



Sharon Dickinson <sharon.dickinson@lacity.org>

Westwood Gardens PLUM Meeting on 2/14/17

Sylvia Hoffman <shof2000@ca.rr.com>
To: sharon.dickinson@lacity.org

Mon, Feb 13, 2017 at 4:07 PM

NO on this proposed zoning change from R1 to R3.

Sylvia Hoffman

Sent from Sylvia's iPad



Sharon Dickinson <sharon.dickinson@lacity.org>

(no subject)

JAY P <jayyyyy@prodigy.net>

Mon, Feb 13, 2017 at 5:14 PM

Reply-To: JAY P <jayyyyy@prodigy.net>

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

Council Member Dickinson

I am the owner of 8875 Thrasher avenue, a vacant lot in the heart of Hollywood Hills. This area is zoned RE-15-H. My property is 88,000 s.f. the largest lot in the area. I should have been able to not only divide the property but also build as big a house as I desire and still have plenty of room left for setbacks and much more but unfortunately I am constantly limited more and more every year by these over regulations. Because of the sloping site in the hillside, I have enough limitations from the zoning and building code.

Years ago I spent what was considered to be a lot of money so that one day I can build my dream house here. Every year I get some regulation that limits me even more and more. Some neighbors don't want me to build not because they care about the neighborhood but because they have been there for years without a house in front of them and they want the lot to remain vacant. That's it.

This is unfair to me. I have owned the property for 13 years and I have been also a part of the neighborhood and association and supportive of the council members for that amount of time. Again I feel that constantly limiting my building size and my ability to divide probably the largest lot in the Hollywood Hills is very unfair to me. According to slope density I can build 15,740 sq. ft. within a 4500 sq. ft. pad and a 4 story bldg. which fits nicely on a sloping site.

I would like the Plum Committee and the council members to reconsider and not approve this law especially the portion that eliminates the exemption of grading and the number of cubic yards underneath the building pad from the total amount grading.

I would appreciate if you can please present my complaint to the everyone involved and the Plum committee. Your help will not be forgotten.

Thank you.

Jay Pirincci 917 922 5460



Sharon Dickinson <sharon.dickinson@lacity.org>

Vote aga

Lisa Noonan <farros_1@yahoo.com>
To: sharon.dickinson@lacity.org

Mon, Feb 13, 2017 at 5:25 PM

Dear Ms. Dickinson,

For the **public record**, I wish to object to creating an R1V3 zone for East Venice, restricting us to 45% of the lot for home size. Please do not allow this!

Lisa noonan
Venice resident
Sent from my iPhone



Sharon Dickinson <sharon.dickinson@lacity.org>

Council File 16-1460

Bradley I. Kramer, M.D., Esq. <bkramer@biklaw.com>
To: Sharon.Dickinson@lacity.org

Mon, Feb 13, 2017 at 11:50 AM

Dear Honorable Members of PLUM Committee,

I echo the identical comments of Scott Krieger, a Beverlywood resident, whose letter is copied below. Thank you.

I understand that the committee is going to be discussing the new Neighborhood Conservation Zones and new R1 Zones for certain neighborhoods.

I live in the Beverlywood neighborhood which is part of these new zones. Our neighborhood has had a very lively debate about which new zones we should be part of. There have been many meetings and conversations with Councilman Koretz's office discussing these new zones. The Councilman has negotiated a compromise after many months of conversations. The compromise for our neighborhood is the new zone R1V2, 55-45%. Part of these conversations were about the garage exemption. Beverlywood primarily has garages in the front of the house and that is the design the neighborhood prefers. We discussed with Councilman Koretz that we would prefer the full 400 sq ft exemption for garages in the front of the house. After much negotiation, we have accepted Councilman Koretz compromise of the 200 sq ft exemption for the garage in the front of the house.

Now we hear that the City Council is considering a change to this compromise and that the 200 sq ft exemption might be taken away for garages in the front of the house.

This change has never been discussed or debated by our neighborhood and would destroy the delicate compromise the Councilman has negotiated.

It would be completely unfair to the public to make such a change at this point in the long process that has been debated over and over.

Please do not destroy the compromise that has been negotiated and agreed upon. It would be unfair to the neighborhood and the city residents.

Thank you so much for your consideration on this matter.

Best Regards,

Bradley I. Kramer, M.D., Esq.

biklaw. trial attorneys

Business Litigation Personal Injury Medical Malpractice

8840 Wilshire Blvd., Suite 350 / Beverly Hills, CA 90211

Tel: (424)-INJURED / (310) 289-2600 / Fax: (866) 289-2771

bkramer@biklaw.com / www.biklaw.com

When Having a Great Lawyer Isn't Enough.®



Sharon Dickinson <sharon.dickinson@lacity.org>

Council File 16-1460

Michael Buchman <buchman.michael@gmail.com>
To: Sharon.Dickinson@lacity.org

Mon, Feb 13, 2017 at 10:57 AM

Dear Honorable Members of PLUM Committee,

I understand that the committee is going to be discussing the new Neighborhood Conservation Zones and new R1 Zones for certain neighborhoods.

I live in the Beverlywood neighborhood which is part of these new zones. Our neighborhood has had a very lively debate about which new zones we should be part of. There have been many meetings and conversations with Councilman Koretz's office discussing these new zones. The Councilman has negotiated a compromise after many months of conversations. The compromise for our neighborhood is the new zone R1V2, 55-45%. Part of these conversations were about the garage exemption. Beverlywood primarily has garages in the front of the house and that is the design the neighborhood prefers. We discussed with Councilman Koretz that we would prefer the full 400 sq ft exemption for garages in the front of the house. After much negotiation, we have accepted Councilman Koretz compromise of the 200 sq ft exemption for the garage in the front of the house.

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Please do not remove the 200 sq ft exemption.

Thank you,
Michael Buchman
9260 Monte Mar Dr, LA, CA 90035



Sharon Dickinson <sharon.dickinson@lacity.org>

Council File 16-1460

Saul and Melissa Brand <saul.melissa@icloud.com>

Mon, Feb 13, 2017 at 12:42 PM

To: paul.koretz@lacity.org, shawn.bayliss@lacity.org

Cc: Sharon.Dickinson@lacity.org, Melissa Bloom-Brand <saul.melissa@icloud.com>

Councilman Koretz and Mr. Bayliss:

Your support of the proposed anti-mansionization measure in the Westwood South- Rancho Park district is a complete over reaction and detrimental to existing and future home value and sales. Simply put, the pendulum has swung too far. Now, no one is advocating or supporting mansionization, or the abuse thereof. However, building code that prohibits new construction to 45% of lot size (really 40% if garage space is included) is an overreaction and overreaching which will land up in litigation if it passes.

Most surrounding neighborhoods have accepted 55% as the norm. As a compromise, 50% would be somewhat reasonable (excluding garage space), but not 45%, or really 40%. The economics of this is nonsensical and detrimental to existing home owners, especially those who have not owned their homes for 20+ years, geriatrics who will ultimately sell their homes for estate planning purposes and their heirs.

What is being proposed is not capitalism, its manipulation of market forces to try and create a neighborhood that never was. On the whole, most of the houses in the district are old and falling apart. Building replicas of 1930's houses makes no economic sense. Interestingly, many of the supporters of the proposed measure own homes that will not meet the new building code. Implementing legislation that kills progress and development is flat out wrong. 45%, really 40%, is a complete over reaction and overreach.

Sirs, I would argue that you are doing voters in your district a disservice and in injustice by going along with this measure. This is a serious matter where emotions of a questionable few seem to have gotten out of control. Personally, I think you should educate your constituency, especially our geriatric community, about the pros, cons and implications of the proposed change to building code. They have serious implications.

Modern man has changed, especially generation X who is now buying and moving into the neighborhood. Gen X does not want large yards that require ongoing maintenance and rising annual costs. Gen X wants larger living space and smaller yards. Building to 55% of lot size is reasonable. Building to 45%, really 40%, is preposterous.

Scheduling a vote of such importance at 2:30 PM on a Tuesday afternoon downtown is a disgrace and questionable to say the least. You know full well that most economically active people cannot attend the meeting, thereby disenfranchising them. This is not democracy, it's blatant manipulation to suite the naïve and emotional few. The magnitude and implications of this matter really requires a Los Angeles ballot measure, not the skullduggery and high jacking that is currently taking place in your district.

Personally, I hope you will come to your senses and delay this vote. Furthermore, I hope you will do a better job at explaining what's at stake here to your constituency rather than just going along as a politician. Furthermore, I hope that this does not negatively impact your current campaign and platform. Finally, I urge you to seek dialogue with a broader audience other than those you have been listening to.

Saul Brand

FW: Council File 16-1460

1 message

Rosenzweig, Yonaton M. <yon.rosenzweig@kattenlaw.com>
To: "zina.cheng@lacity.org" <zina.cheng@lacity.org>

Mon, Feb 13, 2017 at 3:45 PM

Dear Honorable Members of PLUM Committee,

I understand that the committee is going to be discussing the new Neighborhood Conservation Zones and new R1 Zones for certain neighborhoods.

I live in the Beverlywood neighborhood which is part of these new zones. Our neighborhood has had a very lively debate about which new zones we should be part of. There have been many meetings and conversations with Councilman Koretz's office discussing these new zones, as well as the Planning Department. The Councilman has negotiated a compromise after many months of conversations. The compromise for our neighborhood is the new zone **R1V2, 55-45%**.

Part of these conversations were about the garage exemption. Beverlywood primarily has garages in the front of the house and that is the design the neighborhood prefers. We discussed with Councilman Koretz that we would prefer the full 400 sq ft exemption for garages in the front of the house. After much negotiation, we have accepted Councilman Koretz compromise of the 200 sq ft exemption for the garage in the front of the house.

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Please do not destroy the compromise that has been negotiated and agreed upon. It would be unfair to the neighborhood and the city residents.

Thank you so much for your consideration on this matter.

Yoni Rosenzweig

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Fwd: Council File 16-1460

1 message

Lauren Gans <laurengans@gmail.com>
To: zina.cheng@lacity.org

Mon, Feb 13, 2017 at 4:31 PM

Dear Honorable Members of PLUM Committee,

I understand that the committee is going to be discussing the new Neighborhood Conservation Zones and new R1 Zones for certain neighborhoods.

I live in the North Beverlywood neighborhood which is part of these new zones. I believe that since we are just a few blocks sandwiched between Beverlywood and Beverly Hills, and are really part of the Beverlywood community, we should get the same zoning as Beverlywood ie. R1V2 (55-45% FAR). My children attend the same school as my Beverlywood neighbors, we support the same local businesses and attend the same places of worship. We paid the same for our properties and do not want to see our property values fall in comparison to our neighbors. We don't want mansions only houses that can fairly accommodate our families.

In addition, I understand that there has been some discussion of changing the BMO to no longer have a 200 sq ft exemption for the front garage, and that this change could effect the R1V2. I am writing to let you know that I strongly oppose this change being made to R1V2. My house was built in 1960 with a front carport (like many others in my neighborhood) and I cannot move my garage to the back because it would require significant demolition to put a driveway in- as a result if all 400 sq feet count then I will be severely restricted in the square footage I can add to my already small 3 bedroom home. Since I am required to have covered parking I should not be penalized for having it and oppose this change because it is unnecessarily punitive and restrictive. My preference is to see a full front garage exemption but I am willing to support the hard fought compromise reached by Beverlywood for a 200 ft exemption and I believe that changing it at this point without due notice would upset the precarious compromise reached.

Thank you so much for your consideration on this matter.

Lauren Gans
1545 Reeves Street,
Los Angeles, CA 90035



Sharon Dickinson <sharon.dickinson@lacity.org>

Council File 16-1460

Rosenzweig, Yonaton M. <yoni.rosenzweig@kattenlaw.com>
To: "Sharon.Dickinson@lacity.org" <Sharon.Dickinson@lacity.org>

Mon, Feb 13, 2017 at 3:31 PM

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Thank you so much for your consideration on this matter.

Yoni Rosenzweig

=====
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◀ [REDACTED] ▶



Sharon Dickinson <sharon.dickinson@lacity.org>

Council File 16-1460

Lauren Gans <laurengans@gmail.com>
To: Sharon.Dickinson@lacity.org

Mon, Feb 13, 2017 at 4:29 PM

Dear Honorable Members of PLUM Committee,

I understand that the committee is going to be discussing the new Neighborhood Conservation Zones and new R1 Zones for certain neighborhoods.

I live in the North Beverlywood neighborhood which is part of these new zones. I believe that since we are just a few blocks sandwiched between Beverlywood and Beverly Hills, and are really part of the Beverlywood community, we should get the same zoning as Beverlywood ie. R1V2 (55-45% FAR). My children attend the same school as my Beverlywood neighbors, we support the same local businesses and attend the same places of worship. We paid the same for our properties and do not want to see our property values fall in comparison to our neighbors. We don't want mansions only houses that can fairly accommodate our families.

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Thank you so much for your consideration on this matter.

Lauren Gans
1545 Reeves Street,
Los Angeles, CA 90035



Sharon Dickinson <sharon.dickinson@lacity.org>

Attn: PLUM Committee / City Council : mCouncil File 16-1460

Mimi Dakar <mimidakar8@gmail.com>
To: Sharon.Dickinson@lacity.org

Mon, Feb 13, 2017 at 5:02 PM

Dear Honorable Members of PLUM Committee,

I understand that the committee is going to be discussing the new Neighborhood Conservation Zones and new R1 Zones for certain neighborhoods.

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Thank you so much for your consideration on this matter.

Mimi Dakar Berry

2314 Castle Heights Avenue

Los Angeles, CA 90034

Mimi Dakar Berry
V.P. + Creative Director
SONYA DAKAR SKIN CARE

mimidakar8@gmail.com
Office: 310-553-7344
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IG: @mimidakarberry

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Beverly Hills, CA 90212
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Social Follow: @sonyadakar



Sharon Dickinson <sharon.dickinson@lacity.org>

Council File 16-1460 in your Re in the email.

Georgette Westerman <georgettewesterman@gmail.com>
To: Sharon.Dickinson@lacity.org

Mon, Feb 13, 2017 at 9:42 PM

Dear Honorable Members of PLUM Committee,

I understand that the committee is going to be discussing the new Neighborhood Conservation Zones and new R1 Zones for certain neighborhoods.

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Georgette Westerman Interiors

Phone: 310.922.8181

Email: GeorgetteWesterman@gmail.com

Website: www.GeorgetteWestermanInteriors.com

Become my fan on facebook: <http://www.facebook.com/pages/Georgette-Westerman-Interiors/110978315609308>

Follow me on Instagram: @GeorgetteWestermanInteriors

Fwd: Council File 16-1460

1 message

Michael Buchman <buchman.michael@gmail.com>
To: zina.cheng@lacity.org

Mon, Feb 13, 2017 at 11:00 AM

Dear Honorable Members of PLUM Committee,

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Please do not remove the 200 sq ft exemption.

Thank you,
Michael Buchman
9260 Monte Mar Dr, LA, CA 90035



Sharon Dickinson <sharon.dickinson@lacity.org>

Council File 16-1460 - Signatures in Opposition to proposed 45% FAR for Lower CD 5 and in Favor of R1V New

Mike Smith <Mike.Smith@berkadia.com>

Mon, Feb 13, 2017 at 2:20 PM

To: "shawn.bayliss@lacity.org" <shawn.bayliss@lacity.org>, "paul.koretz@lacity.org" <paul.koretz@lacity.org>

Cc: "zina.cheng@lacity.org" <zina.cheng@lacity.org>, "Sharon.Dickinson@lacity.org" <Sharon.Dickinson@lacity.org>, Robert Silveiman <robert@magireallygroup.com>, "eric.garcetti@lacity.org" <eric.garcetti@lacity.org>

Shawn,

It was great to meet you on Saturday at the town hall meeting. After discussing Lower CD5's need for documented opposition to the proposed R1V2 and support for our area to be included in R1V New (55% buildable FAR), I walked the neighborhood and handed out fliers to my neighbors that were largely uninformed on the matter.

Attached please find signatures from 30 of my neighbors that reside north of Pico, south of Olympic, east of Overland, and west of Beverly Glen all in the 5609 Block.

I learned a lot knocking doors. First of all, I learned not many people are home on a nice Sunday afternoon! The majority of the people I did have the opportunity to speak with regarding the proposed downsizing of our FAR were largely unaware of the issue. There was also a lot of anger and confusion as to why Cheviot and Beverlywood should be given more favorable treatment than us.

My biggest surprise from walking the neighborhood yesterday was the amount of homes that are being rented. I would estimate that about 25% of the homes I stopped by were occupied by renters. Lowering our FAR to 45% and making it harder for owner occupants to build a modern home that suits their needs will only exacerbate this problem. If the goal of the planning commission through the BMO is neighborhood preservation, hear me LOUD AND CLEAR, LOWERING THE FAR WILL DECREASE PROPERTY VALUES. HOMES THAT HAVE BEEN SELLING FOR \$1.3 to \$1.4M TO DEVELOPERS AND YOUNG FAMILIES WITH FUTURE PLANS FOR ADDITION WILL NOW BE WORTH MUCH LESS MONEY AND WILL BE BOUGHT BY INVESTORS THAT WILL RENT THEM.

I will continue to get the word out to my neighborhood, however **WE NEED YOUR HELP** tomorrow at the PLUM Committee to GET THIS RIGHT. A 55% FAR is not unreasonable. Below is a previous email I sent to you last week reiterating the reasons for my concern. I look forward to working with you and your office to stop this injustice from taking place.

Mike Smith

Copy of Message Sent Friday 2/10/2017

Dear Councilman Koretz and Mr. Bayliss,

This is a follow up to a previous email I sent to Mr. Bayliss yesterday and a facebook message I left for Councilman Koretz.

I live at 2306 Parnell Avenue. I would just like to reiterate that as a homeowner and resident of **Westwood South/ Rancho Park I AM OPPOSED** to the effort by the PLUM committee to decrease the allowable building size for my R1 lot to the proposed 45% of lot size (w/ 200 sf of garage included). This is an **EXTREME OVERRREACTION** to the call for sensible development in our neighborhood.

I share the concerns of many of my neighbors about overbuilding our lots. While 4,500sf homes in our neighborhood may be one extreme, the proposed legislation is an **UNJUST ASSAULT ON PROPERTY VALUES** in our neighborhood.

My lot is a typical size for our neighborhood, of 6,075sf lot. My wife and I purchased our home in 2015 and chose to do a renovation to an approximately 2,300 sf home which we live in with our 19 months old daughter. We love our home and our community. This home was a big financial stretch for us and an important asset to our family moving forward. The house is 3 bedrooms and 2.5 baths. Based on the proposed guidelines, if I chose to add on or rebuild, I would only be allowed to build a 2,533 SF home (6,075x 45% -200 garage). **What if my wife and I want to have 3 children or 4? Can we now not add on a second story if we see it fit to make our home more suitable for our family? Would it be an "eye sore" to our neighbors or a "burden" to the community to have an extra bedroom and bathroom added so that we could continue living in this great neighborhood?** I don't mean to sound cynical. I am frustrated. The reasonable answer of course is "No", however the new guidelines would not allow for a sensible 3,000-3,300sf home.

Additionally, this decision has the potential to have an **EXTREME NEGATIVE EFFECT** on home values. Homes in our neighborhood sell for in excess of \$800psf. As an elected official and my representative Councilman Koretz, I urge you to help me and my neighbors protect the value of our homes. Let's meet in the middle on the issue and come up with a plan that makes sense. Let's not drive out the young and successful members of our community that want to remain in these great school districts.

I appreciate your service to our community. I know your job is not any easy one and I apologize that my first introduction to you comes in this way. I very much look forward meeting you at some point and helping in any way I can to make our community better.

Best Regards,

Mike Smith

Mike Smith
Senior Director

11111 Santa Monica Boulevard Suite 400 | Los Angeles CA 90025
T: +1 (310) 209-3248 | M: +1 (818) 903-4678 | F: +1 (310) 209-3269
mike.smith@berkadia.com | www.berkadia.com
Berkadia Real Estate Advisors Inc

2/14/2017

City of Los Angeles Mail - Council File 16-1460 - Signatures in Opposition to proposed 45% FAR for Lower CD 5 and in Favor of R1V New

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 Signatures in favor 55 for Lower CD5.pdf
233K