



February 26, 2019

RE: SMALL LOT SUBDIVISION ORDINANCE MUST PASS WITH STANDARDS

The La Willoughby Coalition strongly urges the Council to pass a Small Lot Subdivision Ordinance that provides public input and appeal rights, and the mandated Design Review Standards be attached and made a part of the Ordinance's passage.

First, The Small Lot Subdivision Ordinance, as now amended gives our Director of Planning designated ministerial determination of projects to staff and these approvals cannot be appealed. La Brea Willoughby Coalition Ordinance urges changes to the provide for public appeal to projects.

Second, The Design Review Standards are slated to be approved by non-elected, politically appointed CPC body. The Ordinance must have the mandated Design Review Standards attached to it, not simply referenced by the Ordinance. The Design Review Standards, with content so far of unknown to the public, must contain project essential elements such as transitional heights, massing, and compatible to the neighborhood.

To fail to take this opportunity to pass the mandated Design Review Standards with the Small Lot Ordinance would be trying to fill a bucket that has no bottom. The DCP plan is to sign a contract, but learn the terms a month later. The Ordinance--the shiny diversion is to go to and probably pass the Full City Council. Through referenced in the Ordinance, the Design Review Standards, the mandated enforcement component to provide better projects and protection to communities, is to go to the CPC on 22 March, a month later. We must question that illogical plan sequence when the major basis of SLS oppositions, appeals, and issues were to be remedied by the Design Review Standards.

Citizens deserve better after all the hearings, time, and the extreme need for the revised Small Lot Subdivision Ordinance--which would be as worthless as the original arbitrary, non binding Guidelines without mandated Design Review Standards passed at the same time as part of the Ordinance

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LWC

To sincerely serve, protect, and respect,

Lucille Saunders, President,

La Brea Willoughby Coalition