



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

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**City Council and Committees Agenda Date: 01/24/2017 Item Number: 16-1045**

1 message

a gattenuo &lt;agattenuo@yahoo.com&gt;

Thu, Jan 26, 2017 at 9:30 PM

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

We suggest standards not be changed without public participation. 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. We urge the following:

- 1.Codify into enforceable rules. Retain all existing zoning codes, setbacks, requirements for landscaping, parking, massing, scale, compatibility with neighborhood character.
- 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.

Sincerely,

Aviv Gattenuo



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

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**Item Number 16-405**

1 message

serene cicora &lt;serenec@me.com&gt;

Thu, Jan 26, 2017 at 11:21 AM

To: councilmember.krekorian@lacity.org, councilmember.biumenfield@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.english@lacity.org, councilmember.ofarrell@lacity.org, councilmember.huizar@lacity.org, councilmember.buscaino@lacity.org, Sharon.Dickinson@lacity.org

**To Council Members:**

**I URGE YOU to not allow this to happen. I live directly next door to this property. Not only will this building ruin the integrity of the neighborhood charm it will most certainly interfere with my right to peaceful enjoyment ESPECIALLY since that hours of construction on Monday Saturday for 7am to 9pm! Which that itself is appalling that you allow that.**

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**Thank you**

Serene Cicora 817 N McCadden Place, LA CA 90038