

Committees:

Chair
Personnel & Animal Welfare

Vice Chair
Transportation
Ad Hoc on Social Equity

Member
Budget & Finance
Energy & Environment
Ad Hoc on Waste Reduction &
Recycling

Website: <http://cd5.lacity.org>

Email: Paul.Koretz@lacity.org



PAUL KORETZ
Councilmember, Fifth District

City Hall Office:
200 N. Spring Street
Room 440
Los Angeles, CA 90012
(213) 473-7005
(213) 978-2250 Fax

Valley Office:
15760 Ventura Blvd.
Suite 1020
Encino, CA 91436
(818) 971-3088
(818) 788-9210 Fax

West L.A. Office:
822 S. Robertson Blvd.
Suite 102
Los Angeles, CA 90035
(310) 289-0353
(310) 289-0365 Fax

March 4, 2013

Michael LoGrande
Department of City Planning
200 North Spring Street, 5th Floor
Los Angeles, CA 90012

Re: Beverly Grove RFA

Dear Mr. LoGrande:

I am writing first to thank you for the work you and your staff have done on this important neighborhood planning issue. As you know and we have discussed, mansionization is a critical issue facing the Beverly Grove homeowners and residents. Your Planning Department team has set an aggressive schedule for completing the overlay. This is important as the pace of mansionization has accelerated throughout Beverly Grove and I welcome your Department's commitment to move the RFA forward as quickly as possible.

Following an Interim Control Ordinance in 2006 and the citywide Baseline Mansionization Ordinance in 2008, this overlay represents the City's third effort to address mansionization in Beverly Grove. Your department's RFA team has toured Beverly Grove and has seen that the current crop of oversized houses demonstrate the need for the RFA and for protections in this unique and historic neighborhood. I trust that what your team brings forward to the City Planning Commission will be innovative but most importantly sufficient and effective.

It is clear that citywide protections are insufficient for the unique neighborhood that is Beverly Grove. The Beverly Grove RFA must set meaningful, enforceable limits on home size, on bulk, mass and height to avoid devastating consequences on adjacent properties and the overall neighborhood. My original motion establishes the broad outlines of a sensible, appropriate, straightforward approach. Under the formula in my motion, the limit on home size would still be about 15 percent larger than what the community endorsed in my broad opinion survey. It would

be about 40 percent larger than the average historic home in the neighborhood. It would however provide critical protections against the largest and most damaging mansionization projects.

Oversized homes in this neighborhood do not just violate the scale and character of Beverly Grove, they reduce the quality of life for their nearest neighbors. A large bulky home towering over an adjacent modest historic home can result in a loss of sunlight and privacy as well as a reduction in appeal and property values.

Protecting the scale and character of established residential neighborhoods is required by the City of Los Angeles's General Plan and shaping a Beverly Grove RFA that achieves that goal is our joint responsibility. I want to thank you again for your work so far and let you know my office stands ready to help in any way we can as we continue this important work.

Very truly yours,

A handwritten signature in cursive script that reads "Paul Koretz". The signature is written in dark ink and is positioned above the printed name.

PAUL KORETZ

cc: Mid City West Neighborhood Council
Beverly Wilshire Homes Association
CD5 Coalition of Homeowner Associations