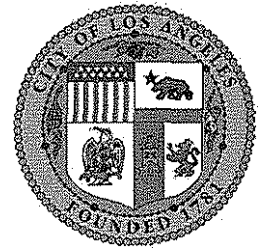




# GREATER ECHO PARK ELYSIAN NEIGHBORHOOD COUNCIL



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February 3, 2014

Council File 13-1478

Honorable City Council  
c/o Office of the City Clerk  
Los Angeles City Hall  
200 North Spring Street, Room 395  
Los Angeles, CA 90012

## COMMUNITY IMPACT STATEMENT

The Greater Echo Park Elysian Neighborhood Council (GEPENC) requests that the following Community Impact Statement be attached/added to Council File 13-1478 regarding modifications to the Small Lot Subdivision Ordinance.

This Community Impact Statement is based on the action taken at the regularly scheduled Board of Governors' meeting on January 28, 2014, when the Greater Echo Park Elysian Echo Park Neighborhood Council adopted the following motion by consent, and directed that a Community Impact Statement be filed reflecting its position.

### BRIEF SUMMARY:

WHEREAS: Los Angeles Municipal Code Section 17.06 requires recordation of a final map before a small lot subdivision project combining multiple fee lots may obtain building permits, and THIS SECTION HAS HAD A COMMUNITY BENEFIT of substantively improving small lot projects by requiring review by Neighborhood Councils.

RESOLVED: GEPENC requests the City Council DELAY ANY ACTION on the small lot ordinance until staff is able to consider other means by which Neighborhood Councils may retain their current level of review for small lot subdivision projects combining multiple lots.

ADDITIONAL INFORMATION:

- (1) The existing process, which does not require but does reward developers for appearing before the Neighborhood Council, has had the following unintended community benefits of substantively improving small lot projects in the following areas:
  - (A) Improved siting of buildings, driveways and setbacks.
  - (B) Preservation of single-family orientation on street-facing units.
  - (C) Promotion of pedestrian-oriented amenities.
  - (D) Landscape and hardscape improvements to blend with surroundings.
  - (E) Traffic mitigation measures and road widening.
  - (F) Placement of windows, balconies and porches to ensure greater privacy.
  - (G) Changes to cladding and architectural elements to improve continuity with neighboring historic homes.
  - (H) Arrangements to prevent trash bin congestion on narrow streets with limited parking availability.
  
- (2) Both developers and neighbors have agreed that small lot projects have improved through this collaborative process.
  
- (3) The proposed modification to the ordinance (176,345) is intended to produce by-right projects where omission of stakeholder review would be a great loss to the planning process.
  
- (4) A Subdivisions Hearing does not provide a collaborative neighborhood review process in the same way as an appearance before the Neighborhood Council because:
  - (A) Stakeholders are less likely to attend a meeting outside their community and that takes place during the working day.
  
  - (B) Stakeholders are unlikely to submit comments to a Subdivisions Hearing on a project that they have not been able to see.
  
- (5) GEPENC's boundaries contain historic neighborhoods that have steep topography, non-uniform lots and narrow streets, and are therefore disproportionately impacted by increased density.