



Etta Armstrong <etta.armstrong@lacity.org>

Council File Number 13-1478

1 message

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

Tue, Jul 1, 2014 at 1:25 PM

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

From: **mod hof** <modhof@roadrunner.com>

Date: Tue, Jul 1, 2014 at 1:16 PM

Subject: Motion to evaluate and revise the Small Lot Subdivision Ordinance, Council File Number 13-1478

To: councilmember.huizar@lacity.org, councilmember.cedillo@lacity.org, councilmember.englander@lacity.org, Sharon Gin <Sharon.Gin@lacity.org>

Dear PLUM Committee:

The Hyperion Avenue Neighbors Association supports the immediate effort to evaluate and revise the Small Lot Subdivision Ordinance in any way necessary to ensure that future as well as any already in the planning process Small Lot Subdivisions are compatible with the existing neighborhoods. Public safety impacts and existing infrastructure limitations should also be taken into consideration.

The PLUM Committee as well as all Council Members are urged to take very seriously and prioritize this motion as to ensure the preservation of character and quality of life of our neighborhoods. If small lot developers continue to be allowed to disregard the existing charm and character of the buildings around them, it will only be a matter of time before all of the surrounding properties will be developed in similar fashion, leading to a drastic change in the character and fabric of our communities.

The fact that these developments are allowed to ignore zoning requirements imposed on other multiple dwelling structures does not make any sense. Requirements for increased setbacks for increased height, guest parking and open space are just as important for occupants of single family homes as apartments. In fact, single family homes are much more likely to have guests as well as more occupants.

The ordinance is inherently flawed and simply not detailed enough when it comes to specifying what is and what is not allowed. Even architects complain about the ambiguity and express a wish for more specific rules rather than unenforceable guidance that is routinely ignored in favor density and profit, resulting in a lot of neighborhood pushback. And yes, that means more restrictive building rules, because the maximums the city writes into its municipal code general become the minimums for developers. Every project out there seeks to max out the number of units, as well as the foot print on the property without any regard for neighbors or even the future occupants. Did the city not just do something about the mansionization trend? What is the difference between one building taking up every square foot of lot versus multiple buildings that appear to be one?

Some suggestions include the following:

- Height and setback limitations to ensure appropriateness to surrounding properties
- Homes to be oriented toward the street not toward neighbors
- Restrictions for roof top decks in order to reduce noise and preserve neighbor privacy
- Mandatory front setbacks that are compatible with the neighborhood
- Mandatory open space and limits for building footprint to property ratios
- Walkable separation between adjacent buildings to meet State fire code requirements
- Adequate guest parking in proportion to the number of bedrooms, just like for apartment buildings and condos
- Maintenance agreements for common areas such as driveways and trash collection areas

Sincerely,
Hyperion Avenue Neighbors Association

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



The image contains two promotional banners. The top banner is for 'LACityClerk Connect' and features a smartphone displaying the application interface. To the right of the phone, the text reads 'Mobile Click Here'. The bottom banner is for 'MyLA 311' and features a smartphone displaying the application interface. To the right of the phone, the text reads 'MyLA 311 Click Here to Learn More'.

July 1, 2014

To: PLUM Committee
Chair and Councilman Jose Huizar
Member and Councilman Gil Cedillo
Member and Councilman Mitch Englander

Subject: Small Lot Subdivision Ordinance Council File Number 13-1478

I implore the PLUM Committee to support the immediate effort to evaluate and revise the Small Lot Subdivision Ordinance in any way necessary to ensure that future as well as any already in the planning process Small Lot Subdivisions are compatible with the existing neighborhoods. Public safety impacts and existing infrastructure limitations should also be taken into consideration.

The PLUM Committee as well as all Council Members are urged to take very seriously and prioritize this motion as to ensure the preservation of character and quality of life of our neighborhoods. If small lot developers continue to be allowed to disregard the existing charm and character of the buildings around them, it will only be a matter of time before all of the surrounding properties will be developed in similar fashion, leading to a drastic change in the character and fabric of our communities.

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- Adequate guest parking in proportion to the number of bedrooms just like for apartments or condos
- Maintenance agreements for common areas such as driveways and trash collection areas

Sincerely,
David Modern, 863 Hyperion Ave

2923 Waverly Drive
Los Angeles, CA 90039

Planning and Land Use Management Committee
200 North Spring Street
Los Angeles, CA 90012

Re: Tom LaBonge Motion to update Small Lot Subdivision Ordinance

Dear Planning and Land Use Management Committee,

My name is Joe Ferrell; I am a representative of the Silver Lake Neighborhood Council and a concerned stakeholder of Silver Lake. I support Tom LaBonge's motion to update and revise the Small Lot Subdivision ordinance/guidelines to more strongly reflect the zoning codes and laws of the city of Los Angeles.

During my time on the neighborhood council I have seen numerous small lot subdivision developments come before us; each met with serious opposition from the surrounding neighbors and community. The number one complaint is that they do not fit into the character of the neighborhood and that the massing, height, and density of these projects are extremely obtrusive in relation to the surrounding structures. I come before you today to express the concerns of my constituents and the concerns of my fellow Silver Lakers.

Currently, the Small Lot Subdivision Guidelines are not enforceable; they are merely suggestions at the discretion of developers. I urge this committee to take a serious stance on the Small Lot Subdivision Ordinance and make the guidelines enforceable so that the city of Los Angeles is accountable for their decisions regarding Small Lot developments. Because right now, the Small Lot Subdivision Guidelines is nothing more than a paperweight, a loosely bound set of suggestions that hold no weight and provide no incentive to follow.

In order to address the concern of compatibility with the neighborhood, I suggest adding the following to the Small Lot Ordinance:

- requiring a 15ft front setbacks on all projects (currently no requirement)
- restricting the height in relation to the surrounding properties
- requiring private trash collection
- not allowing homes to be oriented towards neighboring properties
- limiting roof top decks to only middle units due to noise and privacy concerns
- applying the same rules as for apartment buildings like increased setbacks with increased height, mandatory open space, guest parking, common trash collection, and common area upkeep
- turning the guidelines related to massing and setbacks into enforceable rules

The original purpose of the Small Lot Subdivision ordinance was to provide affordable, infill development in the city of Los Angeles that used underutilized land in multi-family and commercial zones, and to assuage the housing crisis in Los Angeles. Was this accomplished? We do not know. The only fact I've seen is that the Small Lot Ordinance has accounted for 1% of new housing in the past 9 years. Since the inception of the Small Lot Ordinance almost a decade ago, no comprehensive evaluation study has been conducted to determine if the ordinance has accomplished what it was set out to accomplish. In fact, when the Small Lot Design Guidelines were revised earlier this year, the term affordable was completely removed from the document and replaced with "fee simple housing". So I ask, what is the intent of the new guidelines? What is the intent of the Ordinance? In order to revise and implement a more substantial ordinance we need to know what the goal is and whether or not the Small Lot Subdivision Ordinance has been successful at achieving its intent.

If the residents of Los Angeles have to abide by the zoning code and the rules and regulations that follow, then developers should too.

Sincerely,

Joe Ferrell



Tarzana Property Owners Association, Inc.

June 30, 2014

Councilman Jose Huizar
Councilman Gil Cedillo
Councilman Mitch Englander

**Subject: Small Lot Subdivision Ordinance
Council File Number 13-1478**

The Tarzana Property Owners Association fully supports the November 1, 2013 motion by Councilman Tom LaBonge concerning the Small Lot Subdivision Ordinance and its potential impact on adjacent neighborhoods. To ensure preservation of neighborhood character, we strongly urge that the revised ordinance explicitly require:

- >Front setbacks on all projects
- >Height limitations that are appropriate in relation to the surrounding properties
- >Homes to be oriented away from neighbors
- >Restrictions to roof top decks in order to reduce noise and preserve neighbor privacy
- >Mandatory front setbacks that are compatible with the neighborhood and zoning requirements
- >Mandatory open space of at least 175 square feet for dwelling having more than three habitable rooms
- >Walkable separation between adjacent buildings
- >Adequate guest parking
- >Common trash collection and common area upkeep
- >Maintenance agreements for common areas such as driveways

Thank you

A handwritten signature in cursive script, appearing to read "D.R. Garfinkle".

David R. Garfinkle
President, Tarzana Property Owners Association



Etta Armstrong <etta.armstrong@lacity.org>

13-1478

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

Tue, Jul 1, 2014 at 5:21 PM

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

From: **Steve Mizuki** <smizuki@sbcglobal.net>
Date: Tue, Jul 1, 2014 at 1:31 PM
Subject: Motion to Re-evaluate the Small Lot Subdivision Ordinance
To: "sharon.gin@lacity.org" <sharon.gin@lacity.org>

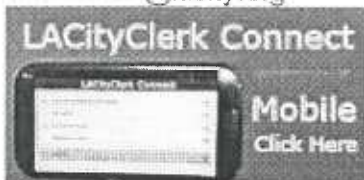
Ms. Gin,

Please put in your records that I feel the current Small Lot Subdivision Ordinance is in the great need of Re-evaluation and needs to be revised immediately. The revisions should include:

1. Restricting the height to be relative to surrounding properties
2. No rooftop decks
3. Restricting the number of units relative to the density of the neighborhood
4. Requiring front set backs
5. Requiring green space and open space
6. Requiring guest parking
7. Requiring maintenance agreements on common areas
8. Requiring one trash collection per subdivision
9. Requiring that these be Enforceable Rules and not just guidelines

Thank you,
Steve Mizuki

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





Etta Armstrong <Etta.Armstrong@lacity.org>

13-1478

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

Tue, Jul 1, 2014 at 5:22 PM

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

From: **Douglas Tornquist** <dtornquist@mac.com>

Date: Tue, Jul 1, 2014 at 1:36 PM

Subject: small lot ordinance agenda item

To: sharon.gin@lacity.org

Cc: councilmember.cedillo@lacity.org, councilmember.englander@lacity.org, councilmember.huizar@lacity.org

Councilmen

Thank you for hearing this item today.

The Small Lot Ordinance has effected change throughout the city.

The ordinance was enacted to promote ownership, ease Los Angeles' perceived housing shortage, and to create development on underutilized land.

Due to its non-specific language and incomplete nature, the Ordinance has instead robbed neighborhoods of their character by replacing existing housing stock, often rent-controlled apartments, with small lot projects. The net gain for neighborhoods, stakeholders and the city of Los Angeles is negligible. To replace properties which are right-sized, characteristic, sometimes even historic with spec housing that is out of character and often cheaply built is short sighted.

I urge this committee to take advantage of this opportunity to listen to those most affected by Small Lot Ordinance development - the residents of the City of Los Angeles, not the developers.

The Small Lot Ordinance Guidelines are unenforceable, suggestions only. These must be made binding and enforceable. Only then will stakeholders have some defense against developments which are often too big, out of scale and character, projects which ignore parking needs and infrastructure of the existing neighborhoods.

There must be private trash pickup.

Developments must not be oriented towards neighboring properties, robbing stakeholders of privacy.

Roof top decks should be discouraged, as they result in overall structures, intrusive noise and activity, often changing the character of existing neighborhoods. The net result is property owners who no longer have the use or enjoyment of their property due to intrusive and thoughtless design of adjacent developments

Setback requirements must be observed. Small lot developments are not subject to setback requirements for apartment buildings and condominium, even though small lot developments have the same (or even larger) footprint.

Variations must not be granted as a matter of course, and without serious consideration. The zoning laws must work to protect stakeholders and residents, by at least as much as they favor developers.

Respectfully submitted.

Douglas V. Tornquist
2923 Waverly Drive



Etta Armstrong <etta.armstrong@lacity.org>

Fwd: Re Small Lot Subdivision CF-13-1478

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

Tue, Jul 1, 2014 at 5:22 PM

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

From: **Leonard Shaffer** <l.shaffer@tarzananc.org>
Date: Tue, Jul 1, 2014 at 1:47 PM
Subject: Re Small Lot Subdivision CF-13-1478

Please enter the following in the public record for today's PLUM meeting:

At its regular meeting on May 27, 2014 the Tarzana Neighborhood Council Board voted by a margin of 13 to 3 to support Councilmember LaBonge's motion regarding the current Small Lot Subdivision Ordinance. We ask that the PLUM Committee recommend to the City Council that the Small Lot Subdivision Ordinance be referred to the City Attorney and the Planning Department for possible revision to ensure that future Small Lot Subdivisions are compatible with the surrounding neighborhood.

Thanks,

ljs

Leonard J. Shaffer

President, Tarzana Neighborhood Council

l.shaffer@tarzananc.org

www.tarzananc.org



Etta Armstrong <etta.armstrong@lacity.org>

13-1478 & 13-0956

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

Tue, Jul 1, 2014 at 5:23 PM

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

From: **Barbara Jarvik** <bjarvik@earthlink.net>
Date: Tue, Jul 1, 2014 at 1:48 PM
Subject: Planning & Land Use Committee Meeting, Comments on Agenda Items No. 4, and No. 8,
To: councilmember.huizar@lacity.org, councilmember.cedillo@lacity.org, councilmember.englander@lacity.org
Cc: sharon.gin@lacity.org, gerald.gubatan@lacity.org, gary.benjamin@lacity.org

As an Echo Park resident, living on 1465 Avon Terrace, 90026, I would like to request that you:

(re AGENDA ITEM NO. 4) fund and conduct a study to see whether the Small Lot Guidelines are compatible with our Echo Park neighborhood, and do so in a way that provides ample opportunities for public input, and

(re AGENDA ITEM NO.. 8), support the O'Farrell-Huizar motion to reduce buildable height in downtown Echo Park by changing the designation of the parcels currently designated IL height (75 ft) district parcels to IVL (45 ft) parcels.

Sincerely,
Barbara Jarvik

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





Etta Armstrong <etta.armstrong@lacity.org>

13-1478, 13-1478-S1, 13-0956

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

Tue, Jul 1, 2014 at 5:25 PM

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

From: **Jennifer Deines** <art_dogs@icloud.com>

Date: Tue, Jul 1, 2014 at 2:26 PM

Subject: PLUM committee public comments

To: councilmember.huizar@lacity.org, councilmember.cedillo@lacity.org, councilmember.englander@lacity.org

Cc: sharon.gin@lacity.org, Gary Benjamin <gary.benjamin@lacity.org>, Gerald Gubatan <gerald.gubatan@lacity.org>, patrice.lattimore@lacity.org

Ms. Gin and Ms. Lattimore,

Please distribute these comments to the honorable council members of the PLUM committee at the meeting this afternoon, and include them in the record if possible. My work and family commitments made it impossible to attend in person.

My husband and I are stakeholders through homeownership (Echo Park) and school affiliation (Elysian Valley) of both CD1 and CD13.

PUBLIC COMMENTS TO PLUM COMMITTEE for the following agenda items:

13-1478 (Item No. 4)

Small Lot Subdivision projects are a subject of much concern for Echo Park. The Neighborhood Council (GEPENC) submitted a Community Impact Statement detailing many of these issues which have failed to be adequately addressed by the Ordinance or its Guidelines. We are in full support of further study for the Small Lot Design Guidelines as both the original and revised Guidelines demonstrate ambiguous and often contradictory language that causes confusion for planner, developer and stakeholder. *Please do not act on or approve the current Small Lot Guidelines until a formal study has been conducted by planning staff with numerous opportunities for community input.*

13-1478-S2 (Item No. 5)

Please note that the Council File is incorrectly notated. GEPENC did submit a CIS regarding the Tract Map streamlining for Small Lot Subdivisions. This issue is expressly addressed in the 2/3/14 statement attached to file 13-1478. I also spoke at the CPC hearing as a representative of GEPENC regarding Tract Map streamlining. Again, I will maintain that streamlining the Tract Map process for SLSDs eliminates the process of obtaining a variance, which requires public review. This process brings SLSD projects in front of local community groups and the Neighborhood Council. The streamlining Ordinance will omit this valuable mechanism for community input that has thus far proven an effective way to improve Small Lot projects for both stakeholders and developers. *Please add a phrase to the proposed ordinance that requires SLSD developers to come before community groups as a condition for project approval, even if it is not to obtain a variance.*

13-0956 (Item No. 8)

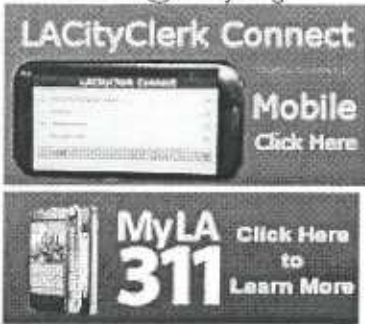
Please approve the O'farrell-Huizar motion to down-zone the designated parcels within Echo Park's downtown area from 1L to 1VL, or from 75' to 45'. If 75' were to remain in effect, and a developer were to take advantage of

Density Bonus and other local height incentives, it could result in buildings over 100' tall in the heart of a historic urban "village." Please approve the motion.

Thank you very much,

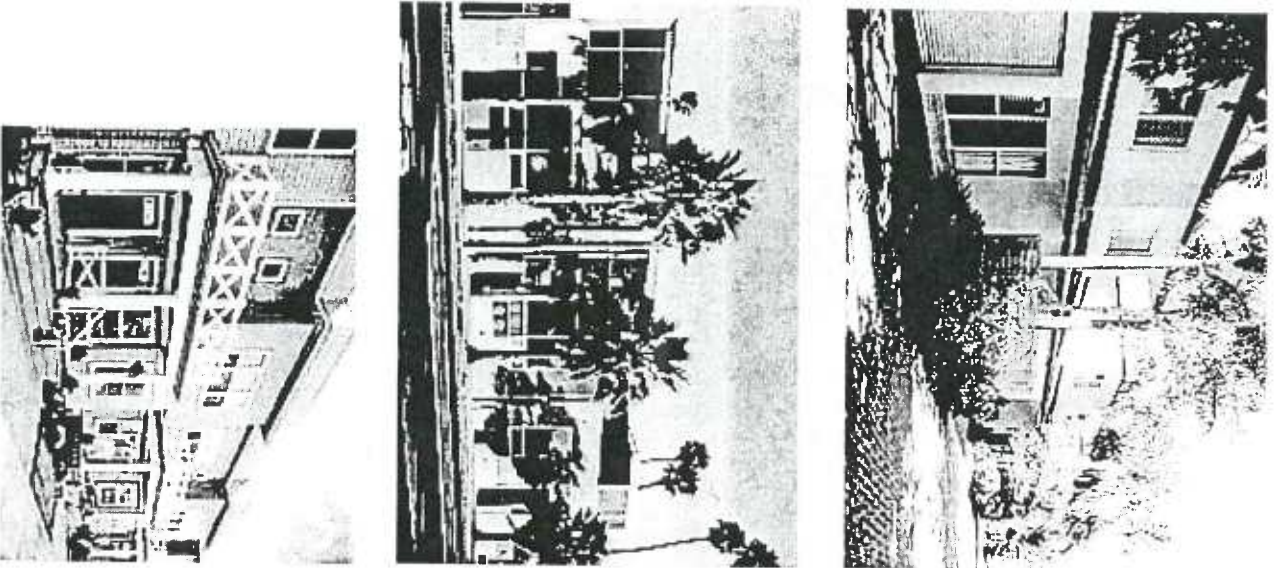
Jennifer Deines and Fidel Gomez
Angelino Heights, Echo Park

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



OLD

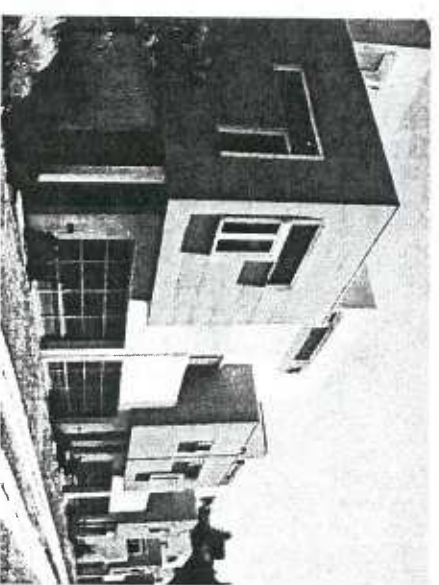
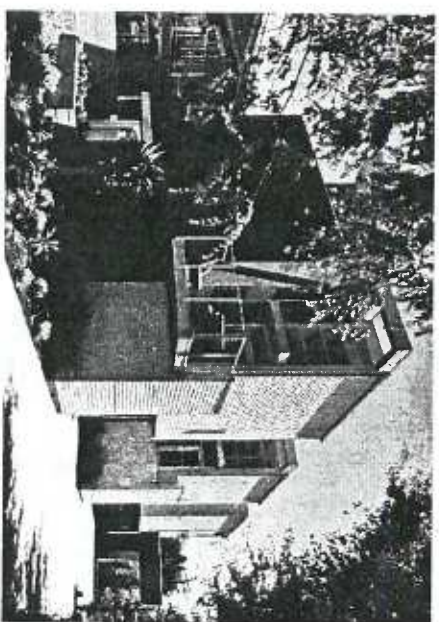
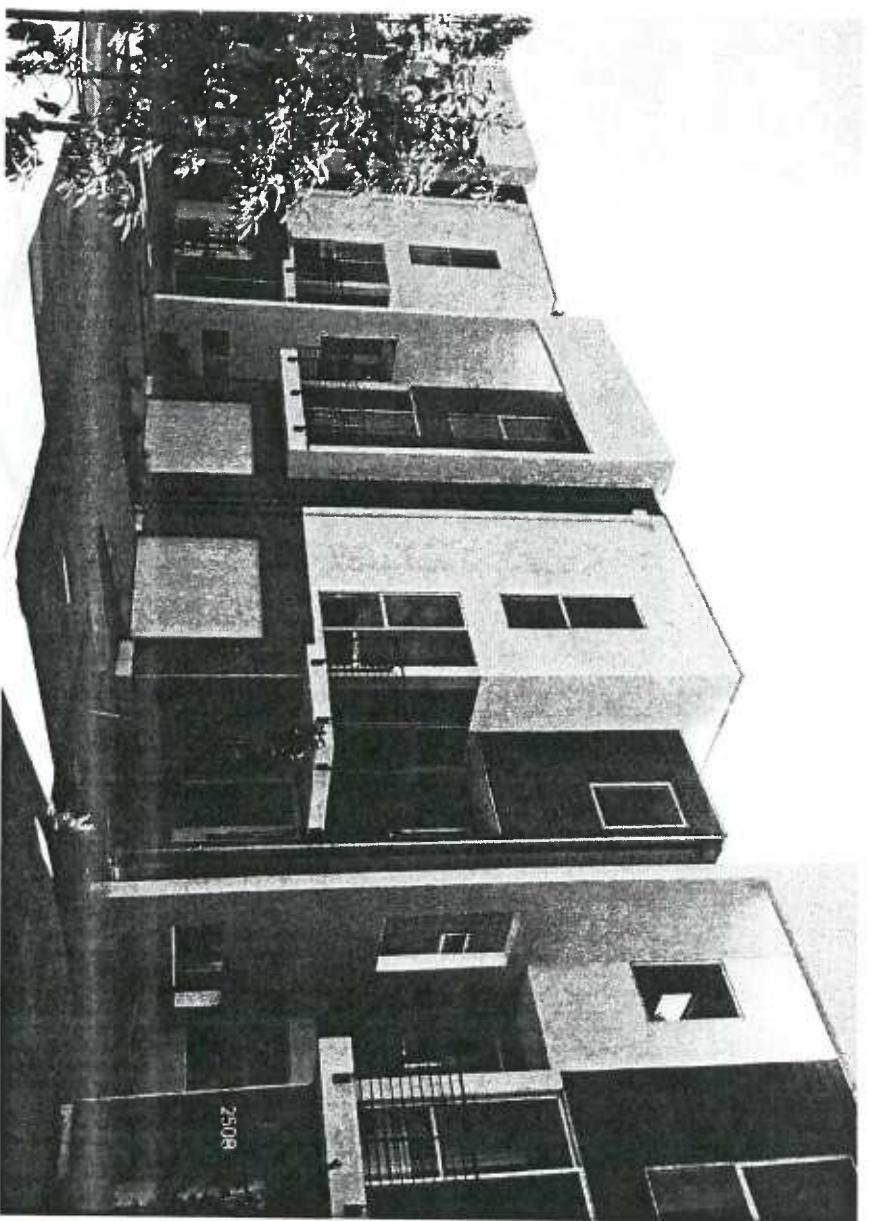
CITY OF LOS ANGELES
SMALL LOT DESIGN
GUIDELINES



NEW

#4

SMALL LOT



DESIGN GUIDELINES



~~VPI-70216-SL/ZA-2008-0666-ZV~~

~~5401 La Mirada Ave. CE13-1478~~

South Pasadena development at Gold Line Mission St. stop. Note how project blends in with 100-year-old homes (top photo)

