



Proposed Small Lot Subdivision Ordinance update at PLUM today

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Tue, Jan 23, 2018 at 1:02 PM

To: zina.cheng@lacity.org, MITCH O'FARRELL <councilmember.ofarrell@lacity.org>

Cc: Craig.Bullock@lacity.org, george.hakopiants@lacity.org

THE MELROSE HILL NEIGHBORHOOD ASSOCIATION

Zina Cheng, PLUM

Mitch O'Farrell, CD-13

Vince Bertoni, DCP, and Other Interested Parties

January 22, 2018

RE: CF16-1045 SMALLLOTSUBDIVISIONORDINANCEAMENDMENT

Dear All, As our 4,600 4esident, 120-year-old Melrose Hill Neighborhood is a perfect target to be negatively impacted by poorly designed small lot subdivisions, we participated in all public hearings and previous proceedings for the past 10 years for the amendment of the Small Lot Subdivision Ordinance. The present copy reached the PLUM with some changes, but major issues and objections to these projects concerned the arbitrary Guidelines. These were to be developed into clear, mandated Design Review Standards to enhance the projects and protect the affected neighborhoods like ours.

In order for our MHNA and our MHNA Planning Committee to make a full evaluation of any changes we need the missing Design Review Standards. Please let us know where we can find the latest proposed version.

Unfortunately MHNA has been unsuccessful in receiving any requested information from Planning regarding the planned "test" process for SLS projects, and nothing of the revised "enforceable" Design Review Standards.

We believe full, objective decisions should be considered with complete information -- especially the Design Review Standards. To attempt any discussions or actions without this mandated section leaves the entire process subject to failure as evident by the current ineffective, non-binding "Guidelines.

Please be so kind as to include this letter in the case file and please copy us on future reports and meeting dates.

Sincerely,

THE MELROSE HILL NEIGHBORHOOD ASSOCIATION

Edward Villareal Hunt, AIA, ASLA, President; [323-646-6287](tel:323-646-6287)

Small Lot Ordinance Revisions - Item 16-1045

Melissa Kellogg

Jan 23, 2018 1:38 PM

Posted in group: **Clerk-PLUM-Committee**

Dear Councilman Huizar and members of the Planning and Land Use Committee. As you review revisions to the Small Lot Ordinance, please consider language to explicitly prohibit Small Lot Development in the city's Hillside Zones.

Many of the arguments advanced by the Committee to restrict ADUs in the Hillside Zones also apply to Small Lot Development these areas. Impacts of new construction are multiplied in Hillside neighborhoods, with pronounced impacts on water and sewer services, congestion, parking availability and roadway degradation. Hillside areas have a higher fire and natural disaster risk - the dangers of which are increased by minimal setback between Small Lot homes. Small Lot Development by its very nature increases density - which is appropriate for infill locations near public transit and existing commercial areas but not for hillside areas.

Zoning restrictions are not a sufficient protection. Zone changes are among the first discretionary actions requested by small lot developers in hillside areas. And, with a zone change, all Q conditions (including those set by the Northeast Los Angeles Hillside Ordinance) are removed and with no code requiring they be reinstated.

Restricting Small Lot Development in the City's mapped Hillside zones would alleviate these issues and ensure this useful city planning tool is not misused.

Many thanks for your consideration,

Melissa Kellogg
Resident, El Sereno