



Southern California
Los Angeles and Ventura
Counties Chapter

July 28, 2014

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The Honorable Herb J. Wesson, President
Los Angeles City Council
200 North Spring Street, Room 430
Los Angeles, CA 90012

Re: Small Lot Subdivision July 30th City Council Agenda Items #18 & #20

Dear Council President Wesson,

The Los Angeles-Ventura Chapter of the Building Industry Association of Southern California, Inc. (BIA) is the voice of residential building and development in Los Angeles and Ventura counties. We represent the thousands of men and women and their member companies who design, plan, build, and remodel homes, condominiums and apartments throughout our region.

We support safe, healthy, sustainable and quality rental and ownership housing, and measures that assure an adequate supply and range of housing types, sizes and costs that support a variety of lifestyle choices.

The BIA is strongly supportive of Item #18 and the Proposed Ordinance to allow construction of Small Lot Subdivisions to commence prior to the recordation of final maps. The proposed ordinance will eliminate unnecessary red tape and streamline processing of already approved small lot subdivision developments.

This simple, yet effective change would save the building community between 6-12 months of having to either apply for a variance or wait for a map to record to pull permits. It would also allow valuable and scarce planning staff resources to work on more substantive policy issues and case filings.

The change is consistent with the Cities' Housing Element, which calls for the City to identify obstacles in the development standards, code requirements, and procedures and propose revisions or other measures to eliminate impediments.

It will allow builders to start construction on projects already approved by the City and continue to create single family homes for working families across Los Angeles.

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Long processing time delays the construction of much needed housing, while also increasing the cost. Streamlining the small lot approval process will help to reduce pressure on housing affordability and the continual shortage of housing supply without increasing density or height guidelines.

The BIA is very concerned with Item #20 which would require updating and improving the Small Lot Subdivision Ordinance. We are worried that the potential modifications will dramatically increase the cost of housing while decreasing homeownership opportunities. We would ask that the review of the Small Lot Subdivision Ordinance be done within the context of the Re:code LA process.

We appreciate the efforts of the Planning Department in seeking to improve the implementation of the Small Lot Subdivision Ordinance and stand ready to assist any way that we can to create cost-effective projects that help to alleviate the housing shortage and affordability problem while also improving the communities within the City of Los Angeles.

Sincerely,

A handwritten signature in black ink that reads "Tim Piasky". The signature is written in a cursive style with a long horizontal stroke at the beginning.

Tim Piasky
Chief Executive Officer