



Etta Armstrong <etta.armstrong@lacity.org>

**13-1478 & 13-0956** ✓

**Sharon Gin** <sharon.gin@lacity.org>  
To: Etta Armstrong <etta.armstrong@lacity.org>

Tue, Jul 1, 2014 at 5:23 PM

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From: **Barbara Jarvik** <bjarvik@earthlink.net>

Date: Tue, Jul 1, 2014 at 1:48 PM

Subject: Planning & Land Use Committee Meeting, Comments on Agenda Items No. 4, and No. 8,

To: councilmember.huizar@lacity.org, councilmember.cedillo@lacity.org, councilmember.englander@lacity.org

Cc: sharon.gin@lacity.org, gerald.gubatan@lacity.org, gary.benjamin@lacity.org

As an Echo Park resident, living on 1465 Avon Terrace, 90026, I would like to request that you:

(re AGENDA ITEM NO. 4) fund and conduct a study to see whether the Small Lot Guidelines are compatible with our Echo Park neighborhood, and do so in a way that provides ample opportunities for public input, and

(re AGENDA ITEM NO.. 8), support the O'Farrell-Huizar motion to reduce buildable height in downtown Echo Park by changing the designation of the parcels currently designated IL height (75 ft) district parcels to IVL (45 ft) parcels.

Sincerely,  
Barbara Jarvik

Sharon Gin  
City of Los Angeles  
Office of the City Clerk  
213.978.1074  
Sharon.Gin@lacity.org



Katrina J. Bouza  
1611 Lake Shore Ave.  
Los Angeles, CA 90026

July 1, 2014

To: Councilmember Jose Huizar  
Councilmember Gil Cedillo  
Councilmember Mitch Englander

RE: Planning and Land Use Management Committee Item No. 13-0956  
Ordinance to effect a height district change from 1L to 1VL to decrease allowed height from 75 feet to 45 feet in Echo Park

Dear Committee Members:

I have been a resident of Los Angeles and the Echo Park area since 2006. I also have ties to the longstanding Cuban community of the neighborhood, as my father and other family members moved to Echo Park after first immigrating to the United States in the 1960s. In addition, I am also the owner of a small record label based in Echo Park and am an active, involved presence in the local Echo Park music and arts scene.

I am writing in support of Councilmembers O'Farrell and Huizar's motion to enact a height district change from 1L to 1VL for selected building along the Sunset Corridor in Echo Park.

The curtailing of out-of-scope development is the single greatest issue facing Echo Park today. An increase in large, mixed-use and modernized buildings threatens the historic nature of this wonderful community and has the potential to erase some of the last surviving original suburban enclaves of Los Angeles.

Echo Park is one of the few places in the city that feels like a community – a little slice of walkable neighborhood living in an otherwise chaotic environment. Restricting the height of buildings in the area will ensure that Echo Park retains it's eclectic charm and small town feel.

I chose to live in Echo Park because of the lack of large developments, massive apartment complexes and shopping centers. Had I wished to live in an area with these types of buildings, I could have easily lived in Hollywood, Santa Monica, or a similar neighborhood. This is a sentiment I know is shared among many of my friends, peers and neighbors – especially those who, like myself, are young adults in their 20s and 30s. The increase in new, young residents in Echo Park does not mean that this area needs Hollywood-style development. We choose to live in Echo Park simply because it is so different from the rest of the city.

I applaud Councilmembers O'Farrell and Huizar for recognizing the importance of stepping out ahead of the increased development and gentrification of Echo Park and introducing this motion to the Council. Please support this motion and ensure that Los Angeles' and Echo Park's history doesn't vanish away into another parking lot, apartment building or shopping center.

Sincerely,



Katrina J. Bouza  
CC: Sharon Gin  
Gerald Gubatan  
Gary Benjamin



Etta Armstrong <etta.armstrong@lacity.org>

**13-1478, 13-1478-S1, 13-0956**

**Sharon Gin** <sharon.gin@lacity.org>  
To: Etta Armstrong <etta.armstrong@lacity.org>

Tue, Jul 1, 2014 at 5:25 PM

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From: **Jennifer Deines** <art\_dogs@icloud.com>

Date: Tue, Jul 1, 2014 at 2:26 PM

Subject: PLUM committee public comments

To: councilmember.huizar@lacity.org, councilmember.cedillo@lacity.org, councilmember.englander@lacity.org

Cc: sharon.gin@lacity.org, Gary Benjamin <gary.benjamin@lacity.org>, Gerald Gubatan <gerald.gubatan@lacity.org>, patrice.lattimore@lacity.org

Ms. Gin and Ms. Lattimore,

Please distribute these comments to the honorable council members of the PLUM committee at the meeting this afternoon, and include them in the record if possible. My work and family commitments made it impossible to attend in person.

My husband and I are stakeholders through homeownership (Echo Park) and school affiliation (Elysian Valley) of both CD1 and CD13.

**PUBLIC COMMENTS TO PLUM COMMITTEE** for the following agenda items:

13-1478 (Item No. 4)

Small Lot Subdivision projects are a subject of much concern for Echo Park. The Neighborhood Council (GEPENC) submitted a Community Impact Statement detailing many of these issues which have failed to be adequately addressed by the Ordinance or its Guidelines. We are in full support of further study for the Small Lot Design Guidelines as both the original and revised Guidelines demonstrate ambiguous and often contradictory language that causes confusion for planner, developer and stakeholder. *Please do not act on or approve the current Small Lot Guidelines until a formal study has been conducted by planning staff with numerous opportunities for community input.*

13-1478-S2 (Item No. 5)

Please note that the Council File is incorrectly notated. GEPENC did submit a CIS regarding the Tract Map streamlining for Small Lot Subdivisions. This issue is expressly addressed in the 2/3/14 statement attached to file 13-1478. I also spoke at the CPC hearing as a representative of GEPENC regarding Tract Map streamlining. Again, I will maintain that streamlining the Tract Map process for SLSDs eliminates the process of obtaining a variance, which requires public review. This process brings SLSD projects in front of local community groups and the Neighborhood Council. The streamlining Ordinance will omit this valuable mechanism for community input that has thus far proven an effective way to improve Small Lot projects for both stakeholders and developers. *Please add a phrase to the proposed ordinance that requires SLSD developers to come before community groups as a condition for project approval, even if it is not to obtain a variance.*

13-0956 (Item No. 8)

*Please approve the O'farrell-Huizar motion to down-zone the designated parcels within Echo Park's downtown area from 1L to 1VL, or from 75' to 45'. If 75' were to remain in effect, and a developer were to take advantage of*

Density Bonus and other local height incentives, it could result in buildings over 100' tall in the heart of a historic urban "village." Please approve the motion.

Thank you very much,

Jennifer Deines and Fidel Gomez  
Angelino Heights, Echo Park

Sharon Gin  
City of Los Angeles  
Office of the City Clerk  
213.978.1074  
Sharon.Gin@lacity.org

