

Contact Information

Neighborhood Council: Greater Echo Park Elysian Neighborhood Council

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The Board approved this CIS by a vote of: Yea(15) Nay(0) Abstain(1) Ineligible(0) Recusal(0)

Date of NC Board Action: 10/25/2016

Type of NC Board Action: For if Amended

Impact Information

Date: 10/27/2016

Update to a Previous Input: Yes

Directed To: City Council and Committees

Council File Number: 13-1478

Agenda Date:

Item Number:

Summary: The Echo Park Neighborhood Council submits an update to the CIS previously filed on August 24, 2016 to clarify its position on the application of the "Hillside Ordinance" to the proposed Amendment to the Small Lot Subdivision Ordinance.

Among other recommendations previously submitted, the EPNC recommends that SLS projects not be permitted in areas designated Grading Ordinance Hillside Areas per the Hillside Ordinance (not to be confused with the Baseline Hillside Ordinance), and not permitting them in such areas when they front on narrow substandard streets.

In addition, the ordinance should eliminate the exemption from the hillside ordinance that otherwise requires single family dwellings in hillside areas to provide an additional one foot of side setback for each 10 feet over 18 feet in height, and from which only SLS projects are exempt. This would put SLS projects on a more even footing with other housing types, which is one of the main goals of the amendment, and lessen the disproportionate adverse effects of such projects on the hillside neighborhoods of Los Angeles such as Echo Park.

ECHO PARK NEIGHBORHOOD COUNCIL

P.O. BOX 26557, L.A. CA 90026



Community Impact Statement (CIS) Proposed Small Lot Subdivision Code Amendment and Policy Update

Council Files 13-1478 & 13-1478-S3

October 26, 2016



**CERTIFIED NEIGHBORHOOD
COUNCIL
APRIL 16, 2002**

To: Honorable City Council, Los Angeles City Hall, 200 N. Spring Street,
room 395, Los Angeles, CA 90012 c/o Office of the City Clerk

The Echo Park Neighborhood Council (EPNC) is requesting that the following Community Impact Statement be attached to City Council Files 13-1478 & 13-1478-S3.

On October 25, 2016, with a quorum of 16, the EPNC Board of Governors held a Brown Act-noticed meeting to discuss, and adopt or not adopt, the motion in support of filing an update to the previously filed CIS submitted by the EPNC on the proposed amendment to the Small Lot Subdivision Ordinance (*see* CPC-2015-4499-CA). With a vote of 15 yeas, 0 nays, and 1 abstention, the EPNC voted to submit an update and clarification on the CIS previously filed by the EPNC on August 24, 2016 in support of the Proposed Amendment to the Small Lot Subdivision Ordinance with Recommendations.

Clarification and Recommendations:

The CIS previously filed by the EPNC included certain recommendations in relation to the “Hillside Ordinance,” including not allowing small lot subdivisions (SLS) in areas governed by the Hillside Ordinance at all, not allowing SLS projects in these areas where they front on substandard streets, and not providing an exemption for SLS projects from the hillside ordinance provision requiring an additional foot of side setback for each ten feet over 18 feet in height. *See August 24, 2016 CIS at p. 2.* These recommendations are in response to the disproportionate effect SLS projects have on traffic, parking, viewsheds, and conformance with neighborhood character and topography in hillside areas such as Echo Park and Silver Lake.

At the August 25, 2016 hearing on the proposed ordinance amendment before the City Planning Commission, these issues were raised by the EPNC and a representative from the Planning Department stated that the “Hillside Ordinance” does not apply to small lots because it only applies to single family zones and small lots are only allowed in multi-family zones.

We believe there is some confusion as to terminology here. The reference is not to the Baseline Hillside Ordinance (passed in 2011) which applies to single family zones only; but to something that has been referred to as the Hillside Ordinance which passed in 1992. It is referenced in the two documents at the links below.

<http://eng.lacity.org/techdocs/permits/12.pdf>

<http://www.mountwashingtonhomeownersalliance.com/sites/default/files/MWHA%20Documents/Hillside%20ordinance.pdf>

The Hillside Ordinance applies to single family dwellings built on lots in various zones including multi-family zones like RD, where small lots are also permitted.

Accordingly, the EPNC wishes to clarify its recommendations relating to hillside areas as follows:

1. The amended ordinance should not allow SLS projects in areas governed by the Hillside Ordinance, i.e. on lots in A1, A2, RA, RE, RS, R1, or RD zones that are designated "Grading Ordinance Hillside" Areas;
2. The amended ordinance should not allow SLS projects in these areas where they front on Substandard Hillside Limited Streets (or alternatively, on streets less than 30 feet in actual width either in front of the original property or in front of the properties abutting the proposed SLS property fronting on that street);
3. The amended ordinance should not provide an exemption for SLS projects from the Hillside Ordinance provision that requires one additional foot of side setback for each ten feet over 18 feet (see LAMC 12.21.A.17(b)). This exemption was in the original small lot ordinance and remains in the current proposed version - subsection 27(a)(11).

We request that the Planning Department, PLUM and City Council look especially at the last point. As stated by Planning Department representatives, the idea behind the amendment to the SLS Ordinance is to limit some of the incentives included in the original ordinance that were too aggressive, particularly with regard to setbacks, and to put small lots on a more even playing field with other housing types. Eliminating this exemption would help to do that, and would alleviate some of the adverse effects of SLS projects on hillside neighborhoods such as Echo Park.



Tad Yenawine
Chair, Echo Park Neighborhood Council