

## 16<sup>th</sup> PLACE NEIGHBORHOOD ASSOCIATION

4546 W. 16<sup>th</sup> Place, Los Angeles, CA 90019  
323-935-6868

February 14, 2017

Los Angeles City Council  
Planning and Land Use Management Committee  
City Hall  
200 North Spring Street, Room 340, Council Chambers  
Los Angeles, CA 90012

Re: Council File #16-1460 - R1 Variation Zones & Neighborhood Conservation Zone Changes

Dear PLUM Committee,

Recently, two properties on the 4500 Block of W. 16<sup>th</sup> Place were sold at foreclosure auction, both are single-family dwellings. One of the homes has been demolished and the building of two two-story duplexes on the parcel is currently under way. The second home is currently undergoing demolition and is scheduled for building of two two-story duplexes on the parcel. A third single-family home on 16<sup>th</sup> Place has been in foreclosure for the past two years and the tenants were recently served eviction papers.

Although our street is zoned R1.5-1.0 it is predominately single-family dwellings, but current zoning and a lack of oversight by the city and city agencies are allowing the building of structures that are changing the character of our neighborhood with negative impact. We are experiencing a continuation of the degradation of our neighborhood, increased blight to the neighborhood and community, a lack of adequate parking, excessive noise, loss of privacy, pollution, a loss of quality of life and overbuilt structures tower over our homes. (Mid-Town Crossing towers over our homes to the north side of our street, on Venice Blvd. Mid-Town Crossing was built from another location from the one indicated in the documents and the building design plan was flipped. Both are not what was proposed in the documents and countless meetings and those changes were not brought to the community for public review violating our due process.)

Our community is underserved by our elected officials and city agencies. Where are the protections that will help us? We already experience over density; we have made constant efforts to alert the city and agencies but requests are ignored. Today's PLUM meeting is set to amend zoning classifications but the 4500 Block of 16<sup>th</sup> Place and the surrounding community are not on the list of neighborhoods being considered. Where is justice for our neighborhood and community?

Sincerely,



Robert Portillo

16<sup>th</sup> Place Neighborhood Association



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

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**WSSM HOA homeowner**

1 message

**Jae Wu** <jae@heyler.com>

Tue, Feb 14, 2017 at 3:08 PM

To: sharon.dickinson@lacity.org, shawn.bayliss@lacity.org

Hi Shawn and Sharon,

I own a home at 2010 Parnell Avenue and have lived in this neighborhood for 23 years. I have 2 young boys who are growing and have recently added 1000 square feet to my existing 2000 square foot house not including my detached garage. I do not agree with Barbara Broide and her stating she has 3800 people from our HOA who wants the tighter restrictions. That is grossly false based on the number of people I know who do not agree with her and this restrictive building ordinance. I think including the garage and bonus spaces in addition to the 45% is too restrictive and not appropriate for our neighborhood to keep it in a bubble like that. We deserve the right to add on or build that which is prudent and suitable and I get we have ordinances but this is going too far. I have a 6000 lot and have plenty of backyard and front yard and 2 story homes here can go up to 50% and still have plenty of space for all to enjoy. I also see hundreds of houses every month due to owning a real estate brokerage and I know with proper rules, we can all get along but over the top like this and it is very harmful for quality of life in this neighborhood. Thank you.

Jae Wu, Co-Owner  
Heyler Realty  
CA BRE 01207394  
310-721-0000 cellular



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

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**New (proposed) SFR Rules**

1 message

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**Leeran Factor** <leeranfactor@gmail.com>  
To: Sharon.Dickinson@lacity.org

Tue, Feb 14, 2017 at 5:44 PM

Dear Honorable Members of PLUM Committee,

I understand that the committee is going to be discussing the new Neighborhood Conservation Zones and new R1 Zones for certain neighborhoods.

I live in the Beverlywood neighborhood which is part of these new zones. Our neighborhood has had a very lively debate about which new zones we should be part of. There have been many meetings and conversations with Councilman Koretz's office discussing these new zones. The Councilman has negotiated a compromise after many months of conversations. The compromise for our neighborhood is the new zone R1V2, 55-45%. Part of these conversations were about the garage exemption. Beverlywood primarily has garages in the front of the house and that is the design the neighborhood prefers. We discussed with Councilman Koretz that we would prefer the full 400 sq ft exemption for garages in the front of the house. After much negotiation, we have accepted Councilman Koretz compromise of the 200 sq ft exemption for the garage in the front of the house.

Now we hear that the City Council is considering a change to this compromise and that the 200 sq ft exemption might be taken away for garages in the front of the house.

This change has never been discussed or debated by our neighborhood and would destroy the delicate compromise the Councilman has negotiated.

It would be completely unfair to the public to make such a change at this point in the long process that has been debated over and over.

Please do not destroy the compromise that has been negotiated and agreed upon. It would be unfair to the neighborhood and the city residents.

Thank you so much for your consideration on this matter.