



Tarzana Property Owners Association, Inc.

July 23, 2015

Councilman Bob
Los Angeles City Hall,
Room 415
200 North Spring Street
Los Angeles, CA, 90012

Subject: Mansionization **and** Sign Ordinances concerns

The Tarzana Property Owners Association is concerned about recent City proposed amendments to the Baseline Mansionization Ordinance (BMO), the Baseline Hillside Ordinance (BHO), and the Sign Ordinance and seeks your support in these areas.

BMO and BHO. Over a year ago, Councilman Koretz made a motion to modify the BMO in order to correct several deficiencies that have become apparent since the adoption of the ordinance. The deficiencies include bonuses for articulation of the home and for minor "green" provisions as well as exclusion of 500 square feet of the garage, the area of covered patios, etc. from the Floor Area Ratio (FAR) allowed under the ordinance. These deficiencies have been widely recognized by City agencies as well as by ReCode LA. Our concern is the apparent belief among City officials that the major ReCode LA effort underway will alleviate the problem. Hopefully, the rewrite of the Planning and Zoning Code will deal with these problems, but the rewrite effort will take several more years. In the meanwhile, thousands of homes throughout the city will be demolished and replaced by the oversized structures which are routinely granted the bonuses. These McMansions are significantly changing the character of our neighborhoods. We solicit your support in moving the revisions through the City Council as expeditiously as possible.

Sign Ordinance. Los Angeles has an effective sign ordinance which has been upheld by the courts. Efforts appear to be underway to seriously undermine the existing provisions. The first is a proposal to radically expand the definition of sign districts, allowing digital billboards essentially throughout the City with the exception of residential areas. Digital billboards are a traffic hazard, both to pedestrians and to drivers: both may be distracted, leading to accidents. The second is an attempt to grant amnesty to illegal billboards. The City Attorney's office has identified 546 billboards that have no permits and 391 billboards that are in violation of the specifics of their permits. As an example, there are four double faced billboards on Ventura Boulevard in Tarzana that are only permitted for a single face. We solicit your support in opposing these attempts.

Thank you for your continuing support of the stakeholders in Council District 3.

David Garfinkle
President, Tarzana Property Owners Association

Cc: Cesar Diaz, Andrew Pennington

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