



Argyle Civic Association



HOLLYWOOD, CALIFORNIA

July 30, 2014

To: Los Angeles City Council

Council File: 13-1478

One of the most destructive Council actions ever taken to the fabric of neighborhoods is Ordinance 176,354.

It destroyed the whole purpose of the R2 zone which had previously allowed only one duplex or two simplexes on a lot. The true intent of the R2 zone was to serve as a gradual buffer to only slightly denser development. However, the ordinance, in a single stroke, changed all R2 zoned lots into RD1.5 zoning which is just a mini-me of R3 apartment zones. It allowed apartments and small-lot subdivisions to exist in proximity to R1 single-family areas. It was a wholesale upzoning of unprecedented scale.

This provision of the ordinance must be repealed as part of the updates and improvements to the Small Lot Subdivision Guidelines.

A handwritten signature in black ink, appearing to read 'George Abrahams'.

George Abrahams, board member

Ordinance 176,354

Sec. 2. Subdivision 3 of Subsection A of Section 12.09 of the Los Angeles Municipal Code is amended to read:

3. Apartment houses, boarding or rooming houses, dwelling units in a small lot subdivision, or multiple dwellings on lots having a side lot line adjoining a lot in a commercial or industrial zone, provided that:

(a) The use, including the accessory buildings and uses and required yards, does not extend more than 65 feet from the boundary of the less restrictive zone which it adjoins; and

(b) The lot area per dwelling unit or guest room regulations of the RD1.5 zone shall apply to these uses.

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

From: **Mike Deasy** <mike@deasypenner.com>
Date: Tue, Jul 29, 2014 at 4:17 PM
Subject: Small Lot Subdivision Ordinance Proposed Changes
To: deborah.kahen@lacity.org

Dear Ms. Kahen:

As a real estate brokerage which has sold dozens of small lot subdivision units in Silverlake, Echo Park and Venice, Deasy Penner and Partners wishes to confirm its strong support for the proposed fix to the ordinance which will accelerate the construction process.

At the same time, we are concerned that any effort to eviscerate or reduce the efficacy of the core of small lot subdivisions would be harmful to the economy, affordability and growing urbanity of the real estate market. Small lot subdivisions have provided options for buyers who cannot afford SFRs in the intensely expensive real estate market. Small lots allow for fee ownership rather than common interest ownership which in turn creates better financing options currently available with condominiums. As a planning tool, small lots have increasingly begun to infill many under-used or vacant parcels and at the same time preserve the character of neighborhoods.

Please install these comments in the file and/or hearing scheduled for tomorrow morning.

Thanks for your attention.

Mike Deasy

—
Mike Deasy
CEO / Co-Managing Director / Broker
deasy/penner&partners

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P.O. Box 34055
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July 29, 2014

Re: Council File No. 13-1478
Small Lot Subdivision / Guidelines and Ordinance Update

Honorable Herb J. Wesson
President, Los Angeles City Council
John Ferraro Council Chamber, Room 340
200 North Spring Street
Los Angeles, Ca 90012

Dear Council President and Members of the City Council:

Since the adoption of the Small Lot Subdivision Ordinance (SLSO), some problems with its implementation have been encountered. These types of developments have disrupted the character of existing neighborhoods, have been incompatible with adjacent buildings, and have not related well to the street.

Therefore, the Old Granada Hills Residents' Group Board of Directors strongly urges you to **support** the recommendations made within the most recent Planning and Land Use Management Committee Report relative to evaluating and revising the SLSO to ensure that Small Lot Subdivisions are compatible with the neighborhood. Included are the recommendations for Council action within the proposed Motion, as initiated by Councilmembers Tom LaBonge and Paul Krekorian.

Thank You,

Dave Beauvais, President
Old Granada Hills Residents' Group

Maria Fisk, Board Member
Old Granada Hills Residents' Group