



Sharon Dickinson <sharon.dickinson@lacity.org>

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## CF #14-0656 Mansionization

Jackie Hunsicker <thejax@me.com>

Tue, Jul 12, 2016 at 12:59 PM

To: CPC@city.org

Cc: Paul.Krekorian@lacity.org, councilmember.huizar@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.englander@lacity.org, councilmember.cedillo@lacity.org, councilmember.fuentes@lacity.org, sharon.dickinson@lacity.org, vince.bertoni@lacity.org, tom.rothmann@lacity.org, stopmansionization@yahoo.com, savecoldwatercanyon@gmail.com

Dear CPS:

Please, please do not reward the interests of developers. Modify the ordinance making sure that schools (Harvard-Westlake) builders and developers require to abide the same rules as homeowners. The BMO should include Conditional Use Permits just as they should include the Baseline Hillside Ordinance.

Do not allow building large, out of scale projects of ANY KIND in residential areas..Stop Mansion-ization and over-development.

It is not forward thinking for the benefit of anyone including the future of Los Angeles. We need to protect this city as best we can. The fall out of this will be irreversible and not a good legacy.

Jackie Hunsicker



Sharon Dickinson <sharon.dickinson@lacity.org>

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## CF #14-0656 Mansionization

Andrew Lasken <andrew.lasken@gmail.com>

Tue, Jul 12, 2016 at 1:02 PM

To: cpc@lacity.org

Cc: "Paul.Krekorian@lacity.org" <Paul.Krekorian@lacity.org>, "councilmember.huizar@lacity.org" <councilmember.huizar@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.english@lacity.org" <councilmember.english@lacity.org>, "councilmember.cedillo@lacity.org" <councilmember.cedillo@lacity.org>, "councilmember.fuentes@lacity.org" <councilmember.fuentes@lacity.org>, "sharon.dickinson@lacity.org" <sharon.dickinson@lacity.org>, "vince.bertoni@lacity.org" <vince.bertoni@lacity.org>, "kevin.keller@lacity.org" <kevin.keller@lacity.org>, "tom.rothmann@lacity.org" <tom.rothmann@lacity.org>, "ken.bernstein@lacity.org" <ken.bernstein@lacity.org>, "craig.weber@lacity.org" <craig.weber@lacity.org>, "phyllis.nathanson@lacity.org" <phyllis.nathanson@lacity.org>, "niall.huffman@lacity.org" <niall.huffman@lacity.org>, "stopmansionization@yahoo.com" <stopmansionization@yahoo.com>, SaveColdwaterCanyon@gmail.com

The current recommendations give away too much. It's time to put the interests of the communities ahead of the interests of developers. The current recommendations move in the wrong direction. Bonuses, exemptions, and other loopholes would ruin the Mansion-ization ordinance. Please close the loopholes!

In this spirit, please consider modifying the ordinance to make sure that schools and builders/developers are required to abide by the same rules as homeowners. The BMO (Baseline Mansionization Ordinance) should explicitly include Conditional Use Permits (CUP) projects within it (just as they should be explicitly included in the BHO (Baseline Hillside Ordinance)), which is how those ordinances were intended and should continue to be understood.

The community asked for tighter limits by almost 4-1. Please get rid of the bonuses and exemptions. Tighten the R-1 floor area ratio (FAR) to the .45 FAR. Garages should be part of the FAR calculation! Set reasonable limits on grading and hauling.

We should not continue to allow the building of large, out-of-scale projects of any kind in residential areas -- that take away their neighbors' air and light and privacy. When behavior is harmful, the city does not just have the right to stop Mansion-ization and over-development, it has a responsibility.

Thank you for considering community comments as you discuss this important motion.

Sincerely,  
Andrew Lasken  
12026 Hoffman St. #405  
Studio City, CA 91604



Sharon Dickinson <sharon.dickinson@lacity.org>

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## Keep Mansionization in Studio City!

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Steve Moore <Steve@legacyus.com>

Tue, Jul 12, 2016 at 1:08 PM

To: CPC@lacity.org

Cc: "Paul.Krekorian@lacity.org" <Paul.Krekorian@lacity.org>, "councilmember.huizar@lacity.org" <councilmember.huizar@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.english@lacity.org" <councilmember.english@lacity.org>, "councilmember.cedillo@lacity.org" <councilmember.cedillo@lacity.org>, "councilmember.fuentes@lacity.org" <councilmember.fuentes@lacity.org>, "sharon.dickinson@lacity.org" <sharon.dickinson@lacity.org>, "vince.bertoni@lacity.org" <vince.bertoni@lacity.org>, "kevin.keller@lacity.org" <kevin.keller@lacity.org>, "tom.rothmann@lacity.org" <tom.rothmann@lacity.org>, "ken.bernstein@lacity.org" <ken.bernstein@lacity.org>, "craig.weber@lacity.org" <craig.weber@lacity.org>, "phyllis.nathanson@lacity.org" <phyllis.nathanson@lacity.org>, "niall.huffman@lacity.org" <niall.huffman@lacity.org>, "stopmansionization@yahoo.com" <stopmansionization@yahoo.com>, SaveColdwaterCanyon@gmail.com

The save coldwater canyon association does NOT speak for all of it's home owners. Whoever in their camp got the brilliant idea to oppose mansionization, doesn't know what they are talking about! When people in Studio City mansionize their homes, the value of the homes go up. Who doesn't want their home values to increase? Taxes aren't going to increase as there are already laws already in place that protect home owners against their taxes increasing when their values go up. There are also laws in place that a home owner, once in their life, can sell their home, then buy another home of equal or lesser value, and transfer over their extremely low tax rate that they current have from when they bought their homes years ago to the new home.

So.. let's say that a Studio City resident decides to retire and move to Malibu. By allowing for mansionization in Studio City, the home owner will have a chance to roll over into an equal or lesser home in Malibu. If the Studio City residents are NOT allowed to mansionize their homes, they are at a major disadvantage with other cities that do allow for it, thus dashing their changes to either switch to another home of high value elsewhere without being killed by much higher sales taxes. Also, if a Studio City resident isn't allowed to mansionize, then if in the future they want to sell their home to use the money to retire on, they will have way less funds available for retirement.

### Count Steven Moore-CEO

Legacy Entertainment

www.legacyus.com

5348 Cleon Ave.

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T: 818-505-0025

C: 818-481-1017

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Email: steve@legacyus.com



Sharon Dickinson <sharon.dickinson@lacity.org>

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**Please**

Tony Angellotti <tony@angelcpr.com>

Tue, Jul 12, 2016 at 1:09 PM

To: "<CPC@lacity.org>" <CPC@lacity.org>, "Paul.Krekorian@lacity.org" <Paul.Krekorian@lacity.org>, "councilmember.huizar@lacity.org" <councilmember.huizar@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.english@lacity.org" <councilmember.english@lacity.org>, "councilmember.cedillo@lacity.org" <councilmember.cedillo@lacity.org>, "councilmember.fuentes@lacity.org" <councilmember.fuentes@lacity.org>, "sharon.dickinson@lacity.org" <sharon.dickinson@lacity.org>, "vince.bertoni@lacity.org" <vince.bertoni@lacity.org>, "kevin.keller@lacity.org" <kevin.keller@lacity.org>, "tom.rothmann@lacity.org" <tom.rothmann@lacity.org>, "ken.bernstein@lacity.org" <ken.bernstein@lacity.org>, "craig.weber@lacity.org" <craig.weber@lacity.org>, "phyllis.nathanson@lacity.org" <phyllis.nathanson@lacity.org>, "niall.huffman@lacity.org" <niall.huffman@lacity.org>, "stopmansionization@yahoo.com" <stopmansionization@yahoo.com>, "SaveColdwaterCanyon@gmail.com" <SaveColdwaterCanyon@gmail.com>

## **RE: CF #14-0656 Mansionization**

The current recommendations give away too much. It's time to put the interests of the communities ahead of the interests of developers. The current recommendations move in the wrong direction. Bonuses, exemptions, and other loopholes would ruin the Mansion-ization ordinance. Please close the loopholes!

In this spirit, please consider modifying the ordinance to make sure that schools and builders/developers are required to abide by the same rules as homeowners. The BMO (Baseline Mansionization Ordinance) should explicitly include Conditional Use Permits (CUP) projects within it (just as they should be explicitly included in the BHO (Baseline Hillside Ordinance)), which is how those ordinances were intended and should continue to be understood.

The community asked for tighter limits by almost 4-1. Please get rid of the bonuses and exemptions. Tighten the R-1 floor area

ratio (FAR) to the .45 FAR. Garages should be part of the FAR calculation! Set reasonable limits on grading and hauling.

We should not continue to allow the building of large, out-of-scale projects of any kind in residential areas -- that take away their neighbors' air and light and privacy. When behavior is harmful, the city does not just have the right to stop Mansionization and over-development, it has a responsibility.

Thank you for considering community comments as you discuss this important motion.

Sincerely,

Anthony Angellotti

8331 Skyline Drive

Los Angeles, CA 90046



Sharon Dickinson <sharon.dickinson@lacity.org>

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## CF #14-0656 Mansionization

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Victoria Miller <vemiller@earthlink.net>  
To: CPC@lacity.org

Tue, Jul 12, 2016 at 1:21 PM

### RE: CF #14-0656 Mansionization

Dear Los Angeles City Council Members and City Officials,

As Los Angeles homeowners and residents we are writing in regard to CF #14-0656, also know as the BMO/Baseline Mansionization Ordinance. It is clear that many Los Angeles residents and homeowners believe that the current recommendations being discussed give away too much. We believe it is time to put the interests of communities ahead of the interests of developers. The current recommendations allowing bonuses, exemptions, and other loopholes would ruin the Baseline Mansionization Ordinance, and is a move in the wrong direction. Please close the loopholes, and hear your constituent's concerns.

We ask that you consider modifying the ordinance to make sure that builders/developers are required to abide by the same rules as homeowners. The BMO/Baseline Mansionization Ordinance should explicitly include Conditional Use Permits (CUP) projects within it , just as they should be explicitly included in the BHO/Baseline Hillside Ordinance—which is how those ordinances were intended and should continue to be understood.

Residents in Los Angeles have asked for tighter limits by almost 4 to 1. Please get rid of the bonuses and exemptions. Tighten the R-1 floor area ratio (FAR) to the .45 FAR, which would include garages + secondary buildings (such as guest houses) becoming part of the FAR calculation. There also needs to be reasonable limits set on grading and hauling.

We should not continue to allow the building of large, out-of-scale projects of any kind in residential areas that take away a residential neighbor's privacy and space, thus negatively affecting quality of life and resale values of our homes. The city does not just have the right to stop Mansionization and over-development, it has a responsibility.

Thank you in advance for your time and consideration of community comments as you discuss this important motion.

Sincerely,  
Victoria Miller & Henry Eshelman  
15857 Moorpark Street  
Encino, CA 91436



Sharon Dickinson <sharon.dickinson@lacity.org>

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## CF #14-0656 Mansionization

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Jeff Stuart <jeffstuart@earthlink.net>

Tue, Jul 12, 2016 at 1:25 PM

Reply-To: Jeff Stuart <jeffstuart@earthlink.net>

To: CPC@lacity.org

Cc: Paul.Krekorian@lacity.org, councilmember.huizar@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.englander@lacity.org, councilmember.cedillo@lacity.org, councilmember.fuentes@lacity.org, sharon.dickinson@lacity.org, vince.bertoni@lacity.org, kevin.keller@lacity.org, tom.rothmann@lacity.org, ken.bemstein@lacity.org, craig.weber@lacity.org, phyllis.nathanson@lacity.org, niall.huffman@lacity.org, stopmansionization@yahoo.com, SaveColdwaterCanyon@gmail.com

RE: CF #14-0656 Mansionization

I have been a resident of Studio City for over 30 years. We should not continue to allow the building of large, out-of-scale projects of any kind in residential areas -- that take away their neighbors' air and light and privacy. We all share the environment.

When behavior is harmful, the city does not just have the right to stop Mansionization and over-development, it has a responsibility.

The current recommendations give away too much. It's time to put the interests of the communities ahead of the interests of developers. Bonuses, exemptions, and other loopholes would ruin the Mansionization ordinance. The loopholes must be closed.

Please consider modifying the ordinance to make sure that schools and builders/developers are required to abide by the same rules as homeowners.

Please get rid of the bonuses and exemptions. Tighten the R-1 floor area ratio (FAR) to the .45 FAR. Garages should be part of the FAR calculation. Set reasonable limits on grading and hauling.

Thank you for considering community comments as you discuss this important motion.

Yours truly,

Jeff Stuart  
Studio City



Sharon Dickinson <sharon.dickinson@lacity.org>

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## CF #14-0656 Mansionization

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Karen Brooks <karenxbrooks@gmail.com>

Tue, Jul 12, 2016 at 1:43 PM

To: CPC@lacity.org

Cc: "Paul.Krekorian@lacity.org" <Paul.Krekorian@lacity.org>, "councilmember.huizar@lacity.org" <councilmember.huizar@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.englander@lacity.org" <councilmember.englander@lacity.org>, "councilmember.cedillo@lacity.org" <councilmember.cedillo@lacity.org>, "councilmember.fuentes@lacity.org" <councilmember.fuentes@lacity.org>, "sharon.dickinson@lacity.org" <sharon.dickinson@lacity.org>, "vince.bertoni@lacity.org" <vince.bertoni@lacity.org>, "kevin.keller@lacity.org" <kevin.keller@lacity.org>, "tom.rothmann@lacity.org" <tom.rothmann@lacity.org>, "ken.bernstein@lacity.org" <ken.bernstein@lacity.org>, "craig.weber@lacity.org" <craig.weber@lacity.org>, "phyllis.nathanson@lacity.org" <phyllis.nathanson@lacity.org>, "niall.huffman@lacity.org" <niall.huffman@lacity.org>, "stopmansionization@yahoo.com" <stopmansionization@yahoo.com>, SaveColdwaterCanyon@gmail.com

### RE: CF #14-0656 Mansionization

The current recommendations give away too much. **It's time to put the interests of the communities ahead of the interests of developers.** The current recommendations move in the wrong direction. Bonuses, exemptions, and other loopholes would ruin the Mansion-ization ordinance. Please close the loopholes!

Modifying the ordinance to make sure that schools and builders/developers are required to abide by the same rules as homeowners. The BMO (Baseline Mansionization Ordinance) should explicitly include Conditional Use Permits (CUP) projects within it(just as they should be explicitly included in the BHO (Baseline Hillside Ordinance)), which is how those ordinances were intended and should continue to be understood.

The community asked for tighter limits by almost 4-1. Please get rid of the bonuses and exemptions. Tighten the R-1 floor area ratio (FAR) to the .45 FAR. Garages should be part of the FAR calculation! Set reasonable limits on grading and hauling.

We should not continue to allow the building of large, out-of-scale projects of any kind in residential areas -- that take away their neighbors' air and light and privacy. When behavior is harmful, the city does not just have the right to stop Mansion-ization and over-development, it has a responsibility.

**It is your duty to consider community comments** as you discuss this important motion.

Sincerely,  
Karen Brooks  
11521 Canton Drive  
Studio City, CA 91604



Sharon Dickinson <sharon.dickinson@lacity.org>

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## CF #14-0656 Mansionization

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Sue Culhane <sueculhane@sbcglobal.net>

Tue, Jul 12, 2016 at 1:56 PM

Reply-To: Sue Culhane <sueculhane@sbcglobal.net>

To: "CPC@lacity.org" <CPC@lacity.org>

Cc: "\"Paul.Krekorian@lacity.org\""" <Paul.Krekorian@lacity.org>, "\"councilmember.huizar@lacity.org\""" <councilmember.huizar@lacity.org>, "\"councilmember.harris-dawson@lacity.org\""" <councilmember.harris-dawson@lacity.org>, "\"councilmember.englander@lacity.org\""" <councilmember.englander@lacity.org>, "\"councilmember.cedillo@lacity.org\""" <councilmember.cedillo@lacity.org>, "\"councilmember.fuentes@lacity.org\""" <councilmember.fuentes@lacity.org>, "\"sharon.dickinson@lacity.org\""" <sharon.dickinson@lacity.org>, "\"vince.bertoni@lacity.org\""" <vince.bertoni@lacity.org>, "\"kevin.keller@lacity.org\""" <kevin.keller@lacity.org>, "\"tom.rothmann@lacity.org\""" <tom.rothmann@lacity.org>, "\"ken.bernstein@lacity.org\""" <ken.bernstein@lacity.org>, "\"craig.weber@lacity.org\""" <craig.weber@lacity.org>, "\"phyllis.nathanson@lacity.org\""" <phyllis.nathanson@lacity.org>, "\"niall.huffman@lacity.org\""" <niall.huffman@lacity.org>

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We should not continue to allow the building of large, out-of-scale projects of any kind in residential areas -- that take away their neighbors' air and light and privacy. When behavior is harmful, the city does not just have the right to stop Mansion-ization and over-development, it has a responsibility.

Thank you for considering community comments as you discuss this important motion.

Sincerely,  
Sue Culhane  
4439 St. Clair Ave.  
Studio City, CA 91604



Sharon Dickinson <sharon.dickinson@lacity.org>

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## CF #14-0656 Mansionization

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pam <shelf\_esteem@sbcglobal.net>

Tue, Jul 12, 2016 at 1:57 PM

Reply-To: pam <shelf\_esteem@sbcglobal.net>

To: "\"CPC@lacity.org\""" <CPC@lacity.org>, "and CC: \"Paul.Krekorian@lacity.org\""" <Paul.Krekorian@lacity.org>, "\"councilmember.huizar@lacity.org\""" <councilmember.huizar@lacity.org>, "\"councilmember.harris-dawson@lacity.org\""" <councilmember.harris-dawson@lacity.org>, "\"councilmember.englander@lacity.org\""" <councilmember.englander@lacity.org>, "\"councilmember.cedillo@lacity.org\""" <councilmember.cedillo@lacity.org>, "\"councilmember.fuentes@lacity.org\""" <councilmember.fuentes@lacity.org>, "\"sharon.dickinson@lacity.org\""" <sharon.dickinson@lacity.org>, "\"vince.bertoni@lacity.org\""" <vince.bertoni@lacity.org>, "\"kevin.keller@lacity.org\""" <kevin.keller@lacity.org>, "\"tom.rothmann@lacity.org\""" <tom.rothmann@lacity.org>, "\"ken.bernstein@lacity.org\""" <ken.bernstein@lacity.org>, "\"craig.weber@lacity.org\""" <craig.weber@lacity.org>, "\"phyllis.nathanson@lacity.org\""" <phyllis.nathanson@lacity.org>, "\"niall.huffman@lacity.org\""" <niall.huffman@lacity.org>, "\"stopmansionization@yahoo.com\""" <stopmansionization@yahoo.com>, "SaveColdwaterCanyon@gmail.com" <SaveColdwaterCanyon@gmail.com>

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Thank you for considering community comments as you discuss this important motion.

Sincerely, Pamela Paul  
4258 Saint Clair Avenue Studio City CA 91604



Sharon Dickinson <sharon.dickinson@lacity.org>

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## Damn the Mansions!

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**Don Spector** <donspect@gmail.com>

Tue, Jul 12, 2016 at 2:51 PM

To: CPC@lacity.org

Cc: "Paul.Krekorian@lacity.org" <Paul.Krekorian@lacity.org>, "councilmember.huizar@lacity.org" <councilmember.huizar@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.english@lacity.org" <councilmember.english@lacity.org>, "councilmember.cedillo@lacity.org" <councilmember.cedillo@lacity.org>, "councilmember.fuentes@lacity.org" <councilmember.fuentes@lacity.org>, "sharon.dickinson@lacity.org" <sharon.dickinson@lacity.org>, "vince.bertoni@lacity.org" <vince.bertoni@lacity.org>, "kevin.keller@lacity.org" <kevin.keller@lacity.org>, "tom.rothmann@lacity.org" <tom.rothmann@lacity.org>, "ken.bernstein@lacity.org" <ken.bernstein@lacity.org>, "craig.weber@lacity.org" <craig.weber@lacity.org>, "phyllis.nathanson@lacity.org" <phyllis.nathanson@lacity.org>, "niall.huffman@lacity.org" <niall.huffman@lacity.org>, "stopmansionization@yahoo.com" <stopmansionization@yahoo.com>, SaveColdwaterCanyon@gmail.com

Stop the mansionization that's damaging our neighborhoods. Please make sure that schools and developers have to abide by the same rules as we homeowners. No exceptions, no rule-bending.

--

*Don Spector*



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**Council File # CF 14-0656**

Beth Dymond <emdymond45@gmail.com>

Tue, Jul 12, 2016 at 2:59 PM

To: CPC@lacity.org

Cc: Paul.Krekorian@lacity.org, councilmember.huizar@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.englander@lacity.org, councilmember.cedillo@lacity.org, councilmember.fuentes@lacity.org, sharon.dickinson@lacity.org, vince.bertoni@lacity.org, kevin.keller@lacity.org, tom.rothmann@lacity.org, ken.bernstein@lacity.org, craig.weber@lacity.org, phyllis.nathanson@lacity.org, niall.huffman@lacity.org, stopmansionization@yahoo.com



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PO Box 1374 • Studio City, CA 91614 • Ph (818)509-0230 Fax (818)509-0260 • www.studiocityresidents.org

July 12, 2016

**RE: Proposed Amendments to Baseline Mansionization Ordinances.**

**Council File # CF 14-0656**

The City Planning Commission:

CPC@lacity.org

Dear Commissioners

Studio City Residents Association (SCRA) has strong objections to the latest draft report from the Planning Department recommending amendments to the Baseline Mansionization Ordinances both for "Flatlands" and the Hillsides. If these recommendation are adopted, "Mansions" will still be built notwithstanding the few recommendations that are well taken.

For example, the city council passed an Overlay to the original BMO to control the Mansionization of our neighborhoods. Complaints started asking how such "Mansions" could be built despite the limitations of the Overlay. It became apparent the intent of the Overlay was being circumvented by various means and loopholes. The remedy was to amend BMO/HMO for much simpler, easier to understand ordinances.

**SCRA supports for the following Recommendations:**

- The Floor Area Ratio (FAR) is established at 0.45 for R1 lots of less than 7,500 square feet. FAR is the ratio between the living area to the lot size area.
- No "bonuses" by which the FAR may be incrementally increased above 0.45 shall be considered. FAR 0.45 shall be the maximum subject to a waiver (10% "adjustment") as provided for.
- Public hearings for all waivers (10% "adjustments") to be decided by Zoning Administrators subsequent to public notice and hearings.
- All FAR calculations shall include covered porches, patios, and breezeways.

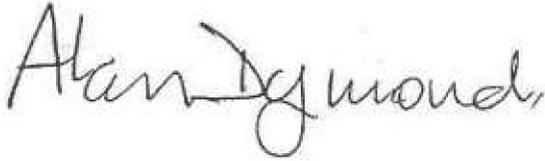
**SCRA objects to the following Recommendations:**

- When a garage is attached to the house the square footage it is not taken into account when calculating the FAR. An attached garage, however, significantly adds to and becomes part of the massing and bulk of the structure. Yet the recommendation is to ignore this 400 square feet of the garage so it will remain a major loophole that contributes to the Mansionization effect. Planning staff has acknowledged that this has been "one of the most requested changes". The square footage of an attached garage must be included in the FAR
- Hillside Communities have asked that the city delete the 1,000 square foot floor area minimum for non-conforming lots and tighten grading and hauling allowances. Planning has recommend keeping the 1,000 sf minimum, as well as excessive grading and hauling allowances.
- Communities in RA/RS/RE zones asked first and foremost that the city eliminate bonuses, as they have for R1 zones.

Amendments to the Mansionization Ordinances should be as straightforward and enforceable as possible however Planning still recommends "encroachment planes", "side wall articulation" and a "bonus for front façade articulation." In other words, by keeping these "bonus" adjustments to the FAR calculation, the building can be bigger than the 0.45 FAR ratio allows. All "bonuses" must be eliminated. The general rule is that the FAR is fixed at 0.45.

SCRA requests that this Commission take action to curtail "loopholes", simplify the BMO/HMO ordinances so all at all levels can readily comprehend exactly what is allowable.

Thank you

A handwritten signature in black ink that reads "Alan Dymond". The signature is written in a cursive, slightly slanted style.

Alan Dymond, president  
Studio City Residents Association  
Cell 818-399-2343

cc:

Paul.Krekorian@lacity.org.

councilmember.huizar@lacity.org; councilmember.harris-dawson@lacity.org; councilmember.englander@lacity.org; councilmember.cedillo@lacity.org; councilmember.fuentes@lacity.org; sharon.dickinson@lacity.org

The Planning Department team:

vince.bertoni@lacity.org; kevin.keller@lacity.org; tom.rothmann@lacity.org; ken.bernstein@lacity.org; craig.weber@lacity.org; phyllis.nathanson@lacity.org; niall.huffman@lacity.org

NGO

stopmansionization@yahoo.com



Sharon Dickinson <sharon.dickinson@lacity.org>

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## CF #14-0656 Mansionization

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Vi Leja <vi@bhdrl.com>

Tue, Jul 12, 2016 at 2:01 PM

To: "CPC@lacity.org" <CPC@lacity.org>

Cc: "Paul.Krekorian@lacity.org" <Paul.Krekorian@lacity.org>, "councilmember.huizar@lacity.org" <councilmember.huizar@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.english@lacity.org" <councilmember.english@lacity.org>, "councilmember.cedillo@lacity.org" <councilmember.cedillo@lacity.org>, "councilmember.fuentes@lacity.org" <councilmember.fuentes@lacity.org>, "sharon.dickinson@lacity.org" <sharon.dickinson@lacity.org>, "vince.bertoni@lacity.org" <vince.bertoni@lacity.org>, "kevin.keller@lacity.org" <kevin.keller@lacity.org>, "tom.rothmann@lacity.org" <tom.rothmann@lacity.org>, "ken.bernstein@lacity.org" <ken.bernstein@lacity.org>, "craig.weber@lacity.org" <craig.weber@lacity.org>, "phyllis.nathanson@lacity.org" <phyllis.nathanson@lacity.org>, "niall.huffman@lacity.org" <niall.huffman@lacity.org>, "stopmansionization@yahoo.com" <stopmansionization@yahoo.com>, "SaveColdwaterCanyon@gmail.com" <SaveColdwaterCanyon@gmail.com>

Dear People:

I'm writing you about a trend that is threatening Studio City. Our community has been under attack on several fronts by groups of people who feel they should be able to build whatever they want without any consideration to their residential neighbors. They then go to land use panels and city councils to sell their over-sized projects as a positive element for the greater community – when in truth the only benefit goes to the self-serving “salesmen”. And none of them are going to be living in the shadow of what they want to build. And so, little by little ordinances that are supposed to protect everyone's rights get changed to serve the selfish, powerful few. Please see the reality of who is demanding these changes, why they want them, and who *will* actually benefit. It is NOT the greater community.

It's time to put the interests of the communities ahead of the interests of developers. The current recommendations move in the wrong direction. Bonuses, exemptions, and other loopholes would ruin the Mansion-ization ordinance. Please close the loopholes!

In this spirit, please consider modifying the ordinance to make sure that schools and builders/developers are required to abide by the same rules as homeowners. The BMO (Baseline Mansionization Ordinance) should explicitly include Conditional Use Permits (CUP) projects within it (just as they should be explicitly included in the BHO (Baseline Hillside Ordinance)), which is how those ordinances were intended and should continue to be understood.

The community asked for tighter limits by almost 4-1. Please get rid of the bonuses and exemptions. Tighten the R-1 floor area ratio (FAR) to the .45 FAR. Garages should be part of the FAR calculation! Set reasonable limits on grading and hauling.

We should not continue to allow the building of large, out-of-scale projects of any kind in residential areas -- that take away their neighbors' air and light and privacy. When behavior is harmful, the city does not just have the right to stop Mansion-ization and over-development, it has a responsibility.

Thank you for considering community comments as you discuss this important motion.

Very truly yours,

Vi Leja

4106 Alcove Avenue  
Studio City, CA 91604



Sharon Dickinson <sharon.dickinson@lacity.org>

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## CF #14-0656 Mansionization

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Ratziel Bander <ratziello@gmail.com>

Tue, Jul 12, 2016 at 2:00 PM

To: "CPC@lacity.org" <CPC@lacity.org>

Cc: "Paul.Krekorian@lacity.org" <Paul.Krekorian@lacity.org>, "councilmember.huizar@lacity.org" <councilmember.huizar@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.english@lacity.org" <councilmember.english@lacity.org>, "councilmember.cedillo@lacity.org" <councilmember.cedillo@lacity.org>, "councilmember.fuentes@lacity.org" <councilmember.fuentes@lacity.org>, "sharon.dickinson@lacity.org" <sharon.dickinson@lacity.org>, "vince.bertoni@lacity.org" <vince.bertoni@lacity.org>, "kevin.keller@lacity.org" <kevin.keller@lacity.org>, "tom.rothmann@lacity.org" <tom.rothmann@lacity.org>, "ken.bernstein@lacity.org" <ken.bernstein@lacity.org>, "craig.weber@lacity.org" <craig.weber@lacity.org>, "phyllis.nathanson@lacity.org" <phyllis.nathanson@lacity.org>, "niall.huffman@lacity.org" <niall.huffman@lacity.org>, "stopmansionization@yahoo.com" <stopmansionization@yahoo.com>, SaveColdwaterCanyon@gmail.com

### RE: CF #14-0656 Mansionization

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Thank you for considering community comments as you discuss this important motion.

Sincerely,  
Ratziel Bander  
1977 Coldwater Canyon Drive  
Beverly Hills  
90210



Sharon Dickinson <sharon.dickinson@lacity.org>

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## CF #14-0656 Mansionization

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James Higgins <higginsink@gmail.com>

Tue, Jul 12, 2016 at 2:55 PM

To: CPC@lacity.org

Cc: "Paul.Krekorian@lacity.org" <Paul.Krekorian@lacity.org>, "councilmember.huizar@lacity.org" <councilmember.huizar@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.englander@lacity.org" <councilmember.englander@lacity.org>, "councilmember.cedillo@lacity.org" <councilmember.cedillo@lacity.org>, "councilmember.fuentes@lacity.org" <councilmember.fuentes@lacity.org>, "sharon.dickinson@lacity.org" <sharon.dickinson@lacity.org>, "vince.bertoni@lacity.org" <vince.bertoni@lacity.org>, "kevin.keller@lacity.org" <kevin.keller@lacity.org>, "tom.rothmann@lacity.org" <tom.rothmann@lacity.org>, "ken.bernstein@lacity.org" <ken.bernstein@lacity.org>, "craig.weber@lacity.org" <craig.weber@lacity.org>, "phyllis.nathanson@lacity.org" <phyllis.nathanson@lacity.org>, "niall.huffman@lacity.org" <niall.huffman@lacity.org>, "stopmansionization@yahoo.com" <stopmansionization@yahoo.com>, SaveColdwaterCanyon@gmail.com

### Ladies and Gentlemen:

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Thank you for considering community comments as you discuss this important motion.

Sincerely,

James P. Higgins

13217 Valleyheart Drive North

Sherman Oaks, CA 91423

Cell: (818) 720-8973

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"Study nature, love nature, stay close to nature. It will never fail you." - Frank Lloyd Wright



Sharon Dickinson <sharon.dickinson@lacity.org>

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## CF #14-0656 Mansionization

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MIRIAM GRANAT <mimigranat@me.com>

Tue, Jul 12, 2016 at 3:01 PM

To: CPC@lacity.org

Cc: Paul.Krekorian@lacity.org, councilmember.huizar@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.englander@lacity.org, councilmember.cedillo@lacity.org, councilmember.fuentes@lacity.org, sharon.dickinson@lacity.org, vince.bertoni@lacity.org, tom.rothmann@lacity.org, ken.bernstein@lacity.org, phyllis.nathanson@lacity.org, niall.huffman@lacity.org, stopmansionization@yahoo.com, SaveColdwaterCanyon@gmail.com

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Thank you for considering community comments as you discuss this important motion.

Sincerely,  
Miriam Granat  
3724 Benedict Canyon Lane  
Sherman Oaks, CA 91423



Sharon Dickinson <sharon.dickinson@lacity.org>

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## CF #14-0656 Mansionization

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Donna Mann <donnamannre1@gmail.com>

Tue, Jul 12, 2016 at 3:51 PM

To: "CPC@lacity.org" <CPC@lacity.org>

Cc: "Paul.Krekorian@lacity.org" <Paul.Krekorian@lacity.org>, "councilmember.huizar@lacity.org" <councilmember.huizar@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.englander@lacity.org" <councilmember.englander@lacity.org>, "councilmember.cedillo@lacity.org" <councilmember.cedillo@lacity.org>, "councilmember.fuentes@lacity.org" <councilmember.fuentes@lacity.org>, "sharon.dickinson@lacity.org" <sharon.dickinson@lacity.org>, "vince.bertoni@lacity.org" <vince.bertoni@lacity.org>, "kevin.keller@lacity.org" <kevin.keller@lacity.org>, "tom.rothmann@lacity.org" <tom.rothmann@lacity.org>, "ken.bernstein@lacity.org" <ken.bernstein@lacity.org>, "craig.weber@lacity.org" <craig.weber@lacity.org>, "phyllis.nathanson@lacity.org" <phyllis.nathanson@lacity.org>, "niall.huffman@lacity.org" <niall.huffman@lacity.org>, "stopmansionization@yahoo.com" <stopmansionization@yahoo.com>, SaveColdwaterCanyon@gmail.com

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### RE: CF #14-0656 Mansionization

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Thank you for considering community comments as you discuss this important motion.

Sincerely,  
Donna Mann  
3970 Van Noord Ave.  
Studio City, CA 91604



DONNA MANN

Realtor®

818.414.1569 mobile

[donnemann@aaor.com](mailto:donnemann@aaor.com) | [donnemannrealestate.com](http://donnemannrealestate.com)

John Aaroe Group

14242 Ventura Blvd, Suite 100

Sherman Oaks, CA 91423

CalBRE 00922732



Sharon Dickinson <sharon.dickinson@lacity.org>

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## CF #14-0656 Mansionization

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Serilla Ben-Aziz <serillaben@gmail.com>

Tue, Jul 12, 2016 at 3:58 PM

To: CPC@lacity.org

Cc: "Paul.Krekorian@lacity.org" <Paul.Krekorian@lacity.org>, "councilmember.huizar@lacity.org" <councilmember.huizar@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.english@lacity.org" <councilmember.english@lacity.org>, "councilmember.cedillo@lacity.org" <councilmember.cedillo@lacity.org>, "councilmember.fuentes@lacity.org" <councilmember.fuentes@lacity.org>, "sharon.dickinson@lacity.org" <sharon.dickinson@lacity.org>, "vince.bertoni@lacity.org" <vince.bertoni@lacity.org>, "kevin.keller@lacity.org" <kevin.keller@lacity.org>, "tom.rothmann@lacity.org" <tom.rothmann@lacity.org>, "ken.bernstein@lacity.org" <ken.bernstein@lacity.org>, "craig.weber@lacity.org" <craig.weber@lacity.org>, "phyllis.nathanson@lacity.org" <phyllis.nathanson@lacity.org>, "niall.huffman@lacity.org" <niall.huffman@lacity.org>, "stopmansionization@yahoo.com" <stopmansionization@yahoo.com>, SaveColdwaterCanyon@gmail.com

**Dear Sirs,**

The current recommendations give away too much. It's time to put the interests of the communities ahead of the interests of developers. The current recommendations move in the wrong direction. Bonuses, exemptions, and other loopholes would ruin the Mansion-ization ordinance. Please close the loopholes!

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Thank you for considering community comments as you discuss this important motion.

Sincerely Benjamin and Serilla Ben-Aziz  
13092 Blairwood Dr.  
Studio City Ca 91405



Sharon Dickinson <sharon.dickinson@lacity.org>

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## Please read! Not just a form letter re mansionization

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camiam@earthlink.net <camiam@earthlink.net>

Tue, Jul 12, 2016 at 9:51 AM

Reply-To: camiam@earthlink.net

To: sharon.dickinson@lacity.org

Dear counsel member Dicinson

My wife and I just found out that our neighbor has sold her property to a developer. This news is devastating to me. I bought in the faircrest heights neighborhood 2009. I was excited to buy my 1920's spanish charmer in a neighborhood that proudly displayed it's unique spanish character (each house different from the next). The house we bought as newlyweds was in complete disrepair. Over the next 5 years my wife and I restored the house to it's orig glory. Spending all our weekends and spare time doing most of the projects ourselves. Now is the time we should be enjoying the fruits of our labor. But instead we find ourselves in a battle with outside developers, who are tearing down these beautiful homes and building giant box structures out of place with its neighbor's. I find it extremely painfull that theses developers, who do not live in my neighborhood are given the loopholes to change the face of what my neighborhood looks like and it's identity. In effect causing me true mental anguish. Do I stay in my home and be constantly reminded of the unnessary destruction of homes and the neighborhood I fell in love with or do I move leaving the our first home that we put our heart and soul in to restoring. Even moving seems fruitless because no matter where we would move under the current regulations no place is safe in LA from these developers.

PLEASE!!!!!! Reconsider the originally proposed ordinances highlighted bellow.

Thank you, Cameron and Namita Steenhagen

PS our house is only 878 sq feet and we are more than happy with the amount of living space. Our home has been revisited by the children and grandchildren of the previous owners, from as far away as Israel, proving that these homes are important to the history of Los Angeles.

Homeowners and residents all over Los Angeles have asked again and again for relief from mansionization. The City Council approved a Motion by Councilmember Koretz that laid out clear, reasonable, and doable amendments to the citywide ordinances. The Los Angeles Conservancy and dozens of neighborhood councils and homeowners and residents associations asked for amendments that reflect the values and intent of the original Motion. But city planners seem to think they know better.

Their latest staff report has its strong points, but it falls far short in some very important ways.

Communities in "the flats" identified the exclusion of attached garage space from floor area (a 400 sf freebie) as the single most damaging loophole.

Even the staff report admits that this has been "one of the most requested changes" and that simply counting the space as floor area would encourage detached garages with driveways that "provide increased separation between houses."

But city planners recommend keeping the exemption for attached garage space.

Communities in the hillsides asked above all that the city drop the 1,000 sf floor area minimum for non-conforming lots and tighten grading and hauling allowances.

But city planners recommend keeping the 1,000 sf minimum, as well as excessive grading and hauling allowances.

Communities in RA/RS/RE zones asked first and foremost that the city eliminate bonuses, as they have done for R1 zones. But city planners recommend keeping bonuses in these zones.

And we all asked the city to keep the ordinance as straightforward and enforceable as possible. But city planners recommend encroachment planes, side wall articulation, and a bonus for front façade articulation – complicated, hard-to-enforce design standards borrowed from re:code LA.

The Planning Department recommendations ignore direct requests from Councilmembers Koretz and Ryu. They ignore a broad consensus among the Los Angeles Conservancy; dozens of Neighborhood Councils and homeowners' and residents' associations; and hundreds and hundreds of individuals who have taken time to testify.

Ill-conceived concessions and compromises ruined the mansionization ordinances the first time. This has got to stop.



Sharon Dickinson <sharon.dickinson@lacity.org>

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**RE: CF #14-0656 Mansionization**

Christine Hess <christinehess7@gmail.com>

Tue, Jul 12, 2016 at 12:40 PM

To: CPC@lacity.org

Cc: "Paul.Krekorian@lacity.org" <Paul.Krekorian@lacity.org>, "councilmember.huizar@lacity.org" <councilmember.huizar@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.english@lacity.org" <councilmember.english@lacity.org>, "councilmember.cedillo@lacity.org" <councilmember.cedillo@lacity.org>, "councilmember.fuentes@lacity.org" <councilmember.fuentes@lacity.org>, "sharon.dickinson@lacity.org" <sharon.dickinson@lacity.org>, "vince.bertoni@lacity.org" <vince.bertoni@lacity.org>, "kevin.keller@lacity.org" <kevin.keller@lacity.org>, "tom.rothmann@lacity.org" <tom.rothmann@lacity.org>, "ken.bernstein@lacity.org" <ken.bernstein@lacity.org>, "craig.weber@lacity.org" <craig.weber@lacity.org>, "phyllis.nathanson@lacity.org" <phyllis.nathanson@lacity.org>, "niall.huffman@lacity.org" <niall.huffman@lacity.org>, "stopmansionization@yahoo.com" <stopmansionization@yahoo.com>, SaveColdwaterCanyon@gmail.com

**RE: CF #14-0656 Mansionization**

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Sincerely,  
Christine Hess  
13357 Magnolia Blvd.  
Sherman Oaks, CA 91423



Sharon Dickinson <sharon.dickinson@lacity.org>

---

## RE: CF #14-0656 Mansionization

---

Ruth Wald <rw1950@aol.com>

Tue, Jul 12, 2016 at 12:51 PM

To: CPC@lacity.org

Cc: "Paul.Krekorian@lacity.org" <Paul.Krekorian@lacity.org>, "councilmember.huizar@lacity.org" <councilmember.huizar@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.english@lacity.org" <councilmember.english@lacity.org>, "councilmember.cedillo@lacity.org" <councilmember.cedillo@lacity.org>, "councilmember.fuentes@lacity.org" <councilmember.fuentes@lacity.org>, "sharon.dickinson@lacity.org" <sharon.dickinson@lacity.org>, "vince.bertoni@lacity.org" <vince.bertoni@lacity.org>, "kevin.keller@lacity.org" <kevin.keller@lacity.org>, "tom.rothmann@lacity.org" <tom.rothmann@lacity.org>, "ken.bernstein@lacity.org" <ken.bernstein@lacity.org>, "craig.weber@lacity.org" <craig.weber@lacity.org>, "phyllis.nathanson@lacity.org" <phyllis.nathanson@lacity.org>, "niall.huffman@lacity.org" <niall.huffman@lacity.org>, "stopmansionization@yahoo.com" <stopmansionization@yahoo.com>

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Sincerely,

Ruth Wald  
2221 Sunset Crest Drive  
Los Angeles, CA 90046



Sharon Dickinson <sharon.dickinson@lacity.org>

---

**RE: CF #14-0656 Mansionization**

Masami Fukuhara <masamif@ttda.com>

Tue, Jul 12, 2016 at 12:51 PM

To: "CPC@lacity.org" <CPC@lacity.org>

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**RE: CF #14-0656 Mansionization**

The current recommendations give away too much. It's time to put the interests of the communities ahead of the interests of developers. The current recommendations move in the wrong direction. Bonuses, exemptions, and other loopholes would ruin the Mansion-ization ordinance. Please close the loopholes!

In this spirit, please consider modifying the ordinance to make sure that schools and builders/developers are required to abide by the same rules as homeowners. The BMO (Baseline Mansionization Ordinance) should explicitly include Conditional Use Permits (CUP) projects within it (just as they should be explicitly included in the BHO (Baseline Hillside Ordinance)), which is how those ordinances were intended and should continue to be understood.

The community asked for tighter limits by almost 4-1. Please get rid of the bonuses and exemptions. Tighten the R-1 floor area ratio (FAR) to the .45 FAR. Garages should be part of the FAR calculation! Set reasonable limits on grading and hauling.

We should not continue to allow the building of large, out-of-scale projects of any kind in residential areas -- that take away their neighbors' air and light and privacy. When behavior is harmful, the city does not just have the right to stop Mansion-ization and over-development, it has a responsibility.

Thank you for considering community comments as you discuss this important motion.

Sincerely,

**Masami Fukuhara**

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