

Contact Information

Neighborhood Council: PICO Neighborhood Council

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The Board approved this CIS by a vote of: Yea(13) Nay(0) Abstain(1) Ineligible(0) Recusal(0)

Date of NC Board Action: 06/08/2016

Type of NC Board Action: For if Amended

Impact Information

Date: 06/17/2016

Update to a Previous Input: No

Directed To: City Council and Committees

Council File Number: 14-0656

Agenda Date:

Item Number:

Summary:



**P.I.C.O. Neighborhood Council
Community Impact Statement regarding
2nd draft of Proposed Amendments to the
Baseline Mansionization Ordinance**

June 9, 2016

Re: [Council File 14-0656](#)

Dear Members of the Los Angeles City Council, City Planning Staff, and Planning Director Vince Bertoni,

At its regular meeting on June 8, 2016, the P.I.C.O. Neighborhood Council Board passed Motion 2016.06.08.12d: **The PICO Neighborhood Council Board supports meaningful reform of the Baseline Mansionization Ordinance (BMO), reflective of Councilmember Koretz's original motion.**

Mansionization is one of the top concerns of P.I.C.O. Neighborhood Council stakeholders. We are grateful to Councilmember Koretz for sponsoring the motion to amend the BMO, to Planning staff for drafting amendments, and to Council President Wesson for sponsoring the first of the public outreach meetings last winter.

The first draft looked positive overall, and drew hundreds of supportive responses. We supported its reasonable floor-area-ratios, elimination of the attached garage exemption, and removal of some counterproductive bonuses and exemptions. But the [latest draft](#) takes a wrong turn by reinstating some of the very bonuses and exemptions that undermined the ordinance in the first place, and by introducing elements from re:CodeLA that make the ordinance more difficult to understand and enforce.

The May 2014 council motion provided the blueprint for a simple, effective fix. More than two years have passed, and reckless development continues to destroy the fabric of our neighborhoods. It's time for Los Angeles to put stable, sustainable communities ahead of short term real estate speculation. Residents and homeowners want to curb mansionization in the simplest, most effective and timely way, and *that* is what the motion calls for.

We urge you to look back at the original [motion](#), and ensure that the amended ordinance does not retain harmful loopholes – or worse yet, create new ones. The top requests by our stakeholders:

- 1) **Eliminate the attached garage exemption (i.e., count attached garages in the floor area ratio).**
This doesn't prevent developers/owners from building attached garages; it simply means that their square footage should count.
- 2) **Eliminate the zoning administrator's discretionary 10 percent "adjustment."**
Given community concerns regarding lack of transparency, we don't need another adjustment that gets approved behind closed doors. As the city has existing *public* processes for seeking variances, this discretionary provision should be eliminated.

A strong BMO, reflective of the changes proposed in Councilmember Koretz's motion, will encourage responsible development compatible with the scale and character of existing neighborhoods; allow spacious homes that easily accommodate modern families; preserve existing affordable single family homes; foster environmental and economic sustainability; and nurture residential communities that are critical to the vitality of our great city.

This motion should be submitted as a Community Impact Statement to [Council File 14-0656](#).

Sincerely yours,

Brad S. Kane
President, PICO Neighborhood Council

Traci Considine
Chair, PICO NC Land Use Committee