



Tarzana Property Owners Association, Inc.

February 21, 2015

Councilman Huizar
Councilman Englander
Councilman Cedillo

Subject: **Baseline Mansionization Ordinance Revisions**
Council File 14-0656

The Tarzana Property Owners Association recognizes that there are significant shortfalls in the Baseline Mansionization Ordinance; those shortfalls have become more critical in recent months. Nine months ago, Councilmember Koretz proposed a simple, effective, and permanent citywide fix to the problem. The city must move forward and expedite his sensible proposed amendments to the BMO as a high priority item. The Planning Department has issued a report outlining the required corrections to the ordinance. The estimated time of 18 months to formalize the ordinance revisions is unacceptable given the urgency of the situation. Working with the City Attorney's office, the revised ordinance should be ready for City Council review in a matter of a few months.

Instead, the City has developed Interim Control Ordinances (ICOs) to help protect some neighborhoods from mansionization. That may provide some protection for specific neighborhoods, but the ICOs are a short-term, neighborhood-specific, fix for a long-term citywide problem. The delays and shortcomings of the ICO process underscore the vital importance of meaningful, permanent reform. The Tarzana Property Owners Association urges the PLUM **to approve these interim steps, but to charge the Planning Department with providing an expedited revision to the ordinance.**

David Garfinkle
President, Tarzana Property Owners Association

cc. Councilman Blumenfield
Cesar D. Diaz

www.tarzanapropertyowners.org
Post Office Box 571448, Tarzana, California, 91357-1448