



Etta Armstrong &lt;etta.armstrong@lacity.org&gt;

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**CF13-1478--Communication from the Public**

1 message

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**Sharon Gin** <sharon.gin@lacity.org>

Tue, Apr 29, 2014 at 8:58 AM

To: Etta Armstrong &lt;etta.armstrong@lacity.org&gt;

----- Forwarded message -----

From: **Lauren Sand** <lauren@grabbit.com>

Date: Tue, Apr 29, 2014 at 8:42 AM

Subject: FW: PLUM Committee Meeting April 29, 2014, Item 6 (CF13-1478)--Communication from the Public

To: sharon.gin@lacity.org, patrice.lattimore@lacity.org

Dear Ms. Gin and Ms. Lattimore,

Please distribute this email to the Honorable Councilmembers of the Planning and Land Use Management Committee before this afternoon's Committee's meeting.

We are neighbors of over fifty years of the property at 11767 Bellagio Road, Los Angeles 90049, and are in total agreement with the public comments made by Bruce Kuyper on this agenda item. If not for a recent injury, I, Lauren Joy Sand, would be in Council Chambers today to speak to my agreement with Bruce Kuyper' public comments.

Your attention to this matter is greatly appreciated. Thank you very much.

Sincerely,

Lauren Joy Sand

Morleen Sand

Owners and residents

1212 Casiano Road

Los Angeles, CA 90049

310-503-4822



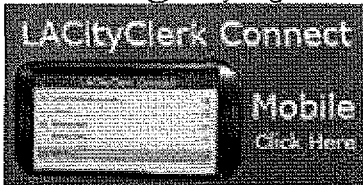
**Grabbit®**

Lauren Joy Sand

Grabbit® at Sand Productions

lauren@grabbit.com

Sharon Gin  
City of Los Angeles  
Office of the City Clerk  
213.978.1074  
Sharon.Gin@lacity.org





Etta Armstrong &lt;etta.armstrong@lacity.org&gt;

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**CF13-1478--Communication from the Public**

1 message

**Sharon Gin** <sharon.gin@lacity.org>  
 To: Etta Armstrong <etta.armstrong@lacity.org>

Tue, Apr 29, 2014 at 8:59 AM

----- Forwarded message -----

From: **Judy Sher** <jss222@hotmail.com>  
 Date: Tue, Apr 29, 2014 at 8:45 AM  
 Subject: FW: PLUM Committee Meeting April 29, 2014, Item 6 (CF13-1478)--Communication from the Public  
 To: "sharon.gin@lacity.org" <sharon.gin@lacity.org>, "patrice.lattimore@lacity.org" <patrice.lattimore@lacity.org>

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From: jss222@hotmail.com  
 Subject: RE: PLUM Committee Meeting April 29, 2014, Item 6 (CF13-1478)--Communication from the Public  
 Date: Tue, 29 Apr 2014 08:38:42 -0700

Jayson and Judy Sher  
 11775 Bellagio Rod  
 Los Angeles, CA 90049

My wife Judy and I live directly across the alley adjacent to the proposed Bellagio Road project .  
 We emphatically agree with Bruce Kuyper's comments and hope the committee decides against the proposal  
 Item 6 (CF13-1478).

Thank You,

Judy and Jayson Sher

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**From:** Bruce Kuyper [mailto:bruce@kuyper.name]  
**Sent:** April 29, 2014 02:18  
**To:** 'sharon.gin@lacity.org'; 'patrice.lattimore@lacity.org'  
**Subject:** PLUM Committee Meeting April 29, 2014, Item 6 (CF13-1478)--Communication from the Public

Dear Ms. Gin and Ms. Lattimore,

Please distribute this email, which below contains my public comments on this agenda item, to the Honorable Councilmembers of the Planning and Land Use Management Committee before this afternoon's Committee's meeting.

Thank you very much.

Respectfully submitted,

Bruce Kuyper

Owner and Resident

11805 Bellagio Rd (CD5)

Los Angeles, CA 90049

cell 213-304-3150

home 310-889-9826

bruce@kuyper.name

---

Dear Honorable Councilmembers of the Planning and Land Use Management Committee,

I respectfully request that you consider my following comments before taking action on Item 6 (CF13-1478).

I am a property owner and resident at 11805 Bellagio Rd, Los Angeles, CA 90049. I am a close neighbor of a proposed small lot subdivision (Case No. VTT-72465-SL, 11767 Bellagio Rd). I respectfully request that you vote against the proposed ordinance.

**1. The Proposed Ordinance Is Unrelated to the Assigned Council File.**

As an initial, procedural matter, the proposed ordinance is unrelated to the motion that commenced this council file.

This council file was commenced on November 1, 2013 by the motion of Councilmember LaBonge, which was seconded by Councilmember Krekorian. (See [http://clkrep.lacity.org/onlinedocs/2013/13-1478\\_MOT\\_11-01-2013.pdf](http://clkrep.lacity.org/onlinedocs/2013/13-1478_MOT_11-01-2013.pdf).) The motion states in part that "Small Lot Subdivisions have disrupted the character of existing neighborhoods. They are not compatible with nearby buildings and do not relate well to the street." Accordingly, the motion directs "that the Department of Planning be instructed to update and improve the Small Lot Subdivision Guidelines." The motion also directs that "the Department of City Planning, with the assistance of the City Attorney, be instructed to evaluate the Small Lot Subdivision Ordinance and prepare any changes to the Ordinance that are necessary to ensure that future Small Lot Subdivisions are compatible with the neighborhood."

The proposed ordinance was not in response to the motion. Instead, the Planning Department's proposed ordinance's staff report in Council File 13-1478 clearly indicates that it was instead the result of the Planning Director's initiation "[o]n February 12, 2013," ([http://clkrep.lacity.org/onlinedocs/2013/13-1478\\_misc\\_a\\_01-30-14.pdf](http://clkrep.lacity.org/onlinedocs/2013/13-1478_misc_a_01-30-14.pdf)), months before the November 1, 2013 motion that opened this council file. Also, the substance of the proposed ordinance (to accelerate the construction of small lot subdivisions) is clearly unrelated to the substance of the council file's motion. I would further submit that the acceleration of the construction of small lot subdivisions in fact contradicts the substance of the motion.

Separate Council File 13-1478-S1 (Item 7 on today's agenda), however, appears to be related to the first directive of the motion, because it references the Planning Department's new (January 2014) Small Lot Design Guidelines ([http://clkrep.lacity.org/onlinedocs/2013/13-1478-S1\\_misc\\_03-13-14.pdf](http://clkrep.lacity.org/onlinedocs/2013/13-1478-S1_misc_03-13-14.pdf)).

## **2. The Planning Department Should Be Directed to Comply with the Second Directive of the Motion.**

The second directive of the motion is that "the Department of City Planning, with the assistance of the City Attorney, be instructed to evaluate the Small Lot Subdivision Ordinance and prepare any changes to the Ordinance that are necessary to ensure that future Small Lot Subdivisions are compatible with the neighborhood." But the Council File contains no indication that the Planning Department has performed any evaluation or prepared any changes to ensure neighborhood compatibility. I therefore request that you refer this motion back to the Planning Department to comply with the second directive of the motion.

## **3. The Proposed Ordinance Should Be Rejected Because It Violates the City's Charter.**

City Charter Section 562(c) requires that 5 separate "findings shall be made before a variance may be granted." The proposed ordinance directly contradicts this. As the Planning Department's Deputy Director Lisa Webber admitted at the City Planning Commission's December 19, 2013 hearing on the proposed ordinance, the proposed ordinance gives the Department of Building and Safety "the ability to avoid all of these variances." (<http://planning.lacity.org/StaffRpt/Audios/CPC/2013/12-19-2013/08CPC13-2450.mp3>, at 32:57.)

Subdivided lots do not exist until a map is recorded by the County. The City cannot grant variances on existing lots, before the subdivided lots exist, without making the findings required by the City Charter. Granting building permits before the subdivided lots exist without making the required findings therefore violates the City's Charter by granting variances without the required findings.

If the delay by the County in map recording causes a problem for developers, then they should seek reform from the County.

Please reject the proposed ordinance because it violates the City's Charter. At a minimum, please refer it to the City Attorney for an opinion of its validity under the Charter. The council file does not indicate that the City Attorney ever considered the validity of the proposed ordinance.

**4. Consideration of the Proposed Ordinance Should Be Postponed until the Small Lot Subdivision Ordinance Has Been Reevaluated.**

In addition to the motion, there have been other expressions of concern with the Small Lot Subdivision Ordinance and calls for its reevaluation. Among them, the Los Angeles Neighborhood Council Association ("LANCC") recently overwhelmingly voted for a moratorium on further small lot subdivisions until the ordinance is reevaluated:

Proposal to draft letter to Los Angeles City Council to enact a moratorium on the small lot subdivision ordinance until a complete staff report can be commissioned to review the merits of the 2004 ordinance and to see if current construction is meeting the intent of the original ordinance for infill density and affordable housing options. The process would include Townhall meetings in the five geographical areas to hear input from NC members and the public.

(<http://www.lancc.org/resources/LANCC%20agenda%202014.04.05.pdf>.) **80%** of the attending councils voted in favor of this proposal.

Because of the concerns expressed by the motion, LANCC, and others, the proposed ordinance to accelerate the construction of small lot subdivisions should at least be postponed until after the Small Lot Subdivision Ordinance itself has been reevaluated.

**Conclusion**

The unelected Planning Department serves only the interests of developers who pay its fees and generate higher property taxes and revenue for the City and the Planning Department itself. Only the City Council can truly and fairly represent the interests of Councilmembers' taxpaying, voting constituents who neighbor developments that the Planning Department cannot seem to resist. Please act in the interests of your constituents by either rejecting this proposed ordinance or at least referring it to the City Attorney for an opinion as to its validity under the City's Charter.

Thank you very much for your consideration.

Respectfully submitted,

Bruce Kuyper

Owner and Resident

11805 Bellagio Rd (CD5)

Los Angeles, CA 90049

cell 213-304-3150

home 310-889-9826

bruce@kuyper.name

—  
Sharon Gin  
City of Los Angeles  
Office of the City Clerk  
213.978.1074  
Sharon.Gin@lacity.org





Etta Armstrong &lt;etta.armstrong@lacity.org&gt;

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**CF13-1478--Communication from the Public**

1 message

**Sharon Gin** <sharon.gin@lacity.org>  
 To: Etta Armstrong <etta.armstrong@lacity.org>

Tue, Apr 29, 2014 at 9:00 AM

----- Forwarded message -----

**From:** Deutsch, Joel D. <JDD@jmbm.com>  
**Date:** Tue, Apr 29, 2014 at 8:59 AM  
**Subject:** PLUM Committee Meeting April 29, 2014, Item 6 (CF13-1478)--Communication from the Public  
**To:** "sharon.gin@lacity.org" <sharon.gin@lacity.org>, "patrice.lattimore@lacity.org" <patrice.lattimore@lacity.org>  
**Cc:** "Bruce Kuyper (bruce@kuyper.name)" <bruce@kuyper.name>, "caldendeutsch@me.com" <caldendeutsch@me.com>

Dear Ms. Gin and Ms. Lattimore, please forward my comments below to the members of the PLUM committee.

I am an owner and resident of the property located at 984 Casiano Road. As such, I am one of Bruce Kuyper's neighbors. Due to previous commitments I cannot attend today's hearing of the PLUM committee, but wanted to express my support and concurrence with Mr. Kuyper's comments on item 6 on today's agenda. The proposed small lot subdivision ordinance, if adopted, would result in a significant reduction of the checks and balances provided under the current law to review projects such as the one proposed in our neighborhood. Adoption of the ordinance would allow inappropriate projects to "slip through" the system without any real review of their character and appropriateness in the surrounding neighborhood. As such, adoption of the ordinance will result in serious, adverse consequences to communities across the City, including ours. To avoid those consequences I respectfully request that the members of the PLUM committee vote against the proposed ordinance. Thank you for your consideration of my comments.

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**From:** Bruce Kuyper [mailto:bruce@kuyper.name]  
**Sent:** April 29, 2014 02:18  
**To:** 'sharon.gin@lacity.org'; 'patrice.lattimore@lacity.org'  
**Subject:** PLUM Committee Meeting April 29, 2014, Item 6 (CF13-1478)--Communication from the Public

Dear Ms. Gin and Ms. Lattimore,

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Thank you very much.

Respectfully submitted,

Bruce Kuyper

Owner and Resident

11805 Bellagio Rd (CD5)

Los Angeles, CA 90049

cell 213-304-3150

home 310-889-9826

bruce@kuyper.name

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Dear Honorable Councilmembers of the Planning and Land Use Management Committee,

I respectfully request that you consider my following comments before taking action on Item 6 (CF13-1478).

I am a property owner and resident at 11805 Bellagio Rd, Los Angeles, CA 90049. I am a close neighbor of a proposed small lot subdivision (Case No. VTT-72465-SL, 11767 Bellagio Rd). I respectfully request that you vote against the proposed ordinance.

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## **4. Consideration of the Proposed Ordinance Should Be Postponed until the Small Lot Subdivision**

**Ordinance Has Been Reevaluated.**

In addition to the motion, there have been other expressions of concern with the Small Lot Subdivision Ordinance and calls for its reevaluation. Among them, the Los Angeles Neighborhood Council Association ("LANCC") recently overwhelmingly voted for a moratorium on further small lot subdivisions until the ordinance is reevaluated:

Proposal to draft letter to Los Angeles City Council to enact a moratorium on the small lot subdivision ordinance until a complete staff report can be commissioned to review the merits of the 2004 ordinance and to see if current construction is meeting the intent of the original ordinance for infill density and affordable housing options. The process would include Townhall meetings in the five geographical areas to hear input from NC members and the public.

(<http://www.lancc.org/resources/LANCC%20agenda%202014.04.05.pdf>.) **80%** of the attending councils voted in favor of this proposal.

Because of the concerns expressed by the motion, LANCC, and others, the proposed ordinance to accelerate the construction of small lot subdivisions should at least be postponed until after the Small Lot Subdivision Ordinance itself has been reevaluated.

**Conclusion**

The unelected Planning Department serves only the interests of developers who pay its fees and generate higher property taxes and revenue for the City and the Planning Department itself. Only the City Council can truly and fairly represent the interests of Councilmembers' taxpaying, voting constituents who neighbor developments that the Planning Department cannot seem to resist. Please act in the interests of your constituents by either rejecting this proposed ordinance or at least referring it to the City Attorney for an opinion as to its validity under the City's Charter.

Thank you very much for your consideration.

Respectfully submitted,

Bruce Kuyper

Owner and Resident

11805 Bellagio Rd (CD5)

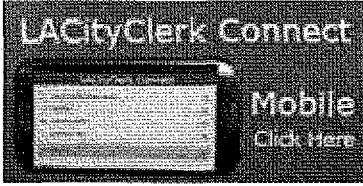
Los Angeles, CA 90049

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bruce@kuyper.name

—  
Sharon Gin  
City of Los Angeles  
Office of the City Clerk  
213.978.1074  
Sharon.Gin@lacity.org





Etta Armstrong &lt;etta.armstrong@lacity.org&gt;

**CF 13-1478**

1 message

**Sharon Gin** <sharon.gin@lacity.org>  
To: Etta Armstrong <etta.armstrong@lacity.org>

Tue, Apr 29, 2014 at 8:01 AM

----- Forwarded message -----

From: **Jacobs Matthew** <matthew.jacobs@gmail.com>  
Date: Mon, Apr 28, 2014 at 5:08 PM  
Subject: Small Lot Procedural Fix at PLUM, 4/29  
To: Sharon Gin <sharon.gin@lacity.org>  
Cc: Deborah Kahen <deborah.kahen@lacity.org>

Thank you Sharon. I will try to attend the hearing, but in the event that I need to leave before I am able to speak, my remarks are as follows:

Re: Council File # 13-1478 - Case # CPC-2013-2450-CA

My name is Matthew Jacobs. I am a resident of the Fairfax district. I work as a developer and an advocate for public parks and affordable housing. For the record, I make my comments today not as a director of the California Housing Finance Agency, but as a private citizen.

The intent of the Small Lot ordinance was to encourage the development of smaller scale infill housing at more attainable price points. The projects developed under the ordinance are built at or below densities permitted by a property's underlying zoning. These types of fee-simple townhouses are an old fashioned alternative to apartments and condominiums.

I am currently under construction on a five home small lot project in the Fairfax district. Due to the inefficiencies in the city's tract map approval process that will be corrected by the action being proposed, the construction of these five homes was delayed by over a year. Add to this the regular timeframe of obtaining planning approvals for the project, including neighborhood council review, environmental approvals, and so forth, this five home project took well over two years to go from initial application submittal to having a shovel in the ground. Compare this with mere months for a by-right apartment project. This inefficiency in the process leaves vacant buildings and lots sitting idle, delaying the construction of much needed infill housing. Keep in mind, these five homes are less than half of the size and half of the price of most of the new homes being built in the neighborhood - exactly the kind of housing we need to provide.

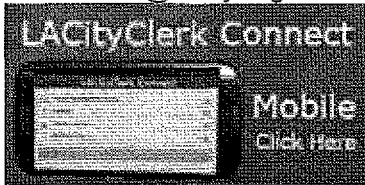
Not only does this inefficiency mean that construction jobs that could be here today aren't, but the delay also adds tens of thousands of dollars of land carry costs to projects that are intended by their very design to be more affordable. I currently have another property under development in West Los Angeles that is sitting vacant, waiting for the Bureau of Engineering to review my parcel map submittal.

I understand there are some who oppose small lot projects, but I respectfully disagree with their reasoning. Small lots are no denser than the apartment projects that would be otherwise built on these infill sites, and are subject to parking requirements and design guidelines that exceed what would be provided for apartments. I realize that any construction represents a change in the neighborhood, but rejecting or delaying infill development is an answer that has continually pushed up the cost of housing in LA. We do live in a city of 4 million people -

the alternative to sensible, compact infill development is suburban sprawl.

Isn't compact, moderately priced infill development exactly the kind of change we should be encouraging? Thank you for your consideration of this important process improvement.

Sharon Gin  
City of Los Angeles  
Office of the City Clerk  
213.978.1074  
Sharon.Gin@lacity.org





Etta Armstrong &lt;etta.armstrong@lacity.org&gt;

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**CF13-1478 - Communication from the Public**

1 message

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**Sharon Gin** <sharon.gin@lacity.org>

Tue, Apr 29, 2014 at 8:03 AM

To: Etta Armstrong &lt;etta.armstrong@lacity.org&gt;

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to hear input from NC members and the public.

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Thank you very much for your consideration.

Respectfully submitted,

Bruce Kuyper

Owner and Resident

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Etta Armstrong &lt;etta.armstrong@lacity.org&gt;

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**CF13-1478--Communication from the Public**

1 message

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**Sharon Gin** <sharon.gin@lacity.org>  
To: Etta Armstrong <etta.armstrong@lacity.org>

Tue, Apr 29, 2014 at 8:05 AM

----- Forwarded message -----

From: **Mojgan Manavi** <mmanavi@gte.net>  
Date: Tue, Apr 29, 2014 at 3:14 AM  
Subject: PLUM Committee Meeting April 29, 2014, Item 6 (CF13-1478)--Communication from the Public  
To: sharon.gin@lacity.org, patrice.lattimore@lacity.org

Dear Ms. Gin and Ms. Lattimore,

Please distribute this email, which below contains my public comments on this agenda item, to the Honorable Council Members of the Planning and Land Use Management Committee before this afternoon's Committee's meeting.

I, Mojgan Manavi Owner and Resident of 11782 Bellagio Road, located across the street from the proposed construction project at 11767 Bellagio:  
Fully, most heartedly, fully and definitely agree my neighbor Mr. Bruce Kuyper of 11805 Bellagio Road below attached comments.

I should like to thank you and the Honorable Council Members in advance for your kind and prompt attention to the above mentioned request and comments.

Respectfully  
Mojgan Manavi  
11782 Bellagio Road  
Los Angeles, CA 90049  
310 471-1006

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**From:** Bruce Kuyper [mailto:bruce@kuyper.name]  
**Sent:** April 29, 2014 02:18  
**To:** 'sharon.gin@lacity.org'; 'patrice.lattimore@lacity.org'  
**Subject:** PLUM Committee Meeting April 29, 2014, Item 6 (CF13-1478)--Communication from the Public

Dear Ms. Gin and Ms. Lattimore,

Please distribute this email, which below contains my public comments on this agenda item, to the Honorable Councilmembers of the Planning and Land Use Management Committee before this afternoon's Committee's meeting.

Thank you very much.

Respectfully submitted,

Bruce Kuyper

Owner and Resident

11805 Bellagio Rd (CD5)

Los Angeles, CA 90049

cell 213-304-3150

home 310-889-9826

bruce@kuyper.name

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Dear Honorable Councilmembers of the Planning and Land Use Management Committee,

I respectfully request that you consider my following comments before taking action on Item 6 (CF13-1478).

I am a property owner and resident at 11805 Bellagio Rd, Los Angeles, CA 90049. I am a close neighbor of a proposed small lot subdivision (Case No. VTT-72465-SL, 11767 Bellagio Rd). I respectfully request that you vote against the proposed ordinance.

**1. The Proposed Ordinance Is Unrelated to the Assigned Council File.**

As an initial, procedural matter, the proposed ordinance is unrelated to the motion that commenced this council file.

This council file was commenced on November 1, 2013 by the motion of Councilmember LaBonge, which was seconded by Councilmember Krekorian. (See [http://clkrep.lacity.org/onlinedocs/2013/13-1478\\_MOT\\_11-01-2013.pdf](http://clkrep.lacity.org/onlinedocs/2013/13-1478_MOT_11-01-2013.pdf).) The motion states in part that "Small Lot Subdivisions have disrupted the character of existing neighborhoods. They are not compatible with nearby buildings and do not relate well to the street." Accordingly, the motion directs "that the Department of Planning be instructed to update and improve the Small Lot Subdivision Guidelines." The motion also directs that "the Department of City Planning, with the assistance of the City Attorney, be instructed to evaluate the Small Lot Subdivision Ordinance and prepare any changes to the Ordinance that are necessary to ensure that future Small Lot Subdivisions are compatible with the neighborhood."

The proposed ordinance was not in response to the motion. Instead, the Planning Department's proposed ordinance's staff report in Council File 13-1478 clearly indicates that it was instead the result of the Planning Director's initiation "[o]n February 12, 2013," ([http://clkrep.lacity.org/onlinedocs/2013/13-1478\\_misc\\_a\\_01-30-14.pdf](http://clkrep.lacity.org/onlinedocs/2013/13-1478_misc_a_01-30-14.pdf)), months before the November 1, 2013 motion that opened this council file. Also, the substance of the proposed ordinance (to accelerate the construction of small lot subdivisions) is clearly unrelated to the substance of the council file's motion. I would further submit that the acceleration of the construction of small lot subdivisions in fact contradicts the substance of the motion.

Separate Council File 13-1478-S1 (Item 7 on today's agenda), however, appears to be related to the first directive of the motion, because it references the Planning Department's new (January 2014) Small Lot Design Guidelines ([http://clkrep.lacity.org/onlinedocs/2013/13-1478-S1\\_misc\\_03-13-14.pdf](http://clkrep.lacity.org/onlinedocs/2013/13-1478-S1_misc_03-13-14.pdf)).

## **2. The Planning Department Should Be Directed to Comply with the Second Directive of the Motion.**

The second directive of the motion is that "the Department of City Planning, with the assistance of the City Attorney, be instructed to evaluate the Small Lot Subdivision Ordinance and prepare any changes to the Ordinance that are necessary to ensure that future Small Lot Subdivisions are compatible with the neighborhood." But the Council File contains no indication that the Planning Department has performed any evaluation or prepared any changes to ensure neighborhood compatibility. I therefore request that you refer this motion back to the Planning Department to comply with the second directive of the motion.

## **3. The Proposed Ordinance Should Be Rejected Because It Violates the City's Charter.**

City Charter Section 562(c) requires that 5 separate "findings shall be made before a variance may be granted." The proposed ordinance directly contradicts this. As the Planning Department's Deputy Director Lisa Webber admitted at the City Planning Commission's December 19, 2013 hearing on the proposed ordinance, the proposed ordinance gives the Department of Building and Safety "the ability to avoid all of these variances." (<http://planning.lacity.org/StaffRpt/Audios/CPC/2013/12-19-2013/08CPC13-2450.mp3>, at 32:57.)

Subdivided lots do not exist until a map is recorded by the County. The City cannot grant variances on existing lots, before the subdivided lots exist, without making the findings required by the City Charter. Granting building permits before the subdivided lots exist without making the required findings therefore violates the City's Charter by granting variances without the required findings.

If the delay by the County in map recording causes a problem for developers, then they should seek reform from the County.

Please reject the proposed ordinance because it violates the City's Charter. At a minimum, please refer it to the City Attorney for an opinion of its validity under the Charter. The council file does not indicate that the City Attorney ever considered the validity of the proposed ordinance.

**4. Consideration of the Proposed Ordinance Should Be Postponed until the Small Lot Subdivision Ordinance Has Been Reevaluated.**

In addition to the motion, there have been other expressions of concern with the Small Lot Subdivision Ordinance and calls for its reevaluation. Among them, the Los Angeles Neighborhood Council Association ("LANCC") recently overwhelmingly voted for a moratorium on further small lot subdivisions until the ordinance is reevaluated:

Proposal to draft letter to Los Angeles City Council to enact a moratorium on the small lot subdivision ordinance until a complete staff report can be commissioned to review the merits of the 2004 ordinance and to see if current construction is meeting the intent of the original ordinance for infill density and affordable housing options. The process would include Townhall meetings in the five geographical areas to hear input from NC members and the public.

(<http://www.lancc.org/resources/LANCC%20agenda%202014.04.05.pdf>.) **80%** of the attending councils voted in favor of this proposal.

Because of the concerns expressed by the motion, LANCC, and others, the proposed ordinance to accelerate the construction of small lot subdivisions should at least be postponed until after the Small Lot Subdivision Ordinance itself has been reevaluated.

**Conclusion**

The unelected Planning Department serves only the interests of developers who pay its fees and generate higher property taxes and revenue for the City and the Planning Department itself. Only the City Council can truly and fairly represent the interests of Councilmembers' taxpaying, voting constituents who neighbor developments that the Planning Department cannot seem to resist. Please act in the interests of your constituents by either rejecting this proposed ordinance or at least referring it to the City Attorney for an opinion as to its validity under the City's Charter.

Thank you very much for your consideration.

Respectfully submitted,

Bruce Kuyper

Owner and Resident

11805 Bellagio Rd (CD5)

Los Angeles, CA 90049

cell 213-304-3150

home 310-889-9826

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Mojgan Manavi  
DRE#: 01029406

Sunset Plaza Properties  
Residential & Commercial Real Estate Brokerage  
Home Office Phone: 310 471-1006  
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Home Office Fax: 310 471-1006 (Please Call before Faxing)  
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Etta Armstrong &lt;etta.armstrong@lacity.org&gt;

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**CF13-1478--Communication from the public**

1 message

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**Sharon Gin** <sharon.gin@lacity.org>  
To: Etta Armstrong <etta.armstrong@lacity.org>

Tue, Apr 29, 2014 at 9:55 AM

----- Forwarded message -----

From: &lt;JoanGR@aol.com&gt;

Date: Tue, Apr 29, 2014 at 9:44 AM

Subject: PLUM Committee Meet 04-29-14, Item 6 (CF13-1478)--Communication from the public

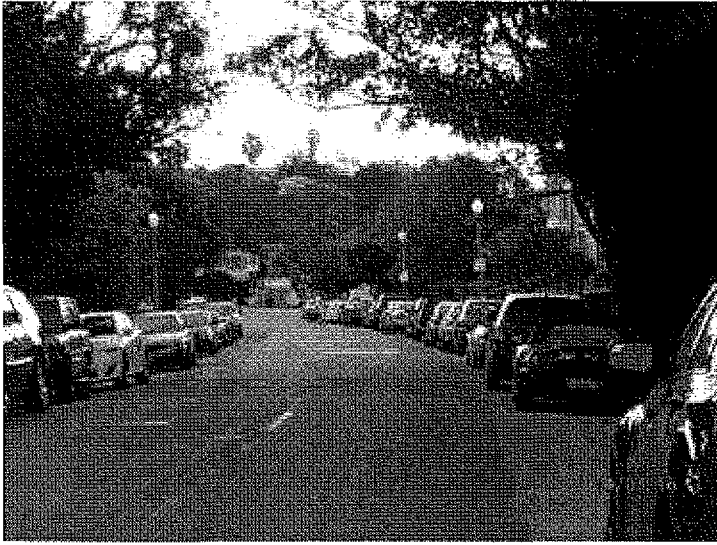
To: sharon.gin@lacity.org, patrice.lattimore@lacity.org

Dear Ms. Gin and Ms. Lattimore,

Please distribute this email to the Honorable Council Members of the Planning and Land Use Committee before this afternoon's meeting.

As 46-year residents in a neighborhood where a small lot subdivision development is eminent, we fully agree with the letter submitted by our spokesperson, Mr. Bruce Kuyper. The proposed building will not only stick out like a sore thumb in the middle of a neighborhood of single family homes, it will destroy the beautiful ambiance of the landscaping and trees and mountainside. I request you absolutely should reconsider and re-think the actions that will result from approving Item 6 (CF13-1478).

For those of you who have never driven up our street, I submit photos I have taken of our street to show what unbelievable destruction this is doing to the ambiance of our one-family-home neighborhoods that are considered "underdeveloped".

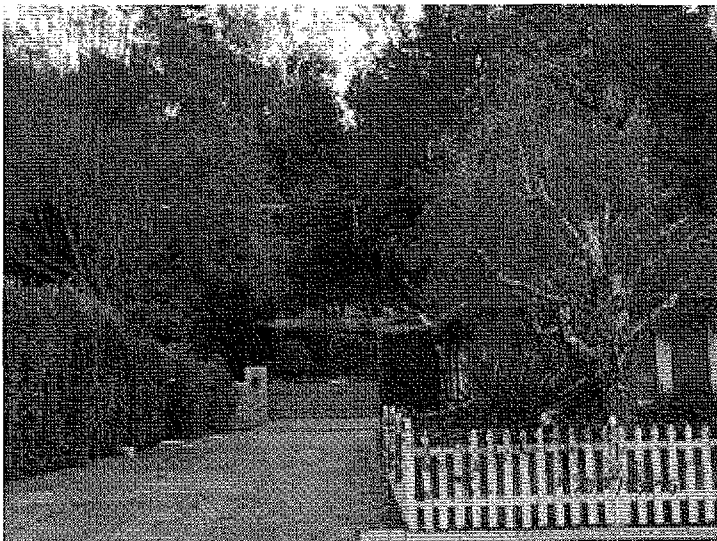


after dawn Sunday, March 13, 2014

Bellagio Rd looking south from 11776 just



11775 Bellagio Road looking north



11767 Bellagio Rd

Alley way view between 11775 &



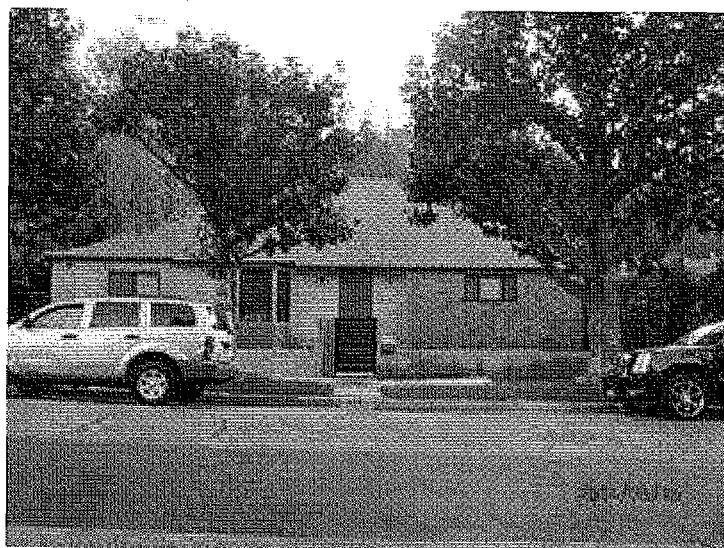


Proposed small lot subdivision project south of above alley way at 11767 Bellagio



Present home and view at 11767

Bellagio Road



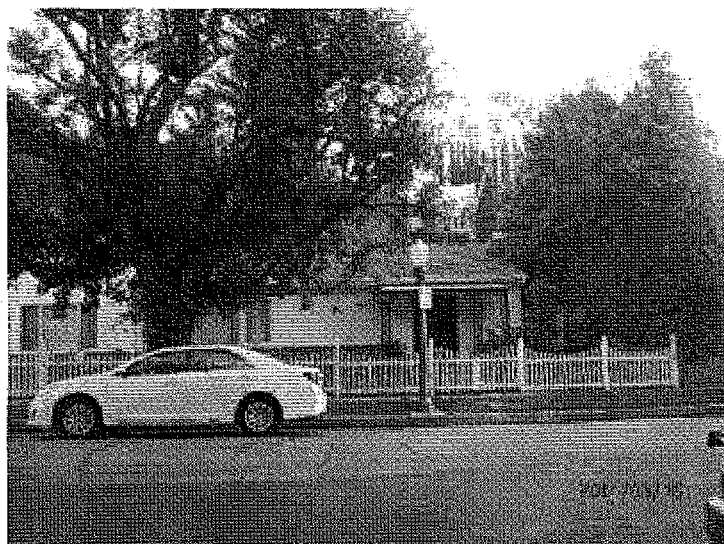
Newly re-constructed home at 11761

Bellagio Road



next house south 11755 Bellagio

Road

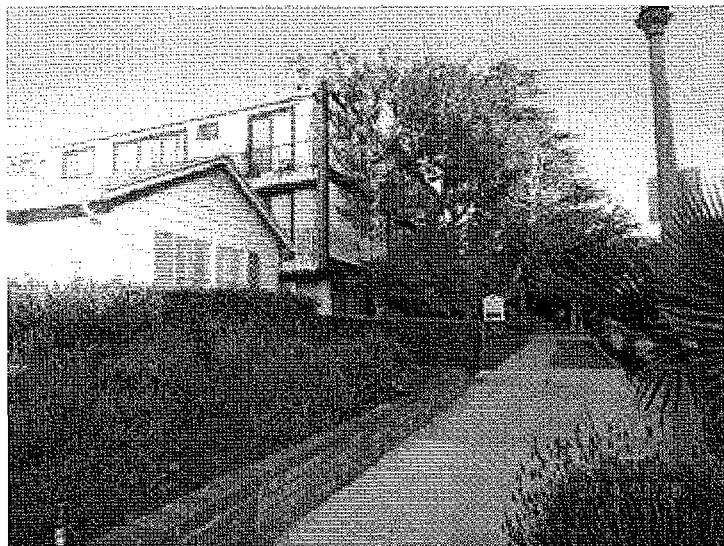


11749 Bellagio Road

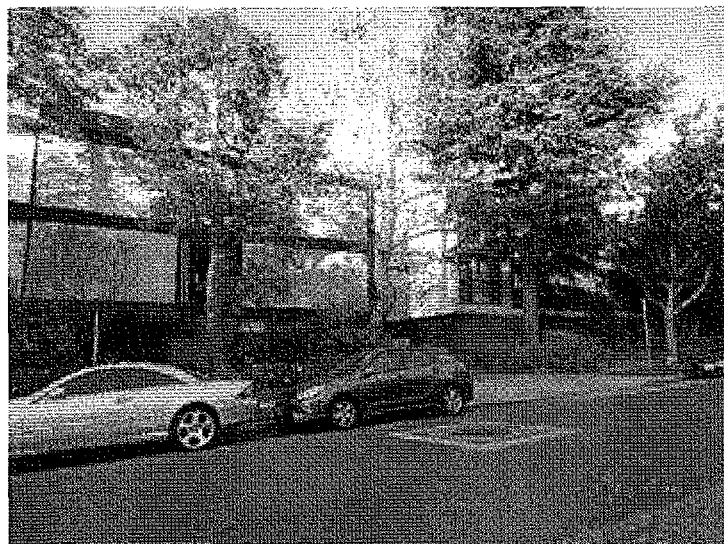


11747 Bellagio Two two-story

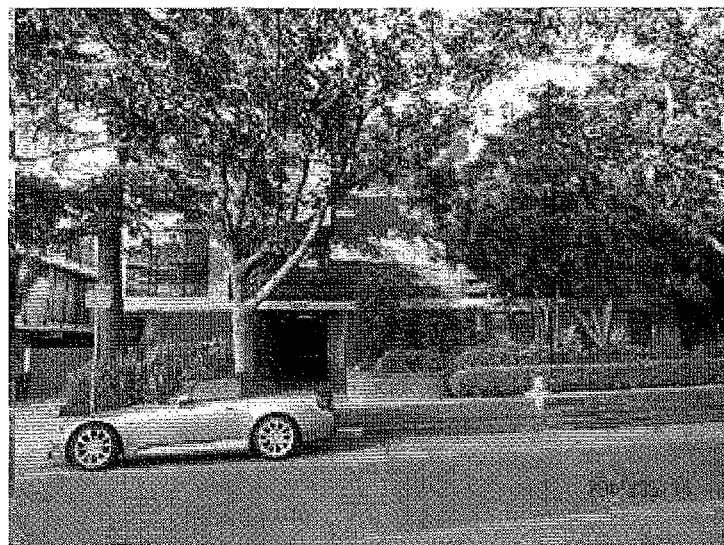
apartment buildings from the 1950's



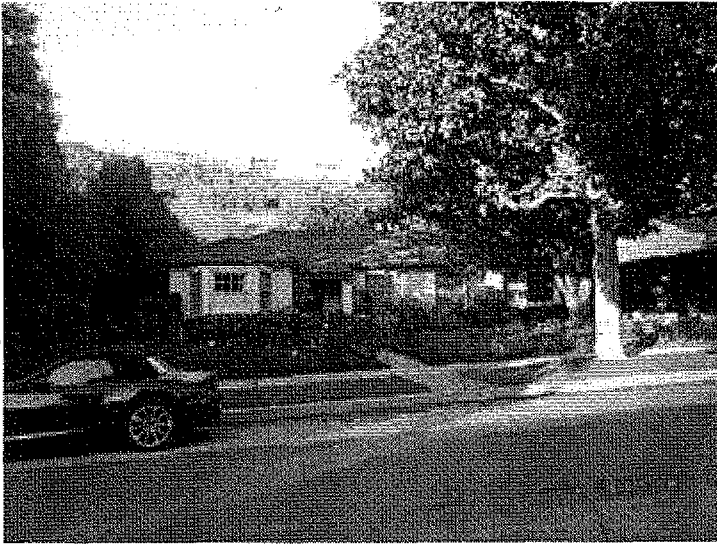
Looking north south of 11746 Bellagio



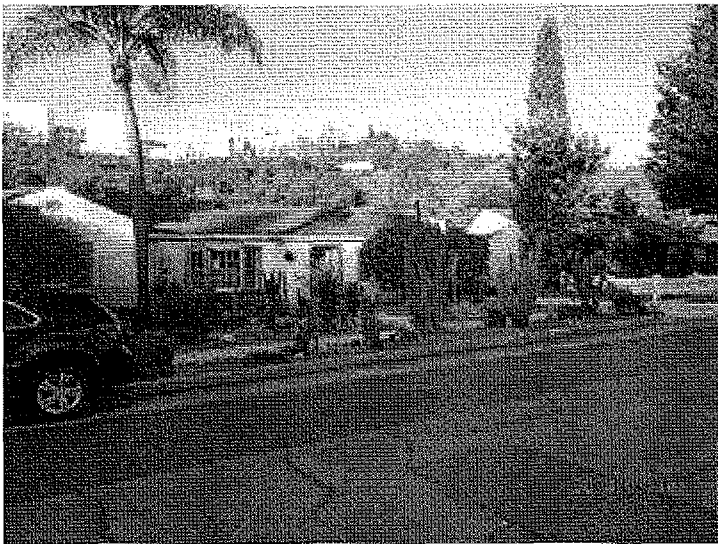
11746 Bellagio Road



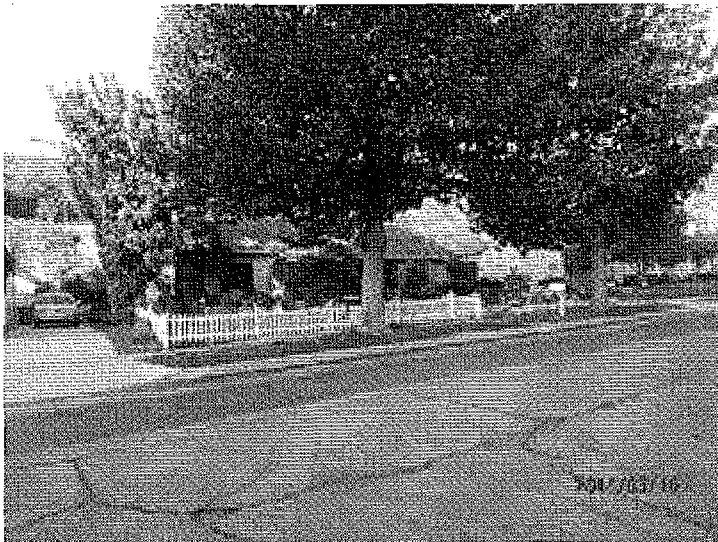
11752 Bellagio Road



11760 Bellagio Road



11776 Bellagio Road (directly across the street from the proposed small lot subdivision project)



11782 Bellagio Road



looking north on Bellagio Road from the above

alleyway

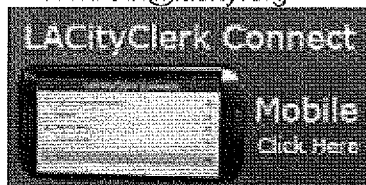
Your kind attention to this matter is greatly appreciated.

Sincerely,

Mr. S. and Mrs. Joan Rimmon

Owner and Residents  
 11776 Bellagio Road  
 Los Angeles CA 90049  
 310 476 4193 (home)  
 310 339 8566 (cell)  
 joangr@aol.com

—  
 Sharon Gin  
 City of Los Angeles  
 Office of the City Clerk  
 213.978.1074  
 Sharon.Gin@lacity.org





Etta Armstrong <etta.armstrong@lacity.org>

# CF13-1478--Communication from the Public

1 message

**Sharon Gin** <sharon.gin@lacity.org>  
To: Etta Armstrong <etta.armstrong@lacity.org>

Tue, Apr 29, 2014 at 8:05 AM

----- Forwarded message -----

From: **Lisa Levin** <lisa@packhappy.com>  
Date: Tue, Apr 29, 2014 at 7:55 AM  
Subject: PLUM Committee Meeting April 29, 2014, Item 6 (CF13-1478)--Communication from the Public  
To: sharon.gin@lacity.org, patrice.lattimore@lacity.org  
Cc: Bruce Kuyper <bruce@kuyper.name>

Dear Ms. Gin and Ms. Lattimore,

We are in full agreement with all Bruce Kuyper's written comments on Item 6 (CF13-1478).

Respectfully submitted,

Lisa Cohen  
Owner and Resident  
1331 Casiano Road  
Los Angeles, CA 90049

Sharon Gin  
City of Los Angeles  
Office of the City Clerk  
213.978.1074  
Sharon.Gin@lacity.org

