

Contact Information

Neighborhood Council: Bel Air-Beverly Crest Neighborhood Council

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Date of NC Board Action: 06/25/2014

Type of NC Board Action: For Proposal

Impact Information

Date: 07/28/2014

Update to a Previous Input: No

Directed To: City Council and Committees

Council File Number: 13-1478

Agenda Date: 07/30/2014

Item Number: 20

Brief Summary: BABCNC requests members of Los Angeles City Council promptly enact a moratorium on Small Lot Subdivision Ordinance until a complete staff report can be commissioned to review merits of the 2004 ordinance. BABCNC also requests that 8 specific changes be made to the SLS Ordinance to ensure that future small lot subdivisions adhere to the precept and intent of the Ordinance and are compatible with the neighborhood and local Community Plan.

Additional Information:



best solution for this issue is to replace the base zone with a better match for the underlying development pattern (typically after an updated Community Plan).” We have seen at least one recently proposed project that would replace a 1953, single-story, single-family home with 5 small-lot 3-story homes with roof decks. The lot is adjacent on all sides only to single family homes, and those homes are only 1 or 2 stories. The nearest multifamily dwelling is 3 lots away, so the proposed project that uses the existing Ordinance is substantially incompatible with the surrounding neighborhood.

4. Require compliance with existing zoning setbacks to adjacent lots, streets, and alleys. The existing Ordinance changes the setbacks that are set by the zone. For example, in an RD1.5 zone, the rear-yard setback is 15 feet. This would apply to an apartment or condominium project on an RD1.5 lot. But section 6 of the Ordinance changes this setback to only 5 feet for a Small Lot Subdivision, even though the zone is still RD1.5: “However, a five-foot setback shall be provided where a lot abuts a lot that is not created pursuant to this subdivision.” (LAMC 12.22 C.27(e).) The intent of the Ordinance was only to allow multiple single-family developments on a multifamily-zoned lot, so there is no reason to reduce any existing setbacks to adjacent lots when a multifamily development is proposed under the Ordinance, instead of as a condominium or apartment building.

5. Require guest parking in proportion to the number of habitable rooms in the subdivision, just like the guest parking requirements that exist for apartment and condominium buildings.

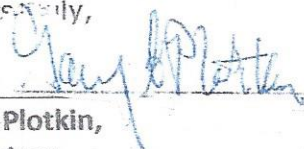
6. Prohibit tandem parking. Tandem parking in garages should not be allowed because these are single-family homes. The inconvenience of tandem parking merely encourages parking on the street.

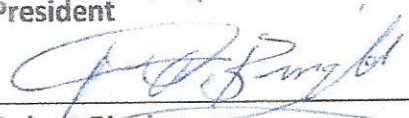
7. Require a common trash bin with private trash collection, just like the trash requirements that exist for apartment buildings and condominiums. It is a burden for the neighborhood to have large numbers of individual trash containers out on the street for each home, 2-3 for each small lot.

8. Prohibit rooftop decks. Rooftop decks reduce neighbors’ privacy and are add sources of noise and artificial light in the neighborhood.

We respectfully request that a moratorium be enacted immediately and that the above changes be made to the Ordinance, in order to minimize its negative impacts on the residential neighborhoods of our community and to enhance compatibility with existing neighborhood development.

Yours truly,

  
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Gary Plotkin, Date 7/25/2014  
President

  
\_\_\_\_\_  
Robert Ringler, Date 07/24/2014  
Vice President

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