



CITY COUNCIL OF THE CITY OF LOS ANGELES

#4

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We strongly believe that this ordinance needs "tweaking" and we would like to see the ordinance amended with the following recommendations:

1. Multiple zones of RD1.5 and R-3 require 15 foot Front yard set backs. –
The guidelines recommends elimination of conventional Street frontage, allowing for flexibility. However, the Ordinance does not require front yard set- backs.

In order to make the Small Lot developments compatible with existing neighborhoods, a 15-foot set-back should be required .

2. Trash collection:
Requiring private trash collection, thereby setting aside space on the property for a communal bin.

It does not make sense to have all of the individual barrels out on the street, in many instances 14 to 20 barrels.

3. The Small Lot Ordinance allows for tandem parking.
Inasmuch as these are single family homes, tandem parking in the garages should not be allowed. The inconvenience of tandem parking encourages parking on the street.
4. Roof top decks need additional review, to make sure that they do not turn into additional habitable spaces, a review of the roof over-hangs with some additional conditions to make sure that the decks do not have an impact on the adjoining neighbors.
5. Elevations and site plans should be presented at the hearings for small lot subdivisions.
There is no requirement for this at this time.

The community should be able to see what the new development looks like and what the impact would be, if any.

6. Architectural character of the neighborhood should be considered.

