

David Ordaz
Jean Devine
Luis Pacheco

1945 Preston Ave
Echo Park 90026

Date: 12/08/2015
Submitted in PLUM Committee
Council File No: 15-1373
Item No. 4
Deputy: Comm from Appellant

Date: Dec 7, 2015

I "we" have reviewed the Department of City Planning Recommendation Report Case No. VTT-73148-SL-1A, appeal upheld in part.

COMPLAINT

1. **The City Council can pass any ordinance they want against their citizens. It does not mean these ordinances are legal.** There are many instances where the City Council has passed an illegal ordinance. The re-zoning of a single residential lot into 5 tiny residential lots creates a substandard public road in front of these 5 new lots on 1936 Preston. These types of subdivisions were intended for commercial lots only, where there is room for correct and legal public accesses. To take a residential lot and maximize every square inch of building space with no green area was never endorsed by the public. The small lot ordinance is illegal, especially in this case.
2. The appeals process for small lot subdivisions is unapproachable and very difficult for the general public to understand and participate in. It should really be handled by a specialist like an Attorney. **We, the public are set up to fail by the City** in this appeals process. Jose Carlos Romero-Navarro is the mouth piece for City planning at these meetings and holds the developers hand through the entire process. City Planning is taking away our rights to our neighborhoods and giving them to the developer on a

golden platter. The presence of Mr. Navarro as spokesperson for the developer and the city is designed to mislead the public. His heavy foreign accent is impossible to understand in a crowded hall. We can't hear or understand what he is saying.

3. **Survey:** There has been no survey done on the subject property, only a topographical view with an estimated lot size. I spoke to:

Surveyor Thomas Vondra I.S.8761

5738 Astram CT.

Quartz Hill CA 93536

661-839-2188

Personally on the phone and he confirmed this.

There are no survey dots on the subject property, depicting the exact width and length of the lot with survey markers along the side and at the back. **The developer did not get a survey because the lot is not big enough for this project.** Again, the lot is too small for this project. The developer has misled the APC and the public. This is a serious violation.

4. **Heat reflection:** APC has approved a structure **that maximizes every square inch of the lot; it has no green area in between buildings.** What is going to happen at 11:00 am and 2:00pm and throughout the day when these buildings are reflecting radiant heat from the sun to the houses on either side of this project? It is going to raise the temperature by at least 10 degrees. For example if it is 95 degrees it could be 105 degrees on the adjacent lots. When these types of maxed out structures are allowed it has many negative and unknown consequences.

5. **Street widening:** **The Bureau of Engineering is requiring Street widening to complete an 18 foot half roadway on Preston Ave in front of this development.** The Deputy Advisory Agency said that the developer can ignore this requirement. Do we have to sue the

Deputy Advisory Agency in order to keep our kids safe while they walk to school as cars are darting out of the newly formed road in front of this new development? **We want Preston Avenue widened.**

6. New road/driveway must be 20 feet to the sky: The new road in front of the five new houses on Preston Ave must be 20 feet to the sky. This width is a requirement for the Los Angeles Department of Building and Safety and for the Fire Department.

“Is this road a driveway?”

“No.”

“Is it a private road?”

“No.”

Ingress and egress on this new established road is not possible at the same time if it is 10 feet wide.

“What is this in front of these five new houses?”

It is clearly a new public road where people will be bringing in moving vans, deliveries, trash trucks and repair trucks etc. The city is creating a new public road that must meet a 20 ft. minimum standard to the sky, in front of the 5 new houses that need to be serviced in many different ways every day.

7. Parking on Preston Ave: There is very limited parking on Preston Ave. **This new development will make it impossible to park; not to mention handicap access problems.** Many of these houses on Preston Avenue were built before there were cars. Street parking is essential. Recently we made a request to Tim Fremaux, Transportation Engineer at the LA Department of Transportation. **We asked that the Department of Transportation restore Preston Ave to a one-way street and expand the parking to both sides of the street as it was in the past.** This has been denied by the Los Angeles Fire Department and according to Mr. Fremaux they have the final word. **See *Exhibit A**

This is a blatant double standard. The city rejects parking on both sides of Preston avenue, a one-way street of 25 feet with 12 feet plus of free roadway in between parked cars, but the city is allowing a 10 foot wide “two way” street on this new tract map development of 5 houses.

We want the parking restored to both sides of Preston Ave as it was in the past. All the other streets in this area have parking on both sides of the street including the lower part of Preston Ave. The new development at 1936 Preston Ave must have a road that is 20 feet to the sky as required by the LADBS and LAFD.

A very wise Los Angeles Judge said to us that the developer has to be held to the same standard as the public. With all the exceptions to the law, given to the developers they are obviously being held to a different standard. These are all legal matters and must be dealt with before this development goes forward, the developer must be held to a standard, and to the same standard as the public in these neighborhoods that are affected by these permanent types of developments.

In conclusion:

We would like to see 4 structures instead of 5, with distinct units of varying heights and lot placement they should have greenery and gardens in between each house

The new road in front of the houses must be 20 feet to the sky.

The street must be widened In front of the development at 1936 Preston Ave to create and 18 foot ½ roadway as mentioned above.

The only ones that benefit from this type of development are the City and the developers. When the buyers wake up and they realize how

badly they have been ripped off. They too will be complaining about the product they bought that was so highly endorsed by the city.








Exhibit A

On Mon, Oct 26, 2015 at 2:59 PM, Tim Fremaux <tim.fremaux@lacity.org> wrote:
Hi David,

I received your inquiry concerning parking on Preston Ave. Maintenance was recently performed at this location, replacing some missing No Parking signs on the west side of Preston. Those signs may have been missing for quite some time but they are in our records. The street is less than 28 feet wide and as a result, LAFD will not allow us to allow parking on both sides of the street due to access requirements.

LADOT



Tim Fremaux
Transportation Engineering Associate III
Los Angeles Department of Transportation
Hollywood-Wilshire District Office
6501 Fountain Ave.
Los Angeles, CA 90028
Tel.: 323 957-6823

①
From: Tim Fremaux <tim.fremaux@lacity.org>

To: david ordaz <ddnow440@yahoo.com>

Sent: Tuesday, November 3, 2015 10:37 AM

Subject: Re: SR 49837 - Preston Av. from Ewing to Avalon

Hi David,

We've been in touch with LAFD- still working on getting an official response, will keep you updated.

Tim

LADOT



Tim Fremaux
Transportation Engineering Associate III
Los Angeles Department of Transportation
Hollywood-Wilshire District Office
6501 Fountain Ave.
Los Angeles, CA 90028
Tel.: 323 957-6823

On Tue, Nov 3, 2015 at 10:15 AM, david ordaz <ddnow440@yahoo.com> wrote:
Thanks for getting back to me with the petition. We will wait to see what the fire department says?

Sincerely,

David Ordaz, Preston Avenue Neighbors and the

From: Tim Fremaux <tim.fremaux@lacity.org>
To: ddnow440@yahoo.com
Sent: Wednesday, October 28, 2015 3:50 PM
Subject: Re: SR 49837 - Preston Av. from Ewing to Avalon

Hi David,

about:blank

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Attached is the petition for one-way conversion. Before you circulate it, my supervisor is inquiring with LAFD to see what their requirement would be for a one-way street with parking on both sides. Best not to circulate the petition yet until we have that determination. If we do get the OK for this street's width, you would need to circulate the petition to residents of Preston from Ewing to Avalon and Ewing St from Preston to Echo Park, as that block would be affected. You could also elect to convert that block of Ewing to one-way. In any case, stand by for confirmation as far as the feasibility.

Tim



Tim Fremaux
Transportation Engineering Associate III
Los Angeles Department of Transportation
Hollywood-Wilshire District Office
6501 Fountain Ave.
Los Angeles, CA 90028
Tel.: 323 957-6823

From: Tim Fremaux <tim.fremaux@lacity.org>
To: david ordaz <ddnow440@yahoo.com>
Sent: Wednesday, November 25, 2015 8:58 AM

Subject: Re: SR 49837 - Preston Av. from Ewing to Avalon

Hi David,

The latest information from LAFD is that requirements for parking on hillside streets is even more strict than we had previously anticipated. In any case, Preston would not be wide enough for parking on both sides, even if converted to one-way. I know this is not the answer

you were hoping for, but nevertheless, we need to defer to LAFD for their access requirements when considering any changes to existing parking restrictions.

Tim

LADOT



Tim Fremaux
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Los Angeles Department of Transportation
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6501 Fountain Ave.
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12/6/2015

Print

Subject: Re: SR 49837 - Preston Av. from Ewing to Avalon

From: Tim Fremaux (tim.fremaux@lacity.org)

To: ddnw440@yahoo.com;

Date: Monday, November 30, 2015 8:00 AM

David,

LAFD contact information can be found here:

<http://www.lafd.org/about/about-lafd/contact>

The group responsible for access on public roadways is called the Bureau of Fire Prevention and Public Safety, Hydrants and Access Unit.

Tim

LADOT



Tim Fremaux
Transportation Engineer
Active Transportation Division | Vision Zero
Los Angeles Department of Transportation
Tel.: 323 957-6823