

09-2197
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SCNC BOARD

09-2199

#16,17 & 18

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June 20, 2009

Council Members of the Planning and Land Use Committee
200 N. Spring Street
Los Angeles, Ca 90012

Sent by Email & FAX

Re: Proposed Zone Tools

Dear Council Members:

At its regular meeting, June 17, 2009, the Studio City Neighborhood Council passed the following:

MOTION 2008.6.17.13a: The Board of the Studio City Neighborhood Council authorizes the submission of the following comments to PLUM and further authorizes their inclusion in a SCNC Community Impact Statement once a Council File number is assigned.

The Board of the Studio City Neighborhood Council opposes certain provisions of the proposed zoning code amendments as follows:

- (i) A Community Plan Implementation Overlay (CPIO) should not override a Pedestrian or Neighborhood Oriented District or a Community Design Overlay Zone unless there has been a public hearing and the Neighborhood Councils have been notified and approve.
- (ii) A project that complies with the CPIO will only need a ministerial sign off from the Planning Director. No community review is required. If the CPIO involves options or discretion then a community review should be mandatory.
- (iii) The Planning Director can grant adjustments in the CPIO standards up to 20%, with the decision appealable to the Area Planning Commission. The 20% is too great a discretion. Requests for deviation should be limited to 10%.
- (iv) With respect to the Pedestrian Emphasis Design Designator, below grade parking structures should not be allowed to occupy the entire footprint of the lot. There should be a minimum setback of 15 feet both above and below ground level on at least one side of the building to allow for the roots of large canopied trees to develop and to permit water to naturally permeate the soil to resupply the aquifer.

Please that this motion into account when considering these new planning tools

If you have any questions, please do not hesitate to contact us.

Very truly yours,

Ben R. Newmann
President, Studio City Neighborhood Council