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Sent by Email
 Re: Council File 14-0656

Date: Thursday, March 12, 2015

To: PLUM / Los Angeles City Council

Re: Baseline Mansionization Ordinance

Dear Members of the Los Angeles City Council,

At its regular meeting on March 11, 2015, the Board of the P.I.C.O. Neighborhood Council passed the following motion:

MOTION 2015.03.11.6B: The Board of P.I.C.O. Neighborhood Council supports Councilmember Paul Koretz's May 16, 2014 motion proposing amendments to the citywide Baseline Mansionization Ordinance (BMO), and urges you to adopt the amendments expeditiously, and with an urgency clause. As a temporary mechanism (though not the primary goal), the PICO NC also supports the adoption of the Carthay Square and Faircrest Heights Interim Control Ordinances (ICOs).

We appreciate that City Planning has proposed ICOs for a handful of neighborhoods, but realize that ICOs are only temporary, and that protection for a select few neighborhoods will only place other areas at greater risk. Councilmember Koretz's motion to amend the BMO would bring much-needed relief to constituents citywide, and would also relieve city agencies from the burdens associated with implementing a patchwork of overlays and constantly renewing ICOs. We urge you to:

- 1) **Adopt the Carthay Square ICO (CD5) with an urgency clause.**
- 2) **Adopt the Faircrest Heights ICO (CD10) with an urgency clause.**
- 3) **Amend the Baseline Mansionization Ordinance as soon as possible, with an urgency clause.**

- Decrease the base floor area ratio for R-1 lots.
- Eliminate the pointless 'green' building bonus.
- Eliminate the attached garage exemption and count this square footage. Attached garages add 400 square feet of bloat and eliminate driveways that provide an essential buffer between lots.
- Eliminate the other self-defeating design bonuses for items like double-height entryways and balconies, which add hundreds of square feet of uncounted bulk and still leave us with McMansions that loom over neighbors' homes.

These changes could be adopted quickly, to protect our treasured neighborhoods from being ravaged by reckless development. They will allow renovations, expansions, and new construction that can accommodate modern family life, while respecting the scale and character of established neighborhoods.

We urge you to refocus on Councilmember Koretz's original motion, and to accelerate the 18 month timeline proposed for the adoption of amendments. Thousands of single family homes could be demolished - and countless neighborhoods destroyed - during this timeframe.

We thank you in advance for expediting the adoption of the ICOs and the BMO amendments, to provide our great city with desperately-needed relief from the destructive impacts of Mansionization.

This letter should be submitted as a Community Impact Statement to Council File 14-0656.

Sincerely,



Brad S. Kane

President

P.I.C.O. Neighborhood Council