

#5

March 27, 2012

To the PLUM Committee:

Concerning Subarea 38: A

It is crucial that Subarea 38: A include a 15 foot rear set back in order to avoid a commercial building directly abutting a residential property. As it stands now, there is no alley between these two properties.

Also, please refer to staff recommendation subarea 42: 2, which limits building height to 20 feet adjacent to residential zones as well as building setbacks. The same height and setback requirements should apply to Subarea 38: A.

Thank you for your attention. A letter is on file concerning this exact issue if you would like to refer to it.

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**Slope Density Language excerpt from proposed Hollywood Community Plan
As approved by the City Planning Commission
Draft Feb 27, 2012**

Policy LU.1.30: Limit density in areas with an average slope of 15 percent to that of minimum density land use regulation (equivalent to RE 40 zone). Limit density in hillside areas. Notwithstanding any land use designation maps to the contrary, all projects with average natural slopes in excess of 15 percent, including both Tract Maps and Parcel Maps, shall be limited to the minimum density housing category for the purposes of enforcing the slope density formula of LAMC Section 17.05C and 17.50E.

Policy LU.1.30A: Condition the approval of lot line adjustments, where either lot is subject to the Slope Density Ordinance prior to the lot adjustment, to document existing average natural slopes for the entire parcel and maintaining overall density restrictions pursuant to the intent of the slope density formula of Section 17.05.

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