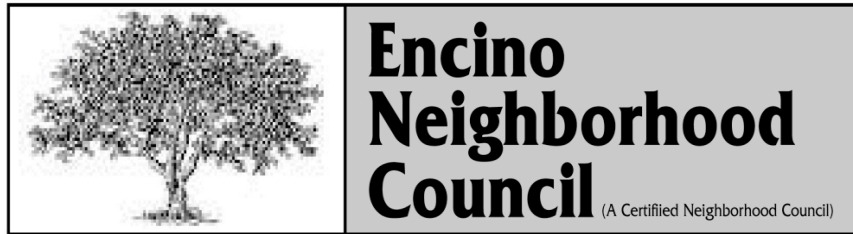


CITY OF  
LOS ANGELES



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**APPROVED MINUTES**  
**PLANNING AND LAND USE COMMITTEE MEETING**  
Tuesday Oct 14, 2014 -7:00 PM

Location: Encino Community Center - 4935 Balboa Blvd. Encino

**1. Call to order: Roll Call, Determination of a Quorum, selection of voting PLU committee.**  
Meeting was called to order at 7:04

Committee Members Present: David Hudgins (Chair), Talar Dardarian, Gerald Silver, Jason Ackerman, Eliot Cohen

Absent: Diane Rosen, Sue Tuberman, Al Mass, Louis Krokover 5 total voting members

Stakeholder: Kris Ohlenkamp

**2. Approval of Sept 9, 2014 minutes :** David Hudgins, Talar Dardarian, Gerald Silver approve.  
Jason Ackerman and Eliot Cohen Abstain

**3. CD 5 updates by councilman Paul Koretz Valley Deputy Noah Mulhstein –not present**

**4. ACTION ITEMS:** Vote may be taken on the following items. Ten minutes will be allowed for presentations with an additional ten minutes for responses. (\* May be adjusted by chair.)

**A- -Discuss Council File 14-0656 Baseline Mansionization Ordinance Amendment  
PLU vote on writing CIS letter for CD-5**

**Motion:** The ENC agrees with Councilman Koretz'  
Baseline Mansionization Ordinance Revision to CF-14-0656 and will  
draft a CIS for CD-5 and accepts the following Motion as written.

The Encino Neighborhood Council (ENC) strongly supports the  
revising the Baseline Mansionization Ordinance (BMO) to protect the  
city's stock of R1 (single family) zoned lots.

The Baseline Mansionization Ordinance (BMO) passed in May 2008 has failed to preserve and protect the integrity and livability of residential neighborhoods. The BMO has fallen far short of its mandate to maintain and secure sustainable neighborhoods and protect homeowners. The city's stock of R1 (single family) zoned lots still remain vulnerable to massive out-of-scale homes.

The City Council must immediately begin work on revising the BMO ordinance to ban out-of-scale homes that threaten entire neighborhoods.

1. Disallow Green Bonus Provisions: The City's Green Building Program (Ordinance No. 181480), required all new construction to save energy and resources. The City's inclusion of a "Tier 1" bonus of 20% increase in home size has encouraged larger, and more energy consuming homes. Developers should not be allowed to claim a 20 percent Floor Area Ratio (FAR) bonus that encourages more energy consuming homes"

2. Design bonuses should not be allowed. They result in a 20 percent increase in the size of a house that is contrary to what the Baseline Mansionization Ordinance intended to prevent. The design bonuses should not be allowed, since they work against the ordinance's intended goals of stopping mansionization.

3. FAR bonuses should not be allowed in R1 (Single Family) R1 lots that exceed 7,500 feet by-right. FAR bonuses encourage out-of-scale homes that loom over neighborhoods with smaller lots. FAR for the smaller lots should be reduced to ensure that all R1 lots are covered by the same regulations.

4. Re-evaluate FAR Exemptions: The six exemptions listed in the BMO need to be abandoned, or revised downward to reduce their impact citywide on the scale and character of new houses. Exceptions for attached garages, attached porches, patios, breezeways, and double-height entryways result in out of scale out of character developments.

They should, be removed from the BMO.

Silver/ Cohen

### **5-0-0 CONSENT ITEM**

**B-PLU draft a new Standing Rule regarding Notification to Presenters to replace current standing rule**

Motion :

-to reaffirm "PLU Notice to Presenters" (attachment 1) and support the recommended change in language in the standing rules (attachment 2)  
(Silver/ Cohen) - Unanimous Consent (5-0-0)

### CONSENT ITEM

**5. INFORMATION ITEMS:** Information items will be allowed 10 minutes for discussion and 10 minutes for questions

**A. Note upcoming project at 17100 W Victory Blvd. AA 2014 2851 Balboa Park Terrace**

**6. Old Business: None**

**7. Public Comment : None**

**8. Board Member Comment None**

**9. Adjournment 8:43**