

H-1 Correspondence – Stacy McDaniel

From: Stacy McDaniel [<mailto:smcdaniel@risk2reward.com>]

Sent: Monday, March 20, 2017 10:01 AM

To: CityClerk

Subject: City Council Agenda Item No. 17-0189

Importance: High

Dear Madame Clerk:

Please forward the attached e-mail to the Council members for their consideration of the above-referenced agenda item at tomorrow night's Council meeting. Thank you.

Esteemed Council:

As you may know, I represent a large group of Los Cerritos residents who lobbied for and support the proposed changes to the R-1-L zoning standards proposed by the Planning Department. It has come to our attention that a small group of neighbors opposing these commonsense changes have suggested that property values will go down if the changes are enacted. As you will see from the the attached article, this is not only wrong, but the opposite will occur if these changes are not enacted. The City of Arcadia long resisted its residents' efforts to enact limits on mansionization, while neighboring Sierra Madre acted to curb such abuses. Property values actually rose in Sierra Madre since enactment of the mansionization reforms, while property values dropped in Arcadia. The changes proposed by our professional planning staff bring Long Beach into conformity with many other Southland cities which have adopted anti-mansionization reforms (as shown by the attached chart), and thus should be adopted. Thank you!

Best regards,

Stacy McDaniel

smcdaniel@risk2reward.com

The Sierra Madre Tattler!

Covering Sierra Madre, Pasadena, Arcadia and the San Gabriel Valley

Sunday, October 4, 2015

Preservation Vs. Mansionization: Sierra Madre Home Values Post-Measure V



One of the big arguments those opposed to a ballot measure to control mass mansionization in **Arcadia** is that it would harm home values and cause people to lose money. This is, of course, pretty much the same specious argument put out in **2007** by those who opposed **Measure V** in **Sierra Madre**. And from some of the same people, I might add. Their point being that if entire downtown areas of Sierra Madre weren't turned into something

approaching what you can see today in some of the more ersatz looking mixed use neighborhoods of **Rancho Cucamonga**, the town would suffer irreparable financial damage and the value of real estate here would suffer badly.

As the data we're supplying today will clearly show, this anti-**Measure V** argument turned out to be pernicious nonsense. What follows is a graph of the average market values from **2006** to **2015**. The last peak in that market was **2006-2007**. The nationwide market crash happened after that, driving down all real estate in the **United States** beginning in **2008** and lasting through **2012**.

Somewhere around the middle of **2013** **Sierra Madre** recovered to its market value peak of **2006 & 2007**. Since 2013 Sierra Madre has skyrocketed up to an average home sale price of **\$885,000** today. In the last 5 months **Sierra Madre** has been incredibly hot while **Arcadia**, dependent as it is on a constant supply of funny money being pumped into that market from a now economically unstable **Peoples Republic of China**, is actually tanking with all but the most elite housing demographics losing value.

Since the **Sierra Madre City Council** passed all of its new building regulations over the past year we have seen an incredible increase in the desire for **Sierra Madre** homes by buyers, driving up real estate prices here. Clearly showing that **Preservation** is far more attractive to home purchasers than **Mansionization**. This is taken from **Zillow** and includes condos and townhomes.

Tattler Top 10 Most Read Posts Over The Last We



Letter to the Sierra Madre Weekly that needs comment



Whatever The Trump People Are Doing, It Isn't Working



Trump's Latest New Campaign Manager - Breitbart News Head Stephen Bannon - Is / Certifiable Wacko



Megan Corinne Sterling, 34, of Sierra Madre.



A Man Who Says Go Punishes Gays with Natural Disasters Hack His Home Destroyed in the Floc



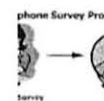
Edison and San Onof Nuclear Power Plant



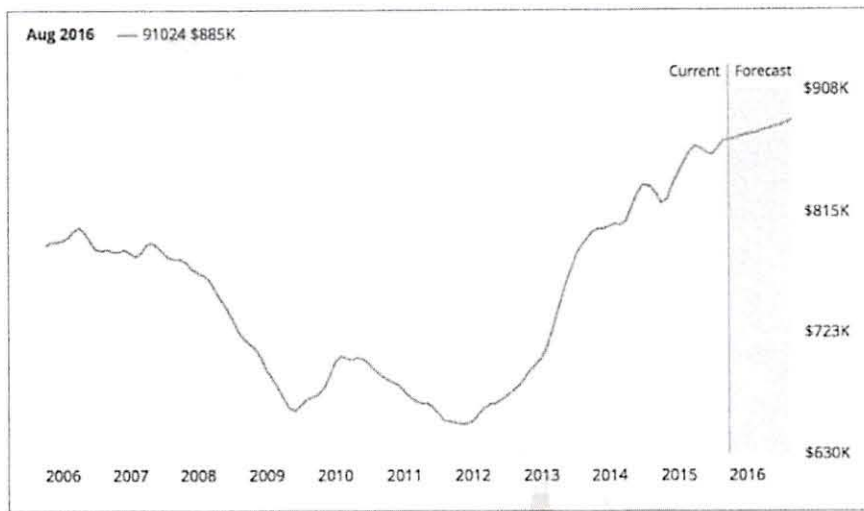
Los Angeles Times: Hillary Clinton takes aim at Donald Trump ties to 'alt right' world of radical conservatives



New York Daily New Video of Naked Donald Trump Statue Being Removed From Union Square (Graphic)



Have You Been Called By Mountain West Research Center Yet?



To break this down for you a little bit further, here is some more data disproving the **anti-Measure V** arguments from back in the day. The average **2007 SFR** home sale price was **\$941,527**. Today in **2015** the average **SFR** home sale price is **\$1,019,959**.

Please note that what follows are single family homes, and does not include condos or townhouses.

First here is **2007**.

					Br/Ba	Sqft	LSqft	List Price	Sold Price	\$/Sqft	
Total Listings:	122				Maximum:	6/3.00	5,479	115,870	\$2,285,000	\$2,285,000	\$936.54
Total on Market:	0				Minimum:	0/0.50	687	0	\$450,000	\$400,000	\$282.90
Sold/Exp Ratio:	0.00				Average:	3/2.36	1,983	12,325	\$966,054	\$941,527	\$501.32
					Median:	3/2.00	1,865	9,880	\$879,000	\$875,090	\$484.02

Closed Sale											
Address	City	YrBuilt	Sale Type	COE Date	Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Price
744 Alta Vista	SMAD			07/18/2007	0	0.50	43/43				\$400,000
697 Woodland DR	SMAD	1916		02/26/2007	2	1.00	186/186	687	2,195	\$604.08	\$415,000
42 Windsor LN	SMAD	1958		05/30/2007	2	1.00	13/13	805	3,500	\$667.70	\$537,500
177 Santa Anita CT	SMAD	1956		01/11/2007	2	1.00	10/10	864	6,318	\$625.00	\$540,000
177 Santa Anita CT	SMAD	1956		01/11/2007	2	1.00	10/10	864	6,318	\$625.00	\$540,000
179 E Montecito AV	SMAD	1906		06/01/2007	3	2.00	22/22	1,162	3,585	\$473.32	\$550,000
179 E Montecito AV	SMAD	1906		06/01/2007	3	2.00	12/12	1,162	3,585	\$473.32	\$550,000
582 Woodland DR	SMAD	1923		12/27/2007	2	2.00	195/195	1,137	1,932	\$483.73	\$550,000
629 Alta Vista DR	SMAD	1918		12/21/2007	2	2.00	164/164	1,549	6,260	\$371.21	\$575,000
380 W Carter AV	SMAD	1951		12/13/2007	3	2.00	7/7	1,106	9,126	\$532.55	\$589,000
131 Esperanza AV	SMAD	1936		10/27/2007	4	2.00	59/59	1,410		\$424.11	\$598,000
650 Woodland DR	SMAD	1918	FOR, NOO	11/07/2007	2	1.00	59/59	1,116	4,459	\$537.63	\$600,000
235 Sturtevant	SMAD	1959		08/23/2007	3	1.75	53/53	1,254	7,401	\$483.25	\$606,000
152 E Laurel AV	SMAD	1927		10/30/2007	2	1.00	71/71	960	3,650	\$637.50	\$612,000
58 S Hermosa AV	SMAD	1914		06/12/2007	2	2.00	13/13	1,137	7,588	\$554.09	\$630,000
58 S Hermosa AV	SMAD	1914		06/12/2007	2	2.00	12/12	1,137	7,588	\$554.09	\$630,000
261 N Lima ST	SMAD	1922		11/27/2007	2	2.00	51/51		6,615		\$635,000
290 W Highland AV	SMAD	1920		04/24/2007	3	1.00	3/3	1,310	9,600	\$488.55	\$640,000
69 Montecito CT	SMAD	1900		08/31/2007	2	2.00	23/52				\$643,000
153 E Highland AV	SMAD	1923		02/27/2007	2	1.00	30/30		4,600		\$649,000
153 E Highland AV	SMAD	1923		03/12/2007	2	1.00	23/23		4,600		\$649,000
665 Ramona AV	SMAD	1945		05/25/2007	2	1.50	54/54	868	9,880	\$754.61	\$655,000
665 Ramona AV	SMAD	1945		05/25/2007	2	2.00	54/54	868	9,880	\$754.61	\$655,000
20 Rancho RD	SMAD	1953		03/14/2007	2	1.75	5/5	1,191	8,601	\$560.87	\$668,000
20 Rancho RD	SMAD	1953		02/06/2007	2	2.00	4/4	1,191	8,601	\$561.54	\$668,800
138 W Montecito AV	SMAD	1921		01/03/2007	3	2.00	87/87		11,321		\$670,000
143 E Laurel AV	SMAD	1990		08/23/2007	3	2.50	17/17	2,148	4,896	\$312.38	\$671,000



All Kinds of Hell is
Now Breaking Loose
on Planet Trump

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CNN Money In Arcadia: "You may not have heard of this Beverly Hills"



The Tattler: Keeping it real since 2008



Published by John Crawford
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"... snarky, funny, eloquent ..."
Pasadena Star News (April 14, 2016
editorial)

Measure V: Respect the Vote

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T-Barney



217 W Montecito AV	SMAD	1946	08/31/2007	3	2.50	113/113	1,862	9,000	\$362.51	\$675,000
217 W Montecito AV	SMAD	1946	08/31/2007	3	3.00	112/112	1,862	9,000	\$362.51	\$675,000
675 Ramona AV	SMAD	1950	11/13/2007	2	1.00	39/39	1,009	9,880	\$683.85	\$690,000
470 Auburn AV	SMAD	1949	01/26/2007	2	1.00	79/79				\$690,000
470 Auburn AV	SMAD	1949	01/26/2007	2	1.00	75/75	1,083	8,600	\$637.12	\$690,000
675 Ramona AV	SMAD	1962	05/31/2007	2	2.00	125/125	1,326		\$539.22	\$715,000
639 E Grandview	SMAD	1958	08/10/2007	3	1.75	54/54	1,428	10,951	\$500.70	\$715,000
35 Vista Circle DR	SMAD	1999	08/31/2007	3	3.00	333/333	1,624		\$442.73	\$719,000
711 Canyon Crest DR	SMAD	1946	03/09/2007	3	2.00	168/168	1,550	5,800	\$464.52	\$720,000
711 Canyon Crest DR	SMAD	1946	03/09/2007	3	2.00	158/158	1,550	5,800	\$464.52	\$720,000
711 Canyon Crest DR	SMAD	1946	03/09/2007	3	2.00	0/0	1,550	5,800	\$464.52	\$720,000
429 Pleasant Hill LN	SMAD	1958	09/14/2007	3	2.00	87/87	1,191	5,100	\$608.73	\$725,000
351 Foothill AV	SMAD	1948	10/12/2007	3	1.75	133/133	1,867	6,299	\$401.71	\$750,000
100 Colony DR	SMAD	1955	11/20/2007	3	2.00	104/104	1,820	10,537	\$412.09	\$750,000
720 Canyon Crest DR	SMAD	1956	08/06/2007	3	2.00	172/172	1,515	4,386	\$499.34	\$756,500
720 Canyon Crest DR	SMAD	1956	08/07/2007	3	2.00	163/163	1,515	4,386	\$499.34	\$756,500
610 Maricopa AV	SMAD	1953	10/12/2007	3	2.00	70/70	1,739		\$445.66	\$775,000
315 Old Ranch RD	SMAD	1989	06/01/2007	3	2.00	152/152	2,100		\$371.43	\$780,000
315 Old Ranch RD	SMAD	1989	06/01/2007	3	2.00	152/152	2,100	3,040	\$371.43	\$780,000
228 Olivera LN	SMAD	1940	06/22/2007	3	2.00	8/8	1,400	15,300	\$560.71	\$785,000

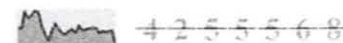
228 Olivera LN	SMAD	1940	06/22/2007	3	2.00	8/8	1,400	15,300	\$560.71	\$785,000
177 Santa Anita CT	SMAD	1956	08/08/2007	3	2.00	67/67	1,611	6,318	\$496.59	\$800,000
107 Lowell AV	SMAD	1941	03/22/2007	3	3.00	181/181	1,756	10,132	\$478.36	\$840,000
130 Colony	SMAD		06/22/2007	3	1.00	36/36	1,608	10,660	\$525.50	\$845,000
130 Colony DR	SMAD	1955	06/22/2007	3	1.00	46/46	1,608	10,660	\$525.50	\$845,000
68 E Montecito AV	SMAD	2006	02/02/2007	2	2.00	39/39	2,239		\$379.19	\$849,000
68 E Montecito AV	SMAD	2006	02/02/2007	2	2.00	36/36	2,239	2,300	\$379.19	\$849,000
576 Elm AV	LA	0	03/10/2007	3	2.00	0/0		40,511		\$850,000
210 W Montecito AV	SMAD	1951	02/21/2007	3	1.75	8/8	1,818		\$467.55	\$850,000
555 Auburn AV	SMAD	1934	07/23/2007	2	2.00	32/32	1,464	11,700	\$504.02	\$855,000
150 Lowell AV	SMAD	1955	01/12/2007	3	1.75	32/32	1,636	14,060	\$525.06	\$859,000
150 Lowell AV	SMAD	1955	01/12/2007	3	3.00	22/22	1,636	14,060	\$525.06	\$859,000
701 Skyland DR	SMAD	1932	02/09/2007	2	2.00	23/23	1,190	7,579	\$375.29	\$875,000
681 W Orange Grove AV	SMAD	1936	11/20/2007	3	3.00	21/21	1,814	15,200	\$482.36	\$875,000
395 E Montecito AV	SMAD	1939	07/02/2007	3	2.00	33/33	1,983		\$441.34	\$875,180
395 E Montecito AV	SMAD	1939	07/02/2007	3	2.00	21/21	1,983	6,000	\$441.34	\$875,180
240 S Canon AV	SMAD	1952	05/16/2007	3	0.75	89/89	1,634		\$537.94	\$879,000
240 S Canon AV	SMAD	1953	05/16/2007	3	2.00	11/11	1,634	15,023	\$537.94	\$879,000
120 Coburn AV	SMAD	1971	05/07/2007	3	3.00	87/87	2,070	10,500	\$426.09	\$882,000
2224 Santa Anita	SMAD	1945	02/02/2007	2	1.75	17/17	1,127	12,600	\$422.66	\$899,000
2224 Santa Anita AV	SMAD	1945	02/02/2007	2	2.00	16/16	1,127	12,600	\$422.66	\$899,000
188 N Canon AV	SMAD	1964	11/27/2007	3	3.00	41/41	1,983	11,100	\$458.90	\$910,000
56 Monterey LN	SMAD	1935	08/21/2007	1	2.00	6/6	977	23,500	\$936.54	\$915,000
273 W Laurel AV	SMAD	1979	06/13/2007	3	2.00	44/44	2,045	7,949	\$449.86	\$920,000
490 Sierra Keys	SMAD	1965	01/22/2007	4	2.00	14/92		9,200	\$479.67	\$920,000
490 Sierra Keys DR	SMAD	1965	01/22/2007	4	2.00	128/128	1,918	9,200	\$479.67	\$920,000
504 Sierra Keys DR	SMAD	1965	03/02/2007	4	3.00	10/10	1,918	7,910	\$486.18	\$932,500
335 Toyon RD	SMAD	1962	08/31/2007	3	3.00	82/82	2,154	17,710	\$434.08	\$935,000
375 E Laurel AV	SMAD	1952	04/17/2007	3	3.00	15/15	1,713	10,764	\$548.74	\$940,000
119 N Lima ST	SMAD	1914	03/15/2007	4	2.00	28/28	2,100		\$447.62	\$940,000
119 N Lima ST	SMAD	1914	03/15/2007	4	2.00	64/64	2,100	10,250	\$447.62	\$940,000
620 Orange DR	SMAD	2007	04/16/2007	3	3.00	44/44	1,750		\$550.00	\$962,500
620 Orange DR	SMAD	2007	04/16/2007	3	3.00	28/28	1,750	5,345	\$550.00	\$962,500
218 Manzanita	SMAD	1978	07/18/2007	4	4.00	38/38	2,930	9,600	\$332.76	\$975,000
337 N Lima ST	SMAD	1922	08/24/2007	3	2.05	31/31				\$987,500
555 Fern LN	SMAD	1961	03/08/2007	3	3.00	54/54	2,496	15,581	\$404.25	\$1,009,000
555 Fern Lane	SMAD	1961	03/08/2007	3	3.00	54/54	2,496	15,581	\$404.25	\$1,009,000
2072 Kala LN	SMAD	1965	01/12/2007	3	2.50	17/17	2,236	16,148	\$453.94	\$1,015,000
2072 Kala LN	SMAD	1965	01/12/2007	3	3.00	12/12	2,236	16,148	\$453.94	\$1,015,000

101 Colony	SMAD	1955	05/08/2007	3	1.00	9/9	2,104	9,490	\$489.54	\$1,030,000
101 Colony DR	SMAD	1955	05/08/2007	3	2.00	4/4	2,104	9,490	\$489.54	\$1,030,000
102 Esperanza AV	SMAD	2004	05/01/2007	4	3.50	39/39	2,396	2,292	\$434.06	\$1,040,000
102 Esperanza AV	SMAD	2004	05/01/2007	4	4.00	37/37	2,396	0	\$434.06	\$1,040,000
1135 E Grandview AV	SMAD	1951	03/16/2007	3	2.00	20/20	2,391	14,850	\$439.15	\$1,050,000
380 Deodar CR	SMAD	1974	12/03/2007	3	3.00	40/40	2,168	17,446	\$484.32	\$1,050,000
150 Coburn AV	SMAD	1957	07/30/2007	3	3.00	70/70	1,959	13,650	\$546.20	\$1,070,000
150 Coburn AV	SMAD	1957	07/30/2007	3	3.00	52/52	1,959	13,650	\$546.20	\$1,070,000
484 Sierra Keys DR	SMAD	1965	11/13/2007	4	2.00	46/46	1,540	7,540	\$556.70	\$1,080,000
609 W Orange Grove AV	SMAD	1946	01/09/2007	3	3.00	152/152	2,836	12,160	\$383.99	\$1,089,000
1985 Vista AV	SMAD	1952	05/02/2007	3	1.75	157/157	1,938	10,180	\$567.60	\$1,100,000
1985 Vista AV	SMAD	1952	05/02/2007	3	2.00	154/154	1,938	10,180	\$567.60	\$1,100,000
1970 Vista AV	SMAD	1953	04/13/2007	4	3.00	64/64	2,353	11,720	\$469.19	\$1,104,000
1970 Vista AV	SMAD	1953	04/13/2007	4	3.00	11/11	2,353	11,720	\$469.19	\$1,104,000
170 Coburn AV	SMAD	1956	06/21/2007	3	2.00	13/13	1,749	16,800	\$636.25	\$1,112,800
170 Coburn AV	SMAD	1956	06/21/2007	3	2.00	27/27	1,749	16,800	\$636.25	\$1,112,800
68 E Mira Monte	SMAD		04/09/2007	3	2.00	161/161		21,350		\$1,150,000
68 E Mira Monte AV	SMAD	1905	04/09/2007	3	2.00	153/153	2,835	21,320	\$405.64	\$1,150,000
865 Skyland DR	SMAD	1990	06/18/2007	3	2.00	21/21	1,916		\$605.43	\$1,160,000
865 Skyland DR	SMAD	1990	06/18/2007	3	2.00	54/54	1,916	5,798	\$605.43	\$1,160,000
2081 Lilano DR	SMAD	1974	08/15/2007	3	2.50	34/34	2,629	13,861	\$464.05	\$1,220,000

The Tattler Is Always Moderated

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Failure To Reach Its St...

2081 Liliano DR	SMAD	1974	08/15/2007	3	3.00	34/34	2,629	11,861	\$464.05	\$1,220,000
55 Olive AV	SMAD	2005	12/14/2007	4	4.00	239/239	2,902	9,300	\$430.74	\$1,250,000
55 Olive AV	SMAD	2005	12/14/2007	4	4.00	235/235	2,902	9,300	\$430.74	\$1,250,000
654 Camillo RD	SMAD	1978	01/23/2007	4	3.00	0/0	3,596	16,605	\$350.39	\$1,260,000
415 N Lima	SMAD		12/01/2007	3	4.00	33/33	3,333	10,725	\$450.05	\$1,500,000
425 Fairview Terrace	SMAD	1938	11/27/2007	6	5.00	59/59	5,479	19,358	\$282.90	\$1,550,000
536 Highland AV	SMAD	2007	09/12/2007	4	3.50	37/37		8,750		\$1,598,000
788 E Sierra Madre BL	SMAD	2003	08/03/2007	6	8.00	43/43	4,442	13,800	\$393.97	\$1,750,000
465 W Highland AV	SMAD	1996	10/03/2007	4	4.50	116/116	3,844	13,778	\$494.28	\$1,900,000
508 E Santa Anita CT	SMAD	2007	12/24/2007	4	4.00	75/75	3,428	14,550	\$568.84	\$1,950,000
462 Ida May LN	SMAD	1996	05/30/2007	5	5.00	173/173	3,856	10,999	\$518.67	\$2,000,000
462 Ida May LN	SMAD	1996	05/30/2007	5	5.00	173/173	3,856	10,999	\$518.67	\$2,000,000
206 Windwood LN	SMAD	1985	07/20/2007	4	5.00	115/115	4,416	15,198	\$475.54	\$2,100,000
891 E Grandview AV	SMAD	1918	04/06/2007	5	4.00	28/28	3,711	115,870	\$615.74	\$2,285,000
891 E Grandview AV	SMAD	1918	04/06/2007	5	4.00	24/24	3,711	115,870	\$615.74	\$2,285,000
				Maximum:	6	8.00	333	5,479	\$936.54	\$2,285,000
				Minimum:	0	0.50	0	687	\$282.90	\$400,000
				Average:	3	2.36	66	1,983	\$501.32	\$941,527
				Median:	3	2.00	44	1,865	\$484.02	\$875,090
Criteria:										
Status is 'Closed Sale'										
Type is 'Single Family Residential'										
Area is '556 - Sierra Madre'										
Date COE/End is 1/1/2007 to 12/30/2007										

Here is 2015.

				Br/Ba	Sqft	LSqft	List Price	Sold Price	\$/Sqft	
Total Listings: 94				Maximum:	9/9.00	5,956	\$1,995	\$2,950,000	\$2,850,000	\$817.31
Total on Market: 0				Minimum:	1/1.00	706	2,186	\$127,200	\$187,209	\$137.45
Sold/Exp Ratio: 0.00				Average:	3/2.61	2,113	11,400	\$1,035,497	\$1,019,959	\$504.78
				Median:	3/2.00	1,988	9,980	\$940,500	\$943,000	\$501.88
Closed Sale										
Address	City	YrBuilt	Sale Type	COE Date	Br	Bath	CDDM	Sqft	LSqft	\$/Sqft
626 Holly Trail Path	SMAD	1927	REQ, AUC	02/05/2015	2	2.00	24/24	1,362	3,931	\$137.45
72 W Montecito AV	SMAD	1930	STD	05/28/2015	1	1.00	115/115	706	2,985	\$616.15
838 Woodland DR	SMAD	1924	STD	06/22/2015	2	2.00	117/117	1,140	3,303	\$412.28
248 San Gabriel CT	SMAD	1912	STD	02/18/2015	4	2.00	35/35	1,264	7,077	\$375.79
626 Holly Trail Path	SMAD	1927	STD	07/27/2015	2	2.00	59/59	1,362	3,917	\$366.37
687 Woodland DR	SMAD	1916	STD	06/18/2015	2	2.00	180/180	937	4,632	\$529.31
404 N Mountain TR	SMAD	1924	STD	05/22/2015	2	1.00	51/51	932	3,799	\$547.10
415 Sturtevant DR	SMAD	1922	STD	09/10/2015	1	1.00	49/49	827	4,285	\$639.66
714 Brookside LN	SMAD	1984	STD	07/06/2015	3	3.00	32/109	1,420	2,186	\$398.70
670 W Alegria AV	SMAD	1946	PRG	03/30/2015	2	1.00	12/12	966	7,871	\$615.94
387 E Sierra Madre BL	SMAD	1939	STD	01/16/2015	2	1.00	25/25	1,267	5,985	\$497.24
217 W Highland AV	SMAD	1922	STD	02/03/2015	2	2.00	60/135	962	7,500	\$660.08
579 Los Rocas DR	SMAD	1941	STD	09/22/2015	2	1.00	28/28	805	16,869	\$795.03
47 W Grandview AV	SMAD	1912	STD	02/18/2015	2	3.00	75/75	1,095	9,966	\$621.00
44 Windsor LN	SMAD	1921	STD	05/29/2015	3	2.00	15/15	1,578	3,505	\$436.63
514 Ramona AV	SMAD	1925	STD	07/28/2015	2	2.00	26/26	975	9,504	\$723.08
118 W Grandview AV	SMAD	1946	STD	04/20/2015	2	2.00	70/70	1,129	7,002	\$626.11
62 Windsor LN	SMAD	1983	STD	07/13/2015	3	2.00	49/49	2,054	4,207	\$344.69
629 Alta Vista DR	SMAD	1918	STD	05/14/2015	2	2.00	59/59	1,549	5,797	\$461.59
118 W Bonita AV	SMAD	1909	STD	05/05/2015	2	1.00	10/10	1,032	11,899	\$702.52
182 E Mira Monte AV	SMAD	1948	STD	09/23/2015	3	2.00	9/9	1,756	10,669	\$413.44
229 W Montecito AV	SMAD	1955	STD	04/07/2015	3	2.00	252/252	1,342	9,009	\$543.96
222 W Grandview AV	SMAD	1952	STD	06/18/2015	4	2.00	37/37	1,450	6,776	\$503.45
255 W Highland AV	SMAD	1910	STD	08/06/2015	5	3.00	82/82	2,209	7,506	\$332.73
262 W Grandview AV	SMAD	1958	STD	01/21/2015	3	2.00	44/44	1,497	7,525	\$506.35
357 Sycamore PL	SMAD	1921	STD	06/30/2015	2	2.00	47/47	936	7,562	\$817.31
451 Foothill AV	SMAD	1945	STD	02/24/2015	3	2.00	37/37	1,430	7,937	\$541.26
247 San Gabriel CT	SMAD	1910	STD	07/06/2015	4	3.00	51/51	1,900	7,494	\$412.63
115 Lowell AV	SMAD	1941	STD	07/07/2015	2	1.00	41/41	1,016	14,285	\$779.53
622 Manzanita AV	SMAD	1953	STD	08/20/2015	3	2.00	15/15	1,312	12,173	\$609.76
445 E Grandview AV	SMAD	1912	STD	06/12/2015	3	2.00	38/38	1,579	9,711	\$518.05
471 Santa Anita CT	SMAD	1949	STD	04/22/2015	3	2.00	9/9	1,914	11,208	\$431.03
659 W Alegria AV	SMAD	1911	STD	07/10/2015	2	1.00	7/7	1,356	10,837	\$615.04
115 E Laurel AV	SMAD	1929	STD	06/03/2015	4	2.00	54/54	1,873	9,772	\$448.48
145 Lowell AV	SMAD	1921	STD	05/18/2015	3	2.00	52/214	1,373	6,279	\$619.08
371 San Gabriel CT	SMAD	1955	STD	05/29/2015	4	2.00	5/5	1,595	7,886	\$532.92
70 S Sunnyside AV	SMAD	1961	STD	01/22/2015	3	2.00	80/80	2,261	7,744	\$381.69
168 E Sierra Madre Blvd	SMAD	1922	STD	07/15/2015	3	2.00	54/266	2,129	6,321	\$410.99
455 E Laurel AV	SMAD	1952	STD	06/29/2015	3	2.00	47/47	1,363	9,338	\$649.30
406 N Auburn AV	SMAD	1965	STD	06/23/2015	4	2.00	18/18	2,004	7,530	\$448.60
19 W Orange Grove AV	SMAD	1914	STD	04/14/2015	3	2.00	23/23	1,732	9,566	\$519.63
602 N Michellinda AV	SMAD	1960	STD	01/23/2015	3	2.00	49/49	2,049	10,581	\$439.24
1910 Santa Anita AV	SMAD	1952	STD	01/16/2015	3	2.00	22/22	1,696	10,856	\$536.56
2161 Santa Anita AV	SMAD	1960	STD	01/23/2015	3	2.00	46/46	1,830	11,018	\$503.83
421 Manzanita AV	SMAD	1953	STD	02/11/2015	4	2.00	97/97	1,832	12,422	\$504.91
1900 Santa Anita AV	SMAD	1956	STD	01/07/2015	3	2.00	13/13	1,842	11,761	\$509.23
256 San Gabriel CT	SMAD	2004	STD	05/22/2015	4	2.00	25/163	2,074	7,068	\$452.27

Arcadia Is Certainly A Most
Wild And Wondrous Plac...

Tax Politics: The City
Manager Changes Her Tun
Ab...

Will Halloween On Alegria E
Especially Scary This...

Sierra Madre's City Council
Blinks - Retreats from...

Rick De La Mora's Letter to
Mayor John Capoccia on...

CalPERS Tax Showdown:
12% UUT Versus the 0%
UUT

Arcadia Et Cetera: Small
Amber Bits & Pieces From
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Judy Gold's Unanswered E-
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Leading Mater Dolorosa
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Angeles-area city ...

John Wuo Resigns. Few At
Last Night's Arcadia City...

Tonight's Arcadia City Coun
Meeting Looks Like ...

Last Night's Sheriff
Contracting Proposal
Committe...

Preservation Vs.
Mansionization II: Arcadia
Real E...

Preservation Vs.
Mansionization: Sierra
Madre Home...

Epoch Times Uncovers
Possible Assassination
Threat...

Steve Chen Describes the Fe
Shutdown of USFIA as ...

John Wuo's Form 700 Shows
Nothing About Steve Chen

► September (31)

► August (31)

175 W Carter AV	SMAD	1955	STD	07/14/2015	3	3.00	104/104	1,972	11,246	\$480.73	\$948,000
107 Lowell AV	SMAD	1941	STD	08/27/2015	3	3.00	29/29	1,756	10,143	\$541.00	\$950,000
370 E Grandview AV	SMAD	1950	STD	09/30/2015	3	2.00	20/20	1,796	10,615	\$528.95	\$950,000
125 Lowell AV	SMAD	1948	STD	06/01/2015	3	3.00	45/180	2,782	13,336	\$341.48	\$950,000
126 E Mira Monte AV	SMAD	1907	STD	04/30/2015	3	2.00	43/43	2,052	21,337	\$462.96	\$950,000
281 San Gabriel CT	SMAD	1926	STD	07/28/2015	4	2.00	63/154	2,365	7,490	\$412.26	\$975,000
2035 Liliano DR	SMAD	1956	STD	07/15/2015	3	2.00	13/13	1,919	11,981	\$518.50	\$995,000
317 Grove ST	SMAD	1924	STD	06/22/2015	2	2.00	15/15	1,498	10,259	\$667.56	\$1,000,000
678 Manzanita AV	SMAD	1928	STD	05/21/2015	3	3.00	55/303	2,702	11,444	\$377.50	\$1,020,000
327 N Lima ST	SMAD	1925	STD	06/26/2015	3	2.00	11/45	2,464	8,326	\$415.99	\$1,025,000
334 Grove ST	SMAD	1927	STD	01/07/2015	3	3.00	87/87	2,457	8,547	\$477.35	\$1,050,000
421 Grove ST	SMAD	1953	STD	07/06/2015	4	3.00	112/112	2,106	7,468	\$502.37	\$1,058,000
707 Auburn AV	SMAD	1937	STD	04/23/2015	3	3.00	146/146	2,175	9,893	\$494.25	\$1,075,000
162 Webster WY	SMAD	1962	STD	05/29/2015	3	2.00	11/65	2,597	10,000	\$423.57	\$1,100,000
160 Coburn AV	SMAD	1954	STD	07/06/2015	3	3.00	94/94	2,281	13,631	\$484.44	\$1,105,000
227 S Baldwin AV	SMAD	1906	STD	01/27/2015	2	3.00	25/25	2,300	8,699	\$495.00	\$1,138,500
2161 Santa Anita AV	SMAD	1960	STD	09/01/2015	3	2.00	65/65	1,830	10,999	\$622.95	\$1,140,000
1940 Oakwood AV	SMAD	1952	STD	07/02/2015	3	2.00	11/11	2,160	11,426	\$532.41	\$1,150,000
190 Grove ST	SMAD	2014	STD	08/14/2015	3	3.00	59/59	1,830	6,614	\$644.81	\$1,180,000
525 Camillo RD	SMAD	1967	STD	05/25/2015	6	3.00	2/2	3,468	44,082	\$343.14	\$1,190,000
521 E Orange Grove AV	SMAD	1948	STD	08/13/2015	3	3.00	34/34	2,311	19,230	\$515.14	\$1,190,500
391 E Grandview AV	SMAD	1910	STD	01/22/2015	3	4.00	13/13	2,129	14,932	\$563.64	\$1,200,000
56 Suffolk AV	SMAD	1941	STD	03/27/2015	7	6.00	31/31	3,457	11,403	\$352.91	\$1,220,000
632 W Montecito AV	SMAD	1985	STD	09/01/2015	5	3.00	122/122	3,634	10,237	\$337.09	\$1,225,000
475 E Orange Grove AV	SMAD	1934	STD	06/30/2015	3	2.00	173/173	2,034	16,557	\$607.18	\$1,235,000
125 Suffolk AV	SMAD	1989	STD	03/06/2015	5	4.00	30/30	3,614	8,149	\$343.11	\$1,240,000
494 Auburn AV	SMAD	1912	STD	05/07/2015	4	3.00	47/165	2,688	10,020	\$461.68	\$1,241,000
604 Fairview AV	SMAD	1978	STD	06/09/2015	3	3.00	91/91	2,595	7,833	\$489.40	\$1,270,000
1130 Arno DR	SMAD	1969	STD	06/08/2015	4	3.00	93/93	2,223	17,096	\$573.55	\$1,275,000
131 E Bonita AV	SMAD	1961	STD	04/08/2015	4	3.00	5/5	2,846	17,594	\$456.78	\$1,300,000

460 E Grandview AV	SMAD	2006	STD	09/22/2015	3	3.00	25/26	2,706	9,392	\$480.41	\$1,300,000
75 N Canon AV	SMAD	1937	STD	01/08/2015	3	3.00	38/38	2,618	24,476	\$534.76	\$1,400,000
624 Ramona AV	SMAD	1939	STD	01/09/2015	5	5.00	185/185	3,325	19,754	\$421.05	\$1,400,000
609 W Orange Grove AV	SMAD	1988	STD	06/22/2015	3	3.00	21/93	2,836	12,155	\$494.01	\$1,401,000
319 Camillo RD	SMAD	2015	STD	07/30/2015	3	4.00	82/84	2,753	7,809	\$513.98	\$1,415,000
1935 Liliano DR	SMAD	1962	STD	05/28/2015	5	4.00	50/50	3,908	11,831	\$371.03	\$1,450,000
295 W Orange Grove AV	SMAD	1947	STD	04/15/2015	2	4.00	63/63	2,894	16,753	\$501.38	\$1,451,000
321 Camillo RD	SMAD	2015	STD	07/22/2015	3	4.00	78/84	3,150	9,021	\$480.95	\$1,515,000
501 W Highland AV	SMAD	1968	STD	09/14/2015	4	3.00	122/122	3,003	17,194	\$512.82	\$1,540,000
79 W Orange Grove AV	SMAD	1999	STD	03/20/2015	4	3.00	2/18	3,512	17,895	\$453.30	\$1,592,000
190 N Lima ST	SMAD	2014	STD	04/16/2015	4	6.00	48/48	3,090	9,993	\$533.98	\$1,650,000
91 E Bonita AV	SMAD	1942	STD	02/20/2015	4	2.00	90/90	2,577	27,731	\$640.28	\$1,650,000
699 Camillo RD	SMAD	1976	STD	08/12/2015	4	4.00	7/7	3,100	18,954	\$556.81	\$1,726,187
233 Windwood LN	SMAD	1983	STD	07/22/2015	4	3.00	9/9	3,615	14,998	\$497.51	\$1,798,500
330 E Grandview AV	SMAD	1941	STD	04/15/2015	9	9.00	271/271	5,956	25,315	\$435.80	\$2,000,000
242 Windwood LN	SMAD	1985	STD	05/19/2015	4	5.00	14/14	5,115	18,724	\$434.02	\$2,220,000
715 Oak Crest DR	SMAD	1990	STD	07/17/2015	3	5.00	48/153	3,695	51,995	\$771.31	\$2,850,000

Maximum:	9	9.00	303	5,956	51,995	\$817.31	\$2,850,000
Minimum:	1	1.00	2	706	2,186	\$137.45	\$187,209
Average:	3	2.61	71	2,113	11,400	\$504.78	\$1,019,959
Median:	3	2.00	49	1,988	9,980	\$501.88	\$943,000

Criteria:
Status is 'Closed Sale'
Type is 'Single Family Residence'
Area is '656 - Sierra Madre'
Date COE/End is 1/1/2015*

- July (32)
- June (31)
- May (31)
- April (30)
- March (31)
- February (28)
- January (34)

- 2014 (371)
- 2013 (366)
- 2012 (363)
- 2011 (318)
- 2010 (265)
- 2009 (319)
- 2008 (17)

Must Be



We're in trouble for real.
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Art Valencia Ya think
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17 minutes ago · Like

Sites That We Read

- 📺 A (MLM) Skeptic
- 📖 Acronym Finder
- 📍 Altadena Point
- 📰 American Thinker
- 🌊 Aquaforia
- 🏠 Arcadia Weekly
- 📖 Arcadia's Best
- 📍 Around Dublin (CA) Blog

So if you were a homeowner concerned about the value of your home, based on what you see here which would you want to choose? **Preservation** or **Mansionization**?

Despite what you are hearing from certain parties in **Arcadia** these days, **McMansion** development does nothing for actual homeowners. It is only of value to certain individual fat cat developers, many of whom are actively opposed to any voter initiative that would curb their vast monuments to doofus gaucherie.

Remember, behind all the smoke, mirrors and dishonest accusations in **Arcadia**, the real issue is money. Just not your money.

sierramadretattler.blogspot.com

Posted by The Moderator at 5:00 AM

74 comments:



Anonymous October 4, 2015 at 5:37 AM

In all fairness can you post the data for Arcadia for this time frame? Thanx!

Reply

City	FAR/ Lot Coverage limit	Maximum Home Size	Front Yard Setback	Side yard set backs and height limits	2 nd Story Setback Required?	Extra Parking requirements	Accessory Structures Included/Excluded in FAR Calculation	Plane of Light Restrictions	Special Review	Other Information
Sierra Madre	<p>Lots under 7,500 SF=35% of lot area;</p> <p>Lots 7500-11000SF=2625 SF+25% of lot area over 7500 (i.e, homes with 11,000SF lot could have max. home of 3500SF);</p> <p>Lots from 11001-30,000 =3500SF+12% of area over 11,000SF (i.e., a 30,000SF lot could have a max. home of 5780SF; and for homes over 30,000SF =5780SF + 5% of lot size over 30,000SF (i.e., for the largest lots in Los Cerritos which are about 45,000SF, the largest home would be 6530SF).</p>	No.	<p>25 feet min.; 30 feet if ½ homes on street have 30' or more; uncovered balconies can't extend more than 48" into setback; front porch only 6 feet</p> <p>Reverse corner lot=side street facing yard not less than 25 feet</p>	<p>SY=Parcels 60 feet or less in width-5 feet; no structure wider than 42 feet;</p> <p>Parcels < 60 feet, cumulative side yard setback of 30% of lot width, with each side required to have a minimum setback of 5 feet or 10% of lot width, whichever is greater., up to a maximum of 10 feet on that side. Open attached structures can not encroach past 5' setback or</p>	Yes. Additions which exceed 50% of original home size	2 Standard; 3 for 5 bedrooms or more	1 st 600 feet excluded; then Included. Max height 15 feet.	Yes	Yes. New 2d stories require CUP	Min. parcel size 7500 SF

	Maximum lot coverage=40%			10% or lot width whichever is greater. Height=25 feet						
Beverly Grove	FAR is 42%, plus a 6% bonus for detached garage in rear and a 2% bonus for any of the following: Increased side yard setback of at least 2' , roof height reduction of 20%, additional front yard setback				Yes, additional 10' for rooftop equipment enclosures.		FAR includes all accessory structures in FAR calculation, subject to a 400SF exemption for detached rear parking and 200SF of detached accessory building.			
Burbank	FAR is 40% for lots up to 6,000SF; 45% for lots < 6000SF. Lot coverage=50%	No.	FY=25' SY = 10% of lot width but no less than 3 feet, and not more than 10'; Street facing side yard8 feet-12 feet.	Residence-23' = arch. Detail; accessory structures=19' + arch. Details. Max= 30' and 26', respectively	No	Yes. 2 for homes less than 3400SF; 3 for homes over 3400 SF.	Yes, included subject to 600SF exemption	No	Yes, if not in compliance.	Min. lot size 6,000SF

Los Angeles	FAR is now 40%	Any floor or portion thereof above 14' height shall counted as 2X of that floor area square footage.		Height between 28 and 36 feet. Interior space with a height of more than 16 feet counts twice			Only 200 SF of attached garage and 400 of rear detached garage exempted, covered patios/balconies not exempted in SF count	No	No	New tighter FAR standards adopted this summer for lots less than 7500 SF, which eliminated density bonus loopholes and reduced total FAR. Average lot size is less than 6,000 SF, and numerous prior changes had been made using the higher maximum FAR.
Monrovia	FAR average is 38%. Uses a chart to set max home sizes by lot size: Lot Size: >6000SF 6000-7500SF 7501-8499SF 8500-9999SF 10000-17499SF 17500-19999 20000-22499 22500-2499SF	Yes Home Size: 2,000SF 3,000SF 3250SF 3900SF 4500SF 4800SF 5100SF					Accessory structures not included in FAR calculation, but overall accessory structures limited to 10% of lot size with a maximum of 2,000SF.			Large lots are common

	25000-27499SF 28000-29999SF 30000-32499SF 33000-34999SF 35000-37499SF 38000-43559SF Over 43560SF	5700SF 6000SF 6300SF 6600SF 6900SF 7200SF 7405SF 17%FAR								
San Marino	FAR is 30%						Accessory structures count in total FAR			
Pasadena	FAR: Lots less than 12,000SF=30% +500SF; Lots from 12001SF- 24000SF=20% of lot size plus 1700SF; and lots over 24000SF=25% + 1000SF 7500SF,	Yes. No home over 4800 SF, except that any lot coverage over 35% must be single story.	Reverse corner lot for side street facing yard=25 foot setback (just like a normal front yard).	In some areas, second story must be set back on the front and side 5 feet greater than the first floor setbacks. Side yard set back, 28 feet (w/in encroachment plane) for lots less than 75' wide; 32' for lots wider	No.	No.	Yes.	30% encroachment plane from 6' above property line	No.	Under current moratorium because current rules not believed to go far enough.

				than 75’							
La Cañada-Flintridge	FAR is 36% for lots up to 10,000SF; 3600SF + 23% of square footage over 10,000SF for lots from 10,001-15,000SF; and 4,750SF + 20% of lot area over 15,00SF for lots 15,001SF and up.		also lot coverage limits of 35% for lots up to 10,000SF, 32.5% for lots from 10,000SF-15,000SF and 30% for lots in excess of 15,000SF	Not less than 25’.	For homes over 4500SF, not less than 8 feet SY setback on ground floor and not less than 16’ SY setback on second floor. Street facing side yards may not have fences higher than 42”. Minimum street facing side yard setback of 20% of lot width or 10 feet.	Yes.			Height can’t exceed a 45 degree plane drawn from a height of 10’ at all boundaries of the lot.	CUP mandatory for any home over 10,000SF	Av. Lot size 10,000SF;
Arcadia	Lot Size	Floor Area Ratio	Lot coverage limit of 35% for 2 story homes; 1 story homes may have lot coverage of		All second stories must have a minimum side yard setback of 10’ or 5’ plus 10% of the width of the lot, whichever is						Homeowners sued Council and filed a ballot initiative; replaced two “pro-developer” council persons in April, and City finally acted to rein in mega-mansions.
	Less than 7,500 sf	45% of lot area									
	7,501 – 10,000	3,375 sq ft plus 40% of lot area over 7,500 sq ft									
	10,001 – 15,000	4,375 sq ft plus 35% of lot area									

		over 10,000 sq ft	45%		greater. Max bldg. height is 28' for lots 10,000SF or less; above that, max height is 32".						
	15,001 – 20,000	6,125 sq ft plus 25% of lot area over 15,000 sq ft									
	20,001 – 30,000	7,375 sq ft plus 20% of lot area over 20,000 sq ft									
	30,001 +	9,375 sq ft plus 15% of lot area over 30,000 sq ft									
	Incentive for One- Story Homes	3% of the lot area in additional floor area									
Santa Monica			Incremental FAR 1 st floor <50% 2 nd floor (18'+)<35% 1 st floor/26% 2 nd floor		Yes If increase to 2 nd story, then side setback expands to 18'				25% of bldg. above 14' must be set back an additional 5 feet	No	Max. parcel size 7,500 Masking front – increases Front setback if over building.
Glendora	Lots up to 1 acre, 35%,plus 400 foot		No	Lots 7500SF		Yes; 75% of 1 st					Lot sizes appear very comparable to mix in

	garage.		and under: 20' FY, 5' side yard (10' for street facing SY), and 25' rear; all others up to 1 acre: 25'FY, 7' SY (15' street facing SY, and 35' RY; and over 1 acre: 40' FY, 30' SY, and 50' minimum RY setbacks		story.					Los Cerritos
Beverly Hills	Prevailing FAR is 1500SF + 40% of lot area.			Rear yard setback of 30% of lot depth minus 9 feet, plus an alley dedication. Also, no "flat faced seconds tories—2d story must have setback		Up to 4 BR=2 spaces, 5 BR=3 spaces, 6 BR =4 spaces, 7 BR=5				

				on front and side of at least 5' from 1 st story						
Alhambra				25' front yard setback for structures up to 20' tall; and there is an additional 5' setback or a 40 degree daylight plane from front property line, whichever is greater, for properties over 20' in height. The side yard setback is ' plus 1 foot for every story above the first story.						

* Newport Beach – FAR tied to ‘buildable lot’ (gross lot size minus required setbacks)

** Costa Mesa – For existing SFR only (not for new)

Stacy & James McDaniel
4110 Cedar Avenue
Long Beach, California 90807

March 7, 2017

Long Beach City Council
c/o City Clerk
333 West Ocean Blvd.
Long Beach, CA 90802

RE: March 21, 2017 Meeting; Proposed Changes to the R-1-L Development Standards

Esteemed Councilmembers:

We are writing in support of the above-referenced Agenda Item pertaining to the City's proposed changes to the R-1-L development standards, which apply only to the homes in the Los Cerritos area of the City. We would like to commend the professionals at the Planning Department for all their hard work and community outreach that went into the formulation of these proposed changes.

A brief history of the genesis of this matter may be of assistance to your consideration of this item.

In 2014, I, and a group of about fifteen residents of the Los Cerritos neighborhood formed the Committee to Preserve Los Cerritos ("PLC"), united by our common concern that the open and airy, tree-lined lots and streets of Los Cerritos were being challenged by the construction of mega-mansions, and that the gracious and comfortable feel of our neighborhood could be lost.

Through research of the existing development standards, PLC determined that the City's development standards were inadequate to prevent this from happening. In particular, PLC identified three main issues which threatened the neighborhood: 1) The erection of huge homes which maximized the existing permitted land uses, leading to behemoths not in keeping with the average and customary home sizes in Los Cerritos; 2) Overbuilding on smaller lots using

lax setback requirements, and negatively impacting adjacent neighbors; and 3) Huge boxy home masses depriving neighbors of light and air. None of these issues could be prevented by current zoning standards.

We then conducted research on the statistical characteristics of the homes and lots in the R-1-L zone to ensure whatever change was proposed was in keeping with the prevailing home sizes and styles within the Los Cerritos. In early 2015, PLC surveyed the neighborhood, and found overwhelming support (over 200 neighbors out of an area with less than 650 homes) for the proposed additional regulations, in particular those changes which would reduce the overall permissible home size to be consistent with the existing home sizes in the area.

With this information in hand, PLC worked with the District 8 Councilman, Al Austin, to propose a temporary moratorium for additions greater than 1500 square feet while working with the City to formulate new development standards. We appreciate that the City Council unanimously imposed a limited moratorium, and also unanimously approved a six month extension to that moratorium so it is still in effect.

Throughout 2015 and 2016, PLC members worked with the City Planning Department to develop proposed changes to the development standards. City planners made several visits to the neighborhood to understand the issues. They also conducted an extensive GIS-mapping project to identify existing land uses within the R-1-L zone, reviewed zoning standards from multiple other southern California cities which have addressed the “mansionization” problem, and retained a consulting architect to advise on the process.

Over the summer of 2016, PLC solicited further community input on the proposed revisions to the R-1-L zoning standards by circulating a survey, both online and by gathering signatures in person on numerous public occasions, to gauge neighborhood response to the standards proposed by the City. Over 350 people responded to the survey, and 310 of those neighbors supported revised standards of the type being proposed by the City. In some cases where the residents did not think the proposed standards went far enough to address the issues, the Planning Staff made improved changes to the proposed standards.

Planning staff then conducted their own community outreach to the residents of the approximately 620 homes in the Los Cerritos R-1-L zoning area by

conducting two publicly-noticed community meetings in the neighborhood. At one of those meetings, approximately 100 residents attended, the vast majority of whom support further changes to the R-1-L zoning standards of the type the City is proposing. The Planning Commission approved the proposed standards now before you on Feb. 16, 2017.

Our Municipal Zoning Code clearly states its purpose: "Purpose. The intent ... is to create, preserve and enhance residential areas for a range of housing types and lifestyles. These regulations are directed toward minimizing conflicts and incompatibilities between mixed housing types and between the activities which may occur within the various types of residential development. These regulations also serve to encourage the maintenance and rehabilitation of existing residences and to ensure that new housing is an asset to existing neighborhoods."

In other words, Planning Department's job is to balance existing land uses with proposed future land uses in a way which balances and blends the past and the future, while forbidding uses that are discordant with the scale and intensity of existing homeowners' homes. While we had pushed for some additional changes to the proposed standards, we believe the City's proposed zoning standards changes for the R-1-L planning area have struck a reasonable compromise by balancing the interests of existing homeowners against the future desires of those property owners for reasonable expansion and upgrading of their properties, consistent with other Southland cities which have successfully confronted the threat of mansionization. Therefore, we urge you to support these proposed changes to the R-1-L development standards.

We thank you for your consideration of our requests.

Very truly yours,



Stacy W. McDaniel & James B. McDaniel

Cc: Linda Tatum, LB Planning Department