



Sharon Dickinson &lt;sharon.dickinson@lacity.org&gt;

## Small Lot case- 16-1045

1 message

**Richard Courtney** <richardwcourtney@me.com>

Fri, Jan 27, 2017 at 11:12 AM

To: councilmember.cedillo@lacity.org, councilmember.krekorian@lacity.org, councilmember.blumenfield@lacity.org, david.ryu@lacity.org, paul.koretz@lacity.org, councilmember.martinez@lacity.org, councilmember.fuentes@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, councilmember.wesson@lacity.org, councilmember.bonin@lacity.org, councilmember.englander@lacity.org, councilmember.ofarrell@lacity.org, councilmember.huizar@lacity.org, councilmember.buscaino@lacity.org, Sharon.Dickinson@lacity.org

**Directed To: City Council and Committees**

**Agenda Date: 01/24/2017**

**Item Number: 16-1045**

**It sines to my attention that these design standards are flawed. The neighborhoods and their character are seriously being ignored in all of these standards and this needs further attention.**

**My biggest concern is why zoning for a large metropolis city is not being held up and zoning is haphazardly changing at a whim. I do not understand why or how this is possible to ensure the communities can survive with the current infrastructure.**

**I suggest standards not be changed without public participation and input.**

**You need to address cumulative impact of multiple projects: Upon 25th unit of new housing during 2-year period within 2000' radius, City shall conduct a traffic/infrastructure study before additional housing approved.**

- 1.Codify into enforceable rules. Retain all existing zoning codes, setbacks, requirements for landscaping, parking, massing, scale, compatibility with neighborhood character. This is imperative.**
- 2.Maintain all present zoning codes/regulations with regard to height, without variances, to prevent negative precedents.**
- 3.Determine prevailing height of surrounding area. When zoning allows different height, project conforms to the more restrictive.**
- 4.Mandate GROUND LEVEL open space.**
- 5.Encourage open, not rooftop, decks.**
- 6.Restrict rooftop decks to where encouraged by NCs. No doghouses permitted. Limit area to 1/3 roof area, face decks to interior.**
- 7.Require projects be contextual with neighborhood/NC Land Use recommendations.**
- 8.Apply guest-parking rules regardless of number/units. A 2 unit project must have min one guest parking space.**
- 9.FAR of all structures on lot shall occupy no more than 65% lot area.**
- 10.Require setbacks: front shall follow underlying zone. Rear setbacks shall be 10-15 feet depending on zone. Side setbacks five feet plus one additional foot for each story after two stories.**
- 11.Require on-site trash pick-up from private vendor for four units or more.**
- 12.No cantilevering allowed over common driveway.**
- 13.Require developers provide proof from Housing Department Ellis Act applied and terms of Act followed.**

**14. Require ALL projects visit NC with completed project maps showing adjacent properties, site plans, scaled renderings, elevations, floor and landscape plans. Adaptive Reuse for multi-unit properties: Apply provision to properties of 2+ units, rather than limiting to 5+ units. Waive parking requirements and min lot size to encourage adaptive reuse of older properties.**

Thank you so much,  
Richard Courtney