



Sharon Dickinson <sharon.dickinson@lacity.org>

Council File Number: 16-1045, 13-1478-S3

1 message

Laura Whipple <whipple0@gmail.com>

Sun, Jan 29, 2017 at 6:35 PM

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

Dear Councilmember,

In the near future you will be voting on the Proposed Small Lot Subdivision ordinance number 16-1045 / 13-1478-S3 which does not address the big issues that citizens are concerned about and only improves a few of the small ones. The big issues are Height, Massing, Setbacks and Style and simply using a few architectural design elements does not make these huge SLS projects compatible with the existing neighborhoods. We strongly request that when this ordinance comes to your attention that you send it back to the Planning Department with specific instructions to fix these issues. Specific items should include:

- 1. Front setbacks should be the Prevailing setback as determined by the city's "Setback Calculator".**
- 2. Building heights should not exceed the average height of the buildings that fall within the zoning height limitation (on the project side of the street).**
- 3. The median Floor Area Ratio (FAR) for the project side of the street can easily be determined and the FAR for the new project should not exceed 20% of that.**
- 4. Require projects be contextual with neighborhood/NC Land Use recommendations.**

Sincerely,

Laura Whipple