



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 1:08 PM

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

From: **Clay Bush** <impulsefoto@mac.com>

Date: Tue, Jul 1, 2014 at 1:03 PM

Subject: ATTENTION: REGARDING LABONGE'S SMALL LOT MOTION & Item #8 is a motion to remove the 1LV hight district from down town Echo Park

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

I am writing you today as a resident and Landlord in the CD-1 District and to express my whole hearted support for Coucilmember LaBonge's Small Lot motion.

Small Subdivisions have cascaded down upon neighborhoods all across our city in alarming rates. Neighborhoods that Homeowners sought out for specific reasons of single family homes, charming small streets, front and back yards, open space between homes, open sky around and above their homes and yards, to just name just a few very important aspects. Small Subdivisions as they have been and are allowed to be dropped into these and other neighborhoods jeopardizes all these and adds so many more complications to them, many that were sought by Homeowners when they looked to purchase to avoid or get away from. Now the City is allowing Developers to run rough shot all over tens of thousands of these Homeowners and Residence with nearly no restrictions or considerations. This MUST be address and Councilmember LaBonge's motion is a very important start to address these VERY important issues.

Please support this Motion.

As well, please support Item #8, motion to remove the 1LV hight district from down town Echo Park . We DO NOT want our historical beautiful old Downtown to turn into a cluster of horrible higher leveled buildings.

Thank you.

Clay Bush

1035 Everett St
Los Angeles, CA 90026



Etta Armstrong <etta.armstrong@lacity.org>

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1 message

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

Tue, Jul 1, 2014 at 12:42 PM

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

From: **Theresa Shibuya** <uncletom220@yahoo.com>
Date: Tue, Jul 1, 2014 at 12:42 PM
Subject: Amendment to the Small Lot Subdivision

I support the motion for the RE-evaluation of the Small Lot Subdivision Ordinance and the amendment of the current Ordinance. All future Small Lot Subdivisions should be compatible with the existing neighborhood. Please record that I support the motion for the RE-evaluation of the Small Lot Subdivision Ordinance.

Please amend the Ordinance to:

- Restrict the height relative to surrounding properties
- Restrict the number of units relative to the density of the neighborhood
- No rooftop decks to maintain privacy for their neighbors
- Require front set backs & green/open space
- Require guest parking
- Require one trash collection for the subdivision
- Require maintenance agreements for the upkeep of common area such as the driveway
- Require that these be Enforceable Rules and not just guidelines

Sincerely,
Tom Furushiro

--
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

1 message

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

Tue, Jul 1, 2014 at 12:12 PM

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From: **theresa shibuya** <dukeandgigi@yahoo.com>
Date: Tue, Jul 1, 2014 at 12:08 PM
Subject:
To: "sharon.gin@lacity.org" <sharon.gin@lacity.org>

Dear Sharon,

For the Record, I am in support of the motion (LaBonge - Krekorian) relative to the Department of City Planning and City Attorney to RE-evaluate the Small Lot Subdivision Ordinance and to revise the Ordinance to ensure that all future Small Lot Subdivisions are compatible with the homes in their surrounding neighborhood.

These are my points:

- Restricting the height relative to surrounding properties
- Restricting the number of units relative to the density of the neighborhood
- No rooftop decks to maintain privacy for their neighbors
- Requiring front set backs & space/open space
- Requiring guest parking
- Requiring one trash collection for the subdivision
- Requiring maintenance agreements on the upkeep of common area such as the driveway
- Requiring that these be Enforceable Rules and not just guidelines

Thank you,
Theresa Shibuya
Property Owner
852 - 854 1/2 Hyperion Avenue

—
Sharon Gin



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 12:38 PM

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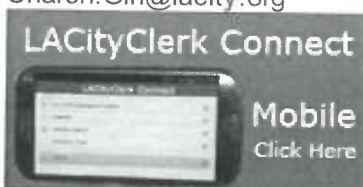
From: **Theresa Shibuya** <shushurocket@icloud.com>
Date: Tue, Jul 1, 2014 at 12:27 PM
Subject: Revaluation of the Small Lot Subdivision Ordinance

Please put in the Record that I support the motion for the RE-evaluation of the Small Lot Subdivision Ordinance. All future Small Lot Subdivisions must be compatible to the neighborhood. Please Revise the Ordinance to reflect the my concerns listed below.

1. Restrict the height relative to surrounding properties
2. Restrict the number of units relative to the density of the neighborhood
3. No rooftop decks to ensure privacy for their neighbors
4. Require front set backs & space/open space
5. Require guest parking
6. Require one trash collection for the subdivision
7. Require maintenance agreements on the upkeep of common area such as the driveway
8. Require that these be Enforceable Rules and not just guidelines

Sincerely,
George Shibuya

—
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

↑ message

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

Tue, Jul 1, 2014 at 12:39 PM

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

From: **Sallie Hofmeister** <shofmeister@sitrick.com>

Date: Tue, Jul 1, 2014 at 12:28 PM

Subject: small lot subdivisions

To: "councilmember.englander@lacity.org" <councilmember.englander@lacity.org>, "sharon.gin@lacity.org" <sharon.gin@lacity.org>, "councilmember.huizar@lacity.org" <councilmember.huizar@lacity.org>, "councilmember.cedillo@lacity.org" <councilmember.cedillo@lacity.org>

Dear Plum Committee:

Please put a moratorium on the small lot ordinance now so that the ones that exist can be studied and new rules can be developed that put a priority on existing stakeholders rather than on developers who are motivated only by money!

I live near Sunset Junction in Silver Lake and have been a resident of this lovely neighborhood for 20 years and a property owner and taxpayer for more than 10.

I am very concerned that the ordinance is changing the landscape in Silver Lake and other neighborhoods for the worse. As written, the ordinance gives developers far too much power and too much incentive to bulldoze perfectly nice (and often distinctive) one-family homes, allowing them to squeeze as many residences as a lot will tolerate with little regard for infrastructure.

Neighbors in Silver Lake are very distraught about the impact these developments have on traffic, parking, safety and aesthetics. In addition to maxxing out the building envelope, these projects are often hideous pre-fab structures with no character or design quality. Many are out of scale with surrounding homes, leave no space for landscapes and gardens, and introduce roof decks that increase noise and decrease privacy for neighbors. Home values are threatened, meaning that existing property owners, in effect, are subsidizing developers who are only interested in a quick profit and have no connection or concern with the long-term welfare of the neighborhood.

These developments need to be stopped! At the very least, please make the recently issued Design Guidelines mandatory. Otherwise, developers will continue to ignore them. These need to be treated as LAW rather than discretionary and easily disregarded.

7/1/2014

City of Los Angeles Mail - 13-1478

If the ordinance was put to a vote, I am certain it would be rejected by residents.

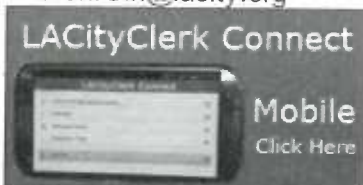
Someone needs to put a stop to this before it further ruins our communities. Please do this for concerned residents, taxpayers and voters.

Thank you,

Sallie Hofmeister

863 Hyperion Ave

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





Etta Armstrong <etta.armstrong@lacity.org>

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To: Etta Armstrong <etta.armstrong@lacity.org>

Tue, Jul 1, 2014 at 12:39 PM

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From: **theresa shibuya** <dukeandgigi@yahoo.com>
Date: Tue, Jul 1, 2014 at 12:29 PM
Subject: RE-evaluate the Small Lot Subdivision Ordinance

My apologies for forgetting to list a subject matter in my first email. Please read below...

Dear Sharon,

For the Record, I am in support of the motion (LaBonge - Krekorian) relative to the Department of City Planning and City Attorney to RE-evaluate the Small Lot Subdivision Ordinance and to revise the Ordinance to ensure that all future Small Lot Subdivisions are compatible with the homes in their surrounding neighborhood.

These are my points:

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