



Etta Armstrong <etta.armstrong@lacity.org>

Fwd: CF13-1478--Public Comments for PLUM Meeting July 1, 2014, Item No. 4

1 message

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

Tue, Jul 1, 2014 at 8:13 AM

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From: **Bruce Kuyper** <bruce@kuyper.name>

Date: Mon, Jun 30, 2014 at 2:59 AM

Subject: CF13-1478--Public Comments for PLUM Meeting July 1, 2014, Item No. 4

To: councilmember.huizar@lacity.org, councilmember.englander@lacity.org, councilmember.cedillo@lacity.org, Tanner.Blackman@lacity.org, Kevin.Ocubillo@lacity.org, Erick.Martell@lacity.org, Hannah.Lee@lacity.org, Doug.Tripp@lacity.org, Brenton.Tesler@lacity.org, Seme.Park@lacity.org, Brian.oh@lacity.org, Gerald.Gubatan@lacity.org, Sergio.Infanzon@lacity.org, Sharon Gin <sharon.gin@lacity.org>, Patrice Lattimore <patrice.lattimore@lacity.org>

Dear Honorable Councilmembers Huizar, Cedillo, and Englander, Your Planning and Legislative Deputies, Ms. Gin and Ms. Lattimore,

I respectfully request that you recommend that the City Council make the following revisions to the Small Lot Subdivision Ordinance to ensure that future Small Lot Subdivisions are compatible with the neighborhood, as the LaBonge-Krekorian motion directs:

1. **Revise the Ordinance to Make the Small Lot Design Guidelines Mandatory.** The Small Lot Design Guidelines “outline recommendations for site organization and urban form, setbacks and building transitions, parking and driveways, building design and materials, and landscaping and access.” But “[t]he recommendations are not mandatory.” If the guidelines are not mandatory, they are unlikely to be implemented. The guidelines are the result of careful and thoughtful consideration by the Urban Design Studio, “to ensure that a project is compatible with its surroundings.” Compliance with the guidelines must be made mandatory “to ensure that future Small Lot Subdivisions are compatible with the neighborhood,” as the motion directs.
2. **Revise the Ordinance to Be Inapplicable to Hillside Areas.** Hillside Areas are not well equipped for increased density. Additionally, the increased density goes against Hillside Areas’ Community Plans’ (such as the Bel Air-Beverly Crest Community Plan’s) goals and objectives to limit land use intensity; preserve and enhance the positive characteristics of existing uses, such as scale, height, bulk, setbacks and appearance; encourage preservation of low density, single-family residential areas; and maintain land use densities at the lowest reasonable level.
3. **Revise the Ordinance to Restrict Its Application to Lots That Are Adjacent to Existing Multifamily Developments.** As the recent re:code LA Zoning Code Evaluation Report (Public Review Draft, March 7, 2014) recognizes at page 23, “neighbors are surprised to see a single-family house replaced with four or five small-lot

homes. The best solution for this issue is to replace the base zone with a better match for the underlying development pattern (typically after an updated Community Plan)." Restricting the Ordinance to lots that are adjacent to existing multifamily developments would help "to ensure that future Small Lot Subdivisions are compatible with the neighborhood," as the motion directs.

4. Revise the Ordinance to Maintain Existing Zoning Setbacks to Adjacent Lots, Streets, and Alleys.

The existing Ordinance changes the setbacks that are set by the zone. For example, in an RD1.5 zone, the rear-yard setback is 15 yards. This would apply to an apartment or condominium project on an RD1.5 lot. But section 6 of the Ordinance changes this setback to only 5 yards for a Small Lot Subdivision, even though the zone is still RD1.5: "However, a five-foot setback shall be provided where a lot abuts a lot that is not created pursuant to this subdivision." (LAMC 12.22 C.27(e).) The intent of the Ordinance was only to allow multiple single-family developments on a multifamily-zoned lot, so there is no reason to reduce any existing setbacks to adjacent lots when a multifamily development is proposed under the Ordinance, instead of as a condominium or apartment building.

Thank you very much for your consideration.

Respectfully submitted,

Bruce Kuyper

Owner and Resident

11805 Bellagio Rd (CD5, Bel Air-Beverly Crest Community Plan Area)

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Sharon Gin
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Office of the City Clerk
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Tarzana Property Owners Association

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

David R. Garfinkle
President, Tarzana Property Owners Association



Etta Armstrong <etta.armstrong@lacity.org>

13-1478

1 message

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

Tue, Jul 1, 2014 at 8:15 AM

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From: Marissa Benedict <musicfamily@mac.com>
Date: Mon, Jun 30, 2014 at 11:31 PM
Subject: LaBonge Motion

I am a North Hollywood resident where a developer plans on building 8 homes where 1 stands now (Small Lot Subdivision). I just heard of the meeting tomorrow regarding Tom LaBonge's Motion (seconded by Paul Krekorian) but I am unable to attend the meeting do to work. Listed below are some points that I would like to entertain during the meeting. This issue is so huge in our lives here on Cartwright Avenue. Even if we can't stop them from building on our block we would like to help future neighborhoods who are and will be going through the same thing. Please Hear our voices!!!

- requiring front setbacks on all projects
- restricting the height in relation to the surrounding properties
- requiring private trash collection
- following neighborhood character and not allowing homes to be oriented towards neighbors
- no roof top decks because of noise and privacy concerns
- making front set backs mandatory
- applying the same rules as for apartment buildings like increased setbacks with increased height, mandatory open space, guest parking, common trash collection, common area upkeep
- turning the guidelines into enforceable rules
- requiring maintenance agreements for the common areas like driveways

Thanks,

Marissa

—

Sharon Gin
City of Los Angeles



Etta Armstrong <etta.armstrong@lacity.org>

13-1478

↑ message

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

Tue, Jul 1, 2014 at 8:14 AM

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From: **Richard Courtney** <richardwcourtney@me.com>
Date: Mon, Jun 30, 2014 at 5:09 PM
Subject: Small Lot Subdivision Ordinance and MAJOPR CONCERN!!
To: councilmember.huizar@lacity.org, councilmember.englander@lacity.org, councilmember.cedillo@lacity.org
Cc: sharon.gin@lacity.org, Jennifer Deines <art_dogs@icloud.com>

Dear PLUM Committee Member,

I am writing you in concern of the Small Lot Subdivision issue. I am a home owner in Echo Park and am very concerned about what is being proposed in this area. I have three lots within 250 feet of my home and am very concerned that the following are being considered:

- 1) Requiring front setbacks on all projects- This is a MUST, we can not have buildings right on the curbside. This is very confining to the current neighborhood and home. Please reconsider.
- 2) Restricting the height in relation to the surrounding properties- this is imperative that this guideline be followed. There are so many historic areas around Los Angeles. Please protect these neighborhoods.
- 3) Following neighborhood character and not allowing homes to be oriented towards neighbors- Again this is so crucial to keeping a great neighborhood that is historic and should be preserved for the future. Los angeles has amazing architecture that should be protected and honored.
- 4) Lastly, no roof top decks because of noise and privacy concerns. This is so important because the high rise buildings that can over look these properties should not have the ability to tower above them.

Thank you- I appreciate your time and concern in this issue and know there are developers that can easily push this through. We need to protect our Los Angeles and the neighborhoods.

Thank you!!
Richard Courtney
1001 Everett Street, LA 90026
richardwcourtney@me.com

—
Sharon Gin
City of Los Angeles
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Etta Armstrong <etta.armstrong@lacity.org>

13-1478

1 message

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

Tue, Jul 1, 2014 at 8:16 AM

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From: **Chris Johnson** <cj90029@gmail.com>
Date: Tue, Jul 1, 2014 at 12:55 AM
Subject: Enforcement of the Small Lot Guidelines

I wanted to write to you regarding the Small Lot Subdivision Ordinance in the hopes that this email will be included in today's PLUM meeting regarding enforcing the guidelines.

There is a property on my street located at 853 Hyperion that is currently under development for a small lot. The developer would like to tear down a 748sq ft house and replace it with five prefabricated three story single family homes. These homes will dwarf the one story single family home next door to it. Currently the buildings on that side of the street date back to the 1920's and none of them are over two stories high.

The developer is asking for variances for all of his setbacks. Outdoor space will be provided to future occupants via rooftop decks. Since this is hillside property, the rooftop decks will effect the privacy and the peace and quiet of the surrounding neighbors. The developer is hacking away at his setbacks to provide one guest parking spot.

It's doubtful that one spot will be able to handle the traffic generated by five new homes on the same lot, particularly when that development is located on a section of the street where there is no parking at any time.

It feels short sighted or willfully blind that the City of Los Angeles would have guidelines and then choose not to enforce them. Clearly the developers are looking to make as much money as possible. Without enforcing the guidelines, the city is inviting rampant exploitation of existing neighborhoods. While it maybe a great way to increase tax revenue, it's also a terrific way to trash your own town. If this project is built as proposed on this lot, the surrounding neighbors will not feel particularly grateful when it is all said and done. This project will do nothing to improve the quality of our lives. In fact, we stand to lose privacy, sunlight, parking and the character of our street.

Thank you for your time.

Corinne Johnson
848-850 Hyperion Avenue
Los Angeles, CA 90029

Sharon Gin
City of Los Angeles