

PLUM PUBLIC STATEMENT – 04/29/2014

Good afternoon. My name is Dana Sayles with three6ixty. 4309 Overland Avenue, Culver City. I am a land use consultant actively practicing within the City of Los Angeles, and currently working as part of the team on approximately a dozen small lot subdivision projects. As such, I strongly support the City's proposed amendment to eliminate the need for "early-start" adjustments, and therefore require a covenant and agreement to permit the development of these projects.

As someone that works hand in hand with the development and consultant communities, and who works closely with city staff from the planning and building departments, I have seen first hand the unnecessary time and expense spent reconciling these projects and the early start adjustments. In most cases, these adjustments cost the development team significant time and money to file and process entitlements that are not necessary once the final map records – money that could otherwise be spent on additional architecture, site work, or community benefits. Additionally, this process is costing our limited city staff time and resources processing entitlements, making decisions, issuing determinations, and enforcing conditions related to a limited time period in the lifespan of a small lot project.

By supporting this streamlining action, the city is in no way eliminating any public process, which is still required by the subdivision process. Additionally the city's new small lot subdivision guidelines provide additional direction and guidance regarding the design and site planning of these projects, and thus adding an additional layer of review not currently in place.

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The Small Lot Subdivision Ordinance still has some kinks to work out, but overall, this is a good development policy of the city. Back to it's roots, the SLO ordinance was instituted to help provide a form of transitional housing in areas of the city with transitional zones – to provide single-family home-ownership in established neighborhoods in lieu of transient rental housing. This ordinance is helping to promote homeownership at a small scale for first time home-owners, young families, and our growing urban demographic.

Therefore, on behalf of our entire team at three6ixty, I urge your support of this motion before you today.

Thank you.