



Sharon Gin <sharon.gin@lacity.org>

Fwd: Small Lot Procedural Fix

2 messages

Deborah Kahen <deborah.kahen@lacity.org>

Wed, Jul 30, 2014 at 8:28 AM

To: Sharon Gin <sharon.gin@lacity.org>

Hi Sharon. Another letter for 13-1478-S2, item 18 on Council agenda today

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From: "Kim Coleman" <kcoleman@usc.edu>

Date: Jul 30, 2014 4:12 AM

Subject: Small Lot Procedural Fix

To: "Deborah Kahen" <deborah.kahen@lacity.org>

Cc: "Kim Coleman" <kcoleman@usc.edu>

Dear Ms Kahen,

I am writing in support the proposed technical change to remedy the logistical delays in procedures related to beginning construction on Small Lot Subdivisions. As both an architect and a professor of architecture in the Los Angeles for over thirty years, I think the Small Lot Subdivision Ordinance is an enlightened effort by the City of Los Angeles to increase the availability of affordable individual houses while also improving the design and urban neighborhoods of our city and encouraging infill development rather than suburban sprawl. I wholeheartedly support the ordinance and the recently adopted improved small lot design guidelines. Our family's decision last year to design and build three small houses on a two-lot property we own in Venice rather than building one large house on each lot, as many people are doing, we saw as an opportunity to better mediate new buildings with the character and urban fabric of the existing area. This experience has been incredibly frustrating and has added at least three years to our goal of building a new project on the property.

The logistical obstacles in the current procedures are almost unworkable. In addition to months of delays in processing by Land Engineering, City Planning contacted us in June that they are contemplating changing their Small Lot Subdivision approval over six months after the decision letter was issued (the project hearing and letter were issued in December, 2013 and they contacted us in mid-June). The project had the unanimous support of the Venice Community Council and the support of Councilman Bonin's office and a change in the approval would make it unfeasible at a point when our plan check is almost complete. As a part of this technical change, it is vital that, once a Small Lot project has received approval and the appeal period is over, the decision must be considered to be final.

Sincerely,

Kim Coleman

Professor
Director, Barcelona Program
USC School of Architecture
Los Angeles CA 90089-0291

Cigolle X Coleman, Architects
17455 Tramonto Dr
Pacific Palisades CA 90272
kcoleman@usc.edu

Deborah Kahen <deborah.kahen@lacity.org>
To: Sharon Gin <sharon.gin@lacity.org>

Wed, Jul 30, 2014 at 8:29 AM

Hi Sharon. Another letter for 13-1478-S2, item 18 on Council agenda today

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From: "Kamran Nahid" <knahid@unified-re.com>
Date: Jul 29, 2014 8:27 PM
Subject: Small Lot Procedural Fix
To: <deborah.kahen@lacity.org>
Cc:

Hi Deborah,

We are currently working on a Small Lot Ordinance project in Venice (739 California Ave, 90291) and I am happy to hear that City Planning is going to allow construction to start before recordation of the final map. This is a welcome change from how it was set up previously.

In regard to the second action being proposed, to revisit, review and possibly reduce allowances under the Small Lot Ordinance, we are **against** this action. Don't allow local NIMBY's to ruin the best thing City Planning has approved in the last 20 years. The SLO is a great as is, if you restrict it further then many potential projects would not be eligible.

Thank you in advance.

Kamran Nahid
knahid@unified-re.com
Tel: 310.910.1480
Fax: 310.821.8454





Sharon Gin <sharon.gin@lacity.org>

Fwd: Small Lot Subdivision

1 message

Deborah Kahen <deborah.kahen@lacity.org>

Wed, Jul 30, 2014 at 9:02 AM

To: Sharon Gin <sharon.gin@lacity.org>

Hi Sharon. Another letter for 13-1478-S2, item 18 on Council agenda today

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From: "Reid Cigolle" <reidcigolle@icloud.com>

Date: Jul 30, 2014 8:56 AM

Subject: Small Lot Subdivision

To: "Deborah.kahen@lacity.org" <Deborah.kahen@lacity.org>

Cc:

Dear Ms Kahen,

I am writing in support of the proposed fixes to the small lot subdivision process aimed at streamlining the permitting and approval process. As a young architect, it has been exciting to work on a small lot subdivision project for the questions of scale, density and building character inherent to working on a smallish home in denser parts of the city. However, I have found our dealings with the City to be incredibly frustrating and mismanaged and have been stuck waiting for our project to move through the city for over a year. It's very unfortunate that the process is so mismanaged and unclear, and as an architect/developer I have to say it would have made far more economic sense to have built a 6000 sq ft home on our lot in Venice, rather than enter into the spiders web that is the small lot subdivision process.

I have lived my entire life in LA and attended USC, but my fear is that working in the city has become nearly impossible for smaller firms. It should not take 4 years to build a project that we design in 4-6 months because of mismanagement by the City. I hope that the city takes the steps to fix this process and save the small lot subdivision process from excessive red tape and turn it into the exciting urban initiative it was intended to be.

Sincerely,
Reid Cigolle