

Contact Information

Neighborhood Council: Studio City Neighborhood Council

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The Board approved this CIS by a vote of: Yea(13) Nay(0) Abstain(0) Ineligible(1) Recusal(0)

Date of NC Board Action: 08/17/2016

Type of NC Board Action: For if Amended

Impact Information

Date: 11/26/2016

Update to a Previous Input: No

Directed To: City Council and Committees

Council File Number: 13-1478-S1

Agenda Date:

Item Number:

Summary: The Board of the Studio City Neighborhood Council approves the adoption of the proposed: Small Lot Code Amendment, Small Lot Design Standards and Map Standard as issued by the Planning Department on June 7, 2016. We request the following revisions:SEE ATTACHED DOCUMENTS

**We request the following revisions:**

- **Revisions to the draft ordinance:**
  - a. **27 (a) (3) - The minimum lot width shall be 20 feet**
  - b. **27 (a) (5) – Rooftop decks shall be excluded from the calculation of the 25% open space easement at ground level.**
- **Revisions to the Small Lot Design Standards:**
  - a. **A.1.c - The front door shall be oriented toward the public or private street and not the alley. However, there shall be a pedestrian pathway that leads directly to the alley.**
  - b. **A.4.b – The provision shall be amended to delete terraces and balconies from the list of articulation techniques when such terraces and balconies face adjacent single family residential properties.**
  - c. **A.5.b – Open roof decks shall be a minimum of 6 feet in depth and be designed to prevent direct sightlines to the adjacent single family residential properties.**
  - d. **A.6 – In addition to the roof decks being oriented internally to the subdivision they shall be designed to prevent direct sightlines to the adjacent single family residential properties.**
- **Revisions to the Advisory Agency Map Standards:**
  - a. **1. A Common Access Driveway – for all new construction where there are existing parkway trees in front of the property driveways, to the extent possible, shall be located in such a way that the existing parkway trees are preserved.**
  - b. **2. A Common Access Walkway – this section provides for such walkways to remain unobstructed. There should be an exception to permit the installation of a security gate across the walkway if the perimeter of the property is enclosed by a fence or a wall.**
  - c. **8. An Open Space Easement – Add a sentence at the end of this item that states that “Roof top decks shall be excluded from the calculation of the open space ratio at ground level.”**

