

SOUTH HOLLYWOOD NEIGHBORHOOD ASSOCIATION

April 4, 2014

Honorable City Council
c/o Office of the City Clerk
200 North Spring Street, Room 395
Los Angeles, CA, 90012

PROTEST

Dear City Council Members,

At our Neighborhood Association's General Meeting on March 25, 2014, our members voted unanimously to oppose the proposed changes to the Small Lot Subdivision Act (Council File 13-1478), which would eliminate the requirement for obtaining a variance to begin construction prior to the State of California recording the Final Subdivision Map.

The Small Lot Subdivision act has had serious unintended consequences that include inappropriate architecture in historic neighborhoods, higher density structures in low density areas, buildings that tower over existing structures, inconsistent frontage setbacks, unattractive and unnecessary street widening, parking and traffic issues, reduction of privacy, and lack of personal responsibility for general maintenance.

One of the law's primary goals of providing affordable housing has generally been ignored in favor of providing expensive mini-mansions that are obtainable only to the more affluent.

Current city guidelines, which address some of these issues, are generally ignored as they have no legal enforcement value. The new proposed guidelines offer policy changes, but such changes may not require compliance as they are not backed by law either.

Maintaining the variance requirement results in developers working with the Neighborhood Councils, which in turn translates into neighborhood notice of, and involvement in the project. The current process encourages cooperation between the developer and the neighborhood which generally results in better projects.

Removing the variance requirement leads to "By-Right" projects and removes community input. For a relatively new type of development, that has already been shown to have many unintended negative consequences, removing this requirement should not be done until such time as the above state problems have been conclusively shown to be eliminated.



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