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Fwd: CF13-1478-S2--Public Comments for PLUM Meeting July 1, 2014, Item No. 5

1 message

Sharon Gin <sharon.gin@lacity.org>
To: Etta Armstrong <etta.armstrong@lacity.org>

Tue, Jul 1, 2014 at 8:14 AM

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From: **Bruce Kuyper** <bruce@kuyper.name>

Date: Mon, Jun 30, 2014 at 2:59 AM

Subject: CF13-1478-S2--Public Comments for PLUM Meeting July 1, 2014, Item No. 5

To: councilmember.huizar@lacity.org, councilmember.englander@lacity.org, councilmember.cedillo@lacity.org, Tanner.Blackman@lacity.org, Kevin.Ocubillo@lacity.org, Erick.Martell@lacity.org, Hannah.Lee@lacity.org, Doug.Tripp@lacity.org, Brenton.Tesler@lacity.org, Semee.Park@lacity.org, Brian.oh@lacity.org, Gerald.Gubatan@lacity.org, Sergio.Infanzon@lacity.org, **Sharon Gin** <sharon.gin@lacity.org>, **Patrice Lattimore** <patrice.lattimore@lacity.org>

Dear Honorable Councilmembers Huizar, Cedillo, and Englander, Your Planning and Legislative Deputies, Ms. Gin and Ms. Lattimore,

I respectfully request that you disapprove this proposed ordinance to modify the Los Angeles Municipal Code to allow construction of small lot subdivisions to commence prior to recordation of the final map, because the proposed ordinance would be invalid under City Charter section 562(c).

City Charter section 562(c) requires that 5 separate "findings shall be made before a variance may be granted." The requested ordinance directly contradicts this. As the Planning Department's Deputy Director Lisa Webber admitted at the City Planning Commission's December 19, 2013 hearing on the proposed ordinance, the proposed ordinance gives the Department of Building and Safety "the ability to avoid all of these variances." (<http://planning.lacity.org/StaffRpt/Audios/CPC/2013/12-19-2013/08CPC13-2450.mp3>, at 32:57.) That clearly violates City Charter section 562(c).

Subdivided lots do not exist until a map is recorded. (The Planning Department admits this.) The City cannot grant variances on existing lots, before the subdivided lots exist, without making the findings required by City Charter section 562(c). Granting building permits before the subdivided lots exist and without making the findings required by the City's Charter violates the City Charter by granting variances without the required findings.

Thank you very much for your consideration.

Respectfully submitted,

Bruce Kuyper

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