Help Preserve Rancho Park / Westwood Property Rights Support the R1V2 Zoning Designation "Carve-Out" Our Neighborhoods

FACT: As Homeowners, we are not in favor of having a neighborhood full of "McMansions."

- FACT: Current building code restrictions have successfully curbed overbuilding of lots in our neighborhoods
- FACT: New proposed building code restrictions go too far and overcorrect.

Example: Proposed Mansionization Ordinance limits lot density to 45% of lot size. On 6,000 sq. ft. lot, that equates to 2,700 sq. ft. of living area less 200 sq. ft. of the non-exempt attached garage, which translates to a maximum total living area of 2,500 sq. ft., or 42% of lot area.

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FACT: As Homeowners, we want reasonable building code restrictions that other surrounding neighborhoods, such as Cheviot Hills and Beverlywood, have been granted – R1V2 Zoning.

Example: Proposed R1V2 Zoning limits lot density to between 45% and 55% of lot size. On 6,000 sq. ft. lot, that equates to 3,300 sq. ft. of living area less 200 sq. ft. of the non-exempt attached garage, which translates to a maximum total living area of 3,100 sq. ft., or 52% of lot area.

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PLEASE SUPPORT YOUR FELLOW HOMEOWNERS IN GETTING OUR NEIGHBORHOODS THE SAME BUILDING RESTRICTIONS AS SURROUNDING NEIGHBORHOODS

RISKS: Rancho Park / Westwood Homeowners will be unable to adequately update and/or redevelop our lots to accommodate growing families, care for extended family and attract new families to our neighborhoods. <u>This will negatively impact home values</u>. Let's ensure that our neighborhood continues to remain vibrant, desirable and beautiful places to live.

CALL TO ACTION

- Voice your concerns by contacting Shawn Bayliss at Councilman Koretz's Planning Office Phone: (818) 917-3088 and Email: <u>shawn.bayliss@lacity.org</u>
- 2. Sign the petition. Contact Saul Brand (858) 531-5363 or Melissa Brand (310) 699-9284, or email us mbloom@gmail.com, and we'll bring the physical petition to your house for you to sign.
- 3. If you have questions, please email <u>westwoodsouthranchopark@gmail.com</u>

WE DESERVE THE SAME RIGHTS AS CHEVIOT HILLS AND BEVERLYWOOD THAT HAVE ALREADY BEEN GRANTED THE RIV2 ZONING DESIGNATION

NEIGHBORHOOD MAP

				Overcorrect	ion
				↓	
		ORIGINAL O	CURRENT	NEW	PROPOSED
		BMO	ICO	BMO	R1V2
Lot Size (Sq. Ft.)		6,000	6,000	6,000	6,000
Maximum Lot Density (% of Lot Size)		50%	50%	45%	
		2 000	2 000	2 700	2 200
Living Area (Maximum)		3,000	3,000	2,700	3,300
Plus: Density Bonus (% of Living Area)	20%	600	-	-	
Less: Attached Garage (Non-Exempt)		-	-	(200)	(200)
Total Living Area (Sq. Ft.)		3,600	3,000	2,500	3,100
Living Area as % of Lot Area		60%	50%	42%	52%

R1V2	NEW BMO	
Living A	Area (Max.)	
55%	45%	
53%	45%	
51%	45%	
49%	45%	
47%	45%	
45%	45%	
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Fair / Reasonable		
	Living A 55% 53% 51% 49% 47% 45% ↑	

Fair / Reasonable