZC; Zone Change

From: "Kerrin Clark" <allmomswork@gmail.com>

Date: Tue, November 29, 2016 2:20 pm

To: CPC@lacity.org, shawn.bayliss@lacity.org, president@cheviothills.org, ([more](#))

Priority: Normal

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Dear Planning Commission,

Thank you for the opportunity to include my comments in the official record of the proceedings of the hearing scheduled for December 8th.

I enthusiastically support 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 from R1-1 to R1V2.

I would also like to thank the volunteer Cheviot Hills Homeowners' Association for trying to keep our neighborhood informed about this process and other municipal activities that effect us. Their efforts sometimes fall on deaf ears, but it is heartening to know that in a city as large as Los Angeles, there are smaller groups that make the attempt at creating community.

Sincerely,
Kerrin Clark
10331 Dunleer Drive
Los Angeles, CA 90064

Subject: Cheviot Hills Mansionization Zoning Changes

From: "Ward Beth" <wigtown@aol.com>

Date: Thu, December 8, 2016 3:35 pm

**To: christine.saponara@lacity.org, shawn.bayliss@lacity.org,
paul.koretz@lacity.org, ([more](#))**

Priority: Normal

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Ladies and Gentlemen:

I'm writing to express my support for the R1V2 zoning option.

My extended family has lived in Cheviot Hills for over 60 years, and my own family has lived here for nearly 30 years. It has been a special area in Los Angeles with its mature trees, quiet streets and real neighborhood camaraderie. Recently the streets aren't so quiet with increased traffic and on-line directions for commuter cut-throughs.

The new homes built of late are intrusive for their encroachment on privacy, and increased bulk, noise and glare. As the new homes go up, more trees go down. I hope we can take steps to preserve the character of a neighborhood that most home owners here have chosen for its comfort and quiet charm. It's an area that reflects well on the diversity that Los Angeles has to offer, as well.

Sincerely,
Beth Ward

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

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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

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

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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

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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