



**GREATER  
ECHO PARK ELYSIAN  
NEIGHBORHOOD COUNCIL**



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**COMMUNITY IMPACT  
STATEMENT**

**Council File 13-1478  
Modifications to the Small Lot  
Subdivision Ordinance**

**CERTIFIED NEIGHBORHOOD  
COUNCIL**  
APRIL 16, 2002

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To: Honorable City Council, Los Angeles City Hall, 200 N. Spring Street, Room 395, Los Angeles, CA 90026

**Re: Council File 13-1478, Modifications to the Small Lot Subdivision Ordinance**

On July 29, 2014, the Greater Echo Park Elysian Neighborhood Council Board of Governors held a Brown Act--noticed Meeting with a quorum of **16** and with a vote of **15-yes, 0-oppositions, and 1-abstention** adopted the motion to support the La Bonge--Krekorian Motion relative to the Department of City Planning and City Attorney to evaluate and revise the Small Lot Subdivision (SLS) Ordinance to ensure that future Small Lot Subdivisions are compatible with the neighborhoods in which they are built.

Recommendations for Council Action to include in the new ordinance:

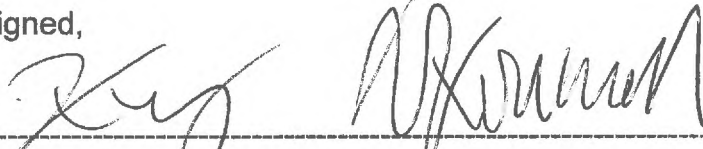
1. For proposals for Small Lot Subdivisions **adjoining** R-1, R-1.5, and R-2 zones:
  - a) Limit the small-lot dwellings in parcels to a maximum of three. In addition, limit each small lot to contain a two-bedroom single-family dwelling not to exceed two stories in height, and scaled appropriately to transition to the neighboring single-family dwellings. Such shall "avoid excessive difference in height between the proposed development and adjacent buildings."
  - b) Enforce on the small lots the front yard setbacks of the predominantly single-family homes in the block, and enforce the L.A. M.C. required side yard of 5 ft. and rear yard of 15 ft. setbacks, creating "a high-quality indoor and outdoor living environment for all residents."
  - c) Prohibit rooftop patios on small-lot units because of the ongoing concerns with the adjoined single-family homes and surrounding residents in terms of back yard privacy, noise amplification, and night lighting.

2. For ALL Small Lot Subdivisions:

- a. Enforce the minimum of 35% open space to include greenery with high trees and drought tolerant plants. Enforce guest parking, private trash collection, and common area upkeep.
- b. Prohibit kitchenettes and full bathrooms in small lot dwellings' garages to “prioritize the livability and market value of a project over strict density.”
- c. Limit ZA Adjustments and Zone Variances to parcels of small lots to avoid the development of massive single-family units, giving the block an out of proportion focus. Clusters of massive single-family units tend to devalue the nearby single-family homes.
- d. Require that developers work collaboratively with the Neighborhood Council (NC) – the liaison of the neighboring community of the proposed project— until consent is reached as to the layout and design of the small lot projects.
- e. Enforce the Small Lot Design Guidelines by Urban Design Studio.

The above small lot enforcements will enhance “the over all quality of the neighborhood and street by providing visual interest and a pedestrian scale”.

Signed,

  
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Kwazi Nkrumah, President, Greater Echo Park/Elysian Neighborhood Council  
08/01/2014  
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August 1, 2014