

CITY OF LOS ANGELES

CALIFORNIA

KAREN E. KALFAYAN
City Clerk



ANTONIO R. VILLARAIGOSA
MAYOR

Office of the
CITY CLERK

Council and Public Services
Room 395, City Hall
Los Angeles, CA 90012
General Information - (213) 978-1133
Fax: (213) 978-1040

CLAUDIA M. DUNN
Chief, Council and Public Services Division

www.cityclerk.lacity.org

When making inquiries
relative to this matter,
please refer to the Council
File No.

04-1880

May 14, 2008

Councilmember Greuel
Councilmember Reyes
Councilmember LaBonge
City Administrative Officer
City Planning Department

RE: ADDITIONAL STAFFING FOR THE NORTHEAST LOS ANGELES INTERIM CONTROL ORDINANCE

At the meeting of the Council held MAY 13, 2008, the following action was taken:

Attached report adopted as amended	X
Attached motion (Reyes - LaBonge) adopted	X
Attached report adopted	X
FORTHWITH	
Motion adopted to approve committee report recommendation(s)	X
Motion adopted to approve communication recommendation(s)	
Ordinance adopted	
Ordinance number	
Publication date	
Effective date	
Mayor approved	

Karen E. Kalfayan

City Clerk
vcw

PLACE IN FILES

MAY 19 2008

DEPUTY *EG*

FF [signature] 5/16/08
[signature] 5/16/08
[signature] 5/19/08

AN EQUAL EMPLOYMENT OPPORTUNITY - AFFIRMATIVE ACTION EMPLOYER

TO THE COUNCIL OF THE
CITY OF LOS ANGELES

Your

BUDGET AND FINANCE Committee

reports as follows:

BUDGET AND FINANCE COMMITTEE REPORT relative to additional staffing for the Northeast Los Angeles Interim Control Ordinance.

Recommendations for Council action:

1. CONCUR with the recommendation of the Personnel Committee to note and file the City Administrative Officer (CAO) report relative to a Planning Department request for additional staffing to implement the Northeast Los Angeles Interim Control Ordinance, dated November 28, 2006, inasmuch as the Planning Department has indicated that the work has been absorbed by a Planning Associate within existing resources to staff the project.
2. CONCUR with the recommendation of the Personnel Committee to note and file the CAO report relative to a Five-Year History of Position Authorities Granted to the Department of City Planning for Short-Term Projects, dated June 5, 2007, inasmuch as the report is submitted for information only and no further Council action is necessary.
3. INSTRUCT the Planning Department to:
 - (a) Facilitate the Department's fee study aimed at achieving full cost recovery for City services dealing with the planning process;
 - (b) Create an Enterprise Fund for the receipt of fee revenues, to aid the Department in its budgetary process.

Fiscal Impact Statement: The CAO reports that adoption of these recommendations will have no fiscal impact and complies with the City's Financial Policies.

Community Impact Statement: None submitted

SUMMARY

At its meeting of March 24, 2008, the Budget and Finance Committee considered CAO reports relative to a Planning Department request for additional staffing for the Northeast Los Angeles Interim Control Ordinance, dated November 28, 2006, and a five-year history of position authorities granted to the Planning Department for short-term projects, dated June 5, 2007. The Budget and Finance Committee concurred with the recommendation of the Personnel Committee to note and file both CAO reports. Relative to the request for additional staffing, the Planning Department advised that the work had been absorbed by a Planning Associate within existing resources to staff the project; relative to the five-year history of position authorities granted to the Planning Department for short-term projects, the Committee also recommended to note and file inasmuch as the report was submitted for information only and no further Council action in necessary.

*Adopted as amended by Council action of

5-13-08

During the Committee discussion, Councilmember Greuel reported that the Resolution Authority for one City Planner working on the Sunland-Tujunga Neighborhood Character Ordinance needed to be continued into 2008-09. In the CAO report, dated June 5, 2007, the CAO reports that three positions have been added to the Planning Budget to handle specific short-term projects. All of these positions were given resolution position authority, but none of the positions has since been eliminated. The CAO reports that the Sunland-Tujunga Neighborhood Character Ordinance position, which is General Funded, will develop regulations to enact on a permanent basis those currently in place through an interim control ordinance. The CAO report states that it is anticipated that the Ordinance will be adopted in September 2007. Councilmember Greuel reported that the permanent regulations are expected to be enacted in September 2008, and therefore, the resolution position authority needs to be continued into 2008-09 because there is more work to be done in the next fiscal year.

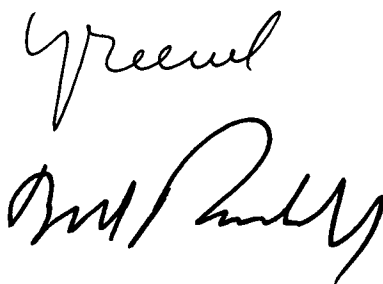
The Budget and Finance Committee concurred with the recommendation of the Personnel Committee to note and file the CAO reports relative to a request for a City Planner position authority to implement the Northeast Los Angeles ICO, inasmuch as the work has been absorbed by a Planning Associate within existing resources to staff the project; and a five-year history of position authorities granted to the Planning Department for short-term projects, inasmuch as the report is submitted for information only and no further Council action is necessary. This matter is now forwarded to the Council for its consideration.

Respectfully submitted,

BUDGET AND FINANCE COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
PARKS:	YES
GREUEL:	YES
SMITH:	ABSENT
ROSENDAHL:	YES
HUIZAR:	ABSENT

LB
#041880B



RPT
ADOPTED
* AS AMENDED
MAY 13 2008
SEE ATTACHED MOTION
LOS ANGELES CITY COUNCIL

VERBAL MOTION

I HEREBY MOVE that Council INCLUDE in the 2008-09 Proposed Budget a request for employment authority for one unfunded position of City Planner in the City Planning Department.

PRESENTED BY _____
ED REYES
Councilmember, 1st District

PRESENTED BY _____
TOM LABONGE
Councilmember, 4th District

May 13, 2008

CF 04-1880

Motion
ADOPTED
MAY 13 2008
LOS ANGELES CITY COUNCIL

**TO THE COUNCIL OF THE
CITY OF LOS ANGELES**

Your

PERSONNEL

Committee

reports as follows:

PERSONNEL COMMITTEE REPORT relative to additional staffing for the Northeast Los Angeles Interim Control Ordinance.

Recommendations for Council action:

1. NOTE and FILE the City Administrative Officer (CAO) report relative to a Planning Department request for additional staffing to implement the Northeast Los Angeles Interim Control Ordinance dated November 28, 2006, inasmuch as the Planning Department has indicated that the work has been absorbed by a Planning Associate within existing resources to staff the project.
2. NOTE and FILE the CAO report relative to a Five-Year History of Position Authorities Granted to the Department of City Planning for Short-Term Projects, dated June 5, 2007, inasmuch as the report is submitted for information only and no further Council action is necessary.

Fiscal Impact Statement: Not applicable.

Community Impact Statement: None submitted.

Summary:

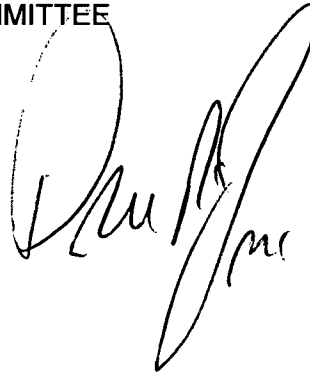
At its March 5, 2008 meeting, your Committee considered CAO reports relative to a Planning Department request for additional staffing for the Northeast Los Angeles Interim Control Ordinance, dated November 28, 2006, and a five-year history of position authorities granted to the Planning Department for short-term projects, dated June 5, 2007. In the CAO report, dated June 5, 2007, the CAO reports that three positions have been added to the Planning Budget to handle specific short-term projects. All of these positions were given resolution position authority, but none of the positions has since been eliminated. The CAO reports that the Sunland-Tujunga Neighborhood Character Ordinance position, which is General Funded, will develop regulations to enact on a permanent basis those currently in place through an interim control ordinance. The CAO report states that it is anticipated that the Ordinance will be adopted in September 2007.

During the discussion of this item, the CAO representative provided an overview of this matter and responded to related questions from the Committee members. After additional discussion and offering the opportunity for public comment, the Personnel Committee recommended to note and file the CAO reports, as reflected above.

This matter is now forwarded to the Council for its consideration.

Respectfully submitted,

PERSONNEL COMMITTEE



<u>MEMBER</u>	<u>VOTE</u>
ZINE:	YES
CARDENAS:	ABSENT
PARKS :	YES

MLE
#041880.doc

ADOPTED
MOTION ADOPTED TO APPROVE COMMITTEE REPORT RECOMMENDATION
MAY 13 2008
LOS ANGELES CITY COUNCIL

FILE NO. 04-1880

reports as follows:

Recommendations for Council action:

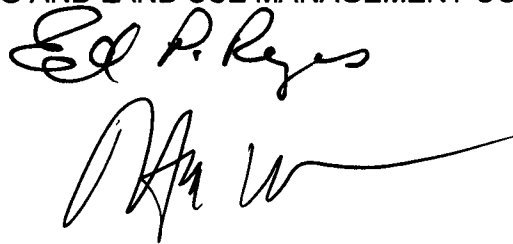
- 1-

In considering the June 5, 2007, CAO report relative to a five-year history of positions authorities granted to the Department of City Planning for short-term projects, the PLUM Committee took the following action:

The PLUM Committee recommended to note and file this report, as recommended by the CAO, inasmuch as this report was provided for information only.

Copies of the CAO reports are contained in Council file No. 04-1880. Since this matter was also referred to the Personnel and Budget and Finance Committees, a copy of the PLUM Committee actions was transmitted to the Personnel Committee with copy to Budget and Finance Committee on February 26, 2008, for their review and recommendation to Council.

Respectfully submitted,
PLANNING AND LAND USE MANAGEMENT COMMITTEE



<u>MEMBER</u>	<u>VOTE</u>
REYES:	YES
HUIZAR:	ABSENT
WEISS:	YES

BG
5/2/08
CD 1 & 14

#041880C.doc

Ref
ADOPTED

MAY 13 2008

LOS ANGELES CITY COUNCIL

COUNCIL VOTE

May 13, 2008 11:15:53 AM, #9

ITEM NO. (9)
Adopt as Amended

ALARCON	Yes
CARDENAS	Yes
*GREUEL	Yes
HAHN	Yes
HUIZAR	Yes
LABONGE	Yes
PARKS	Absent
PERRY	Yes
REYES	Yes
ROSENDAHL	Yes
SMITH	Yes
WEISS	Absent
WESSON	Absent
ZINE	Yes
GARCETTI	Absent
Present: 11, Yes: 11 No: 0	

Please fill this form out before you leave. It will be picked up from this table after the discussion. Thank you, Staff

SPEAKER LIST

DATE: 5-13-08

ITEM #: 9

[illegible]

9

BUDGET AND FINANCE COMMITTEE NOTIFICATION SHEET

Council File No. 04-1880

✓	Council Districts: <u>CD 2</u>	
	Mayor (with file/without)	(Mail Stop 370)
	City Administrative Officer	(Mail Stop 130)
	Chief Legislative Analyst	(Mail Stop 136)
	City Attorney (with blue slip/without)	(Mail Stop 140)
	Controller	(Mail Stop 183)
	Treasurer	(Mail Stop 750)
	Information Technology Agency	(Mail Stop 232)
	Department of Building and Safety	(Mail Stop 115)
	Office of Finance - Attn: Benjamin Vargas	(Mail Stop 170)
	Fire Commission / Department	(Mail Stop 250)
	Department of General Services	(Mail Stop 508)
	Personnel Department	(Mail Stop 391)
	City Clerk -	
	Police Commission / Department	(Mail Stop 400)
	Board of Public Works	(Mail Stop 465)
	Public Works - Bureau of Engineering	(Mail Stop 490)
	Department of Transportation	(Mail Stop 725)
	Department of Recreation and Parks	(Mail Stop 625)
✓	<u>Dept of City Planning</u>	

04-1880

(7)

2 line & parts = yes
Cárdenas = about

CAO reports relative to additional staffing for the implementation of the Northeast Los Angeles Interim Control Ordinance. **(At its meeting held February 12, 2008, the Planning and Land Use Management Committee took various actions. Also referred to the Budget and Finance Committee)**

Fiscal Impact Statement submitted: Yes

DISPOSITION N & F both CAO reports

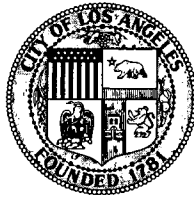
COMMENTS FROM THE PUBLIC ON ITEMS OF PUBLIC INTEREST
WITHIN THIS COMMITTEE'S SUBJECT MATTER JURISDICTION

FRANK T. MARTINEZ
City Clerk

KAREN E. KALFAYAN
Executive Officer

When making inquiries
relative to this matter
refer to File No.

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
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CLAUDIA M. DUNN
Chief, Council and Public Services Division
www.cityclerk.lacity.org

CF 04-1880
CDs 1 & 14

February 29, 2008

Karen L. Sisson, City Administrative Officer
200 North Main Street
Room 1500, CHE
Mail Stop #130

Attn: Madeleine Rackley

**RE: CITY ADMINISTRATIVE OFFICER (CAO) REPORTS REGARDING ADDITIONAL STAFFING
FOR THE NORTHEAST LOS ANGELES INTERIM CONTROL ORDINANCE**

At its meeting held February 12, 2008, the Planning and Land Use Management (PLUM) Committee considered a CAO report dated June 5, 2007, and reconsidered a CAO report dated November 28, 2006. (Also referred to Personnel and Budget and Finance Committees)

In reconsidering the November 28, 2006, CAO report, the PLUM Committee took the following actions:

The PLUM Committee revised its previously recommended actions, and recommended that the CAO report back to Council on additional staffing for the Northeast Los Angeles Interim Control Ordinance (NELA ICO), inasmuch as the resolution authority for the position expired on June 30, 2007.

In considering the June 5, 2007, CAO report, the PLUM Committee took the following action:

The PLUM Committee recommended to note and file this report, as recommended by the CAO, inasmuch as this report was provided for information only.

Please provide to the Council, an original and one copy of your report revising the November 26, 2006, CAO report and reevaluating the need for additional staffing for the NELA ICO. Also, reference Council File No. 04-1880.

Sincerely,

Barbara Greaves
Legislative Assistant
Planning and Land Use
Management Committee, 213-978-1068

#041880ltrf

FRANK T. MARTINEZ
City Clerk

KAREN E. KALFAYAN
Executive Officer

When making inquiries
relative to this matter
refer to File No.

CITY OF LOS ANGELES
CALIFORNIA



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CLAUDIA M. DUNN
Chief, Council and Public Services Division

www.cityclerk.lacity.org

CF 04-1880
CDs 1 & 14

February 26, 2008

Councilmember Dennis Zine, Chair
Personnel Committee
Attn: Maria Espinoza

RE: CITY ADMINISTRATIVE OFFICER (CAO) REPORTS REGARDING ADDITIONAL STAFFING
FOR THE NORTHEAST LOS ANGELES INTERIM CONTROL ORDINANCE

At its meeting held February 12, 2008, the Planning and Land Use Management (PLUM) Committee considered a CAO report dated June 5, 2007, and reconsidered a CAO report dated November 28, 2006. (Also referred to Personnel and Budget and Finance Committees)

In reconsidering the November 28, 2006, CAO report, the PLUM Committee took the following actions:

The PLUM Committee revised its previously recommended actions, and recommended that the CAO report back to Council on additional staffing for the Northeast Los Angeles Interim Control Ordinance, inasmuch as the resolution authority for the position expired on June 30, 2007.

In considering the June 5, 2007, CAO report, the PLUM Committee took the following action:

The PLUM Committee recommended to note and file this report, as recommended by the CAO, inasmuch as this report was provided for information only.

Once your Personnel Committee has finished its review and disposition on these two CAO reports, please forward this matter to Budget and Finance Committee.

Sincerely,

Barbara Greaves
Legislative Assistant
Planning and Land Use
Management Committee, 213-978-1068

Attachment: CAO reports dated 6-5-07 and 11-28-06
cc: Budget and Finance Committee
Attn: Lauraine Braithwaite

#041880ltrE

OFFICE OF THE CITY ADMINISTRATIVE OFFICER

Date: June 5, 2007

CAO File No. 0220-04251-0001
Council File No. 04-1880
Council District:

To: The Personnel Committee

From: Karen L. Sisson, City Administrative Officer *KLS*

Reference: February 7, 2007 request from the Personnel Committee for a report

Subject: **FIVE-YEAR HISTORY OF POSITION AUTHORITIES GRANTED TO THE
DEPARTMENT OF CITY PLANNING FOR SHORT-TERM PROJECTS**

SUMMARY

On February 7, 2007, the Personnel Committee (Committee) considered a report from this Office recommending that the Council approve resolution authority for one City Planner position in the Department of City Planning (Planning) to implement the Northeast Los Angeles Interim Control Ordinance. During its discussion of this request, the Committee asked this Office to report on the status of positions that have been added in the prior five years in order to implement interim control ordinances and other short-term planning projects, and on whether these positions have continued to be authorized even after the initial projects were completed. A total of 16 positions have been authorized to handle these short term projects, although of these only three are associated with specific projects. None of these positions has been eliminated.

Positions to Address Ongoing Needs

There are several types of planning projects that are short-term in nature. Examples include the development of community plans, specific plans, historic preservation overlay zones, and interim control ordinances. While the projects themselves are short-term in nature, there is an ongoing supply of new projects in these categories. Therefore, Planning has staff that is dedicated to addressing the workload from the ongoing supply of these short-term projects.

Over the past five years, a total of 13 positions were added to Planning for this purpose. All of these positions continue to be authorized. Seven positions were added for community plans, including five positions in 2005-06, and two positions in 2007-08. Two positions were added for historic preservation overlay zones, one in 2005-06 and one in 2006-07. Four positions were added in 2006-07 for interim control ordinances and specific plans.

Positions to Address Specific Projects

Three positions have also been added to the Planning Budget in the last five years to handle specific

PLANNING & LAND
USE MANAGEMENT

PERSONNEL
BUDGET & FINANCE

JUN 7 2007

short-term projects. All three of these positions were given resolution position authority, but none of the three has since been eliminated. The positions, and their associated projects, are as follows:

<u>Position</u>	<u>Initial Approval</u>	<u>Project</u>
City Planning Assoc.	Jan. 2006	San Pedro Downtown / Waterfront Community Design Overlay
City Planning Assoc.	Feb. 2006	Glassell Park / Cypress Park Community Design Overlay
City Planning Assoc.	Feb. 2006	Sunland-Tujunga Neighborhood Character Ordinance

The San Pedro Downtown / Waterfront Community Design Overlay position is fully reimbursed by the Community Redevelopment Agency. This project is anticipated to be completed by March 2008. The Glassell Park / Cypress Park Community Design Overlay position is General Funded. A portion of this project, the development of the Fletcher Square Interim Control Ordinance, was completed and adopted in January 2007. It is anticipated that the Community Design Overlay will be completed by June 2008. The Sunland-Tujunga Neighborhood Character Ordinance position, which is also General Funded, will develop regulations to enact on a permanent basis those currently in place through an interim control ordinance. The Ordinance is anticipated to be adopted in September 2007.

Since all three of these projects are anticipated to be completed during 2007-08, the position authorities should not need to be continued in 2008-09. Planning, however, may request in its 2008-09 Budget that these positions be continued to handle cases specific to the new regulations or plans enacted through these three projects. Any such request should be evaluated in the context of the 2008-09 Budget and take into account Planning's enhanced ability to address its case processing workload due to the addition of 34 position authorities for case processing in the 2007-08 Budget.

RECOMMENDATION

Note and File this report.

FISCAL IMPACT STATEMENT

Adoption of the recommendation in this report has no fiscal impact and complies with the City's Financial Policies.

KLS:JWW:02070275c

OFFICE OF THE CITY ADMINISTRATIVE OFFICER

Date: November 28, 2006

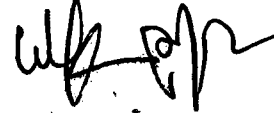
CAO File No. 0220-04251-0000

Council File No. 04-1880

Council District: 1 and 14

To: The Planning and Land Use Management Committee

From: William T Fujioka, City Administrative Officer



Reference: Communication from the Planning and Land Use Management Committee dated July 13, 2006

Subject: **PLANNING DEPARTMENT REQUEST FOR ADDITIONAL STAFFING FOR THE NORTHEAST LOS ANGELES INTERIM CONTROL ORDINANCE**

SUMMARY

On November 8, 2006, the City Council adopted an Interim Control Ordinance (ICO) imposing regulations for the issuance of building, grading, and foundation permits for any building that will result in an increase in the floor area or require grading work that requires a grading permit for lots in various hillside portions of the Northeast Community Plan Area (C.F. 04-1880). For the impacted areas, the ordinance is intended to ensure the:

- Minimization of grading and soil erosion;
- Protection of ridgelines and landforms;
- Protection of plant life and wildlife;
- Appropriate scale of hillside development; and,
- Adequate access for residents and emergency vehicles.

The ICO will expire one year following its effective date and may be extended by the Council for two additional 180-day periods. During the period of the ICO the Planning Department (Planning) will review and update relevant documents, plans, and analyses to make permanent the short-term goals of the ICO.

As part of its report recommending adoption of the ICO dated July 7, 2006, the City Planning Commission advised that a new City Planner position would be required to implement the ordinance. On July 13, 2006, the Planning and Land Use Management Committee requested this Office to prepare a report with recommendations related to this proposed staffing.

Staffing

In order to implement the ICO, Planning has requested position authority for one City Planner, who would have several responsibilities, including:

**PLANNING & LAND
USE MANAGEMENT**

**PERSONNEL
BUDGET & FINANCE**

DEC 04 2006

- Directing and supervising the preparation of the Specific Plan for the Northeast Hillside ICO target areas;
- Directing and supervising the possible amendment of the Specific Plan for Mount Washington – Glassell Park;
- Assessing and directing assessment of environmental issues;
- The likely preparation of an Environmental Impact Statement; and,
- Meeting with community groups, neighborhood associations, developers, City agencies, and decision makers to keep them informed and involved throughout the implementation process.

The Personnel Department reviewed the proposed duties, responsibilities, and reporting lines of this position, and determined that they are appropriate for the classification of City Planner.

This Office recommends that Council provide Planning with resolution authority for one City Planner, as requested, for the remainder of 2006-07. The resolution authority would expire at the end of 2006-07 unless specifically continued by the Council. As a resolution authority, Council would have the responsibility to reevaluate and possibly reauthorize the position on an annual basis. This provides Council with the appropriate oversight since the need for the position is limited in duration and should not be required past the expiration of the ICO. In the absence of dedicated staffing, Planning may not be able to complete the tasks necessary to take permanent action to implement the ICO prior to its expiration, which would defeat the purpose of adopting the ICO.

Funding

The cost of salary and benefits for one City Planner for six months is approximately \$63,000 (\$47,000 for salary and \$16,000 for benefits). The 2005-06 Adopted Budget included \$500,000 in the Unappropriated Balance for "Council-initiated planning assignments." Of this total funding, the unspent \$440,000 was reappropriated to the Unappropriated Balance for the same purpose pursuant to the 2006-07 Budget Resolution. An additional \$70,000 has been spent in 2006-07 leaving a remaining balance of \$370,000. This Office recommends that \$47,000 be transferred from the Unappropriated Balance, line item for "Council-initiated planning assignments," to cover the salary costs of this position in 2006-07. Funding for this position in 2007-08 will be considered during the budget process. The recommended action is in compliance with the City's Financial Policies.

RECOMMENDATIONS

That the City Council, subject to the approval of the Mayor:

1. Resolve that employment authority for one City Planner, Class Code 7944, in the Planning Department for a period through June 30, 2007 is approved, subject to position allocation by the Personnel Department; and,
2. Instruct the Controller to transfer \$47,000 from the Unappropriated Balance, Fund No. 100/58, Account No. 0174 entitled Council-Initiated Planning Assignments, to the Department of City Planning, Fund No. 100/68, Account 1010 entitled Salaries General.

FISCAL IMPACT STATEMENT

The total cost of salary and benefits for one City Planner position for the remainder of Fiscal Year 2006-07 will be approximately \$63,000 (\$47,000 for salary and \$16,000 for benefits). Funding of \$47,000 for the salary costs is recommended to be transferred from the Unappropriated Balance, line item for Council-initiated planning assignments, to the Department of City Planning's salary account. There is no additional impact to the General Fund. This recommendation is in compliance with the City's Financial Policies.

WTF:JWW:04070096c

CIT F LOS ANGELES SPEAKE

ARD

Arrived AFTER

ITEM WA

Date

2/12/08

THE CITY COUNCIL'S RULES OF
DECORUM WILL BE ENFORCED.

Council File No., Agenda Item, or Case No.

04-1880

4(B) & (6)

heard

I wish to speak before the

PLUM

Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? () For proposal

() Against proposal

() General comments

Name: Tony Butka

Business or Organization Affiliation:

Address:

4286 Verdugo View Dr

Street

City

LA

CA

State

90065

Zip

Business phone:

323 791 367

Representing:

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

☐

Client Name:

Phone #:

Client Address:

Street

City

State

Zip

Please see reverse of card for important information and submit this entire card to the presiding officer or chairperson.

NOTE: THIS IS A PUBLIC DOCUMENT.

REPORT FROM

OFFICE OF THE CITY ADMINISTRATIVE OFFICER

Date: June 5, 2007

CAO File No. 0220-04251-0001

Council File No. 04-1880

Council District:

To: The Personnel Committee

From: Karen L. Sisson, City Administrative Officer *KLS*

Reference: February 7, 2007 request from the Personnel Committee for a report

Subject: **FIVE-YEAR HISTORY OF POSITION AUTHORITIES GRANTED TO THE
DEPARTMENT OF CITY PLANNING FOR SHORT-TERM PROJECTS**

SUMMARY

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Over the past five years, a total of 13 positions were added to Planning for this purpose. All of these positions continue to be authorized. Seven positions were added for community plans, including five positions in 2005-06, and two positions in 2007-08. Two positions were added for historic preservation overlay zones, one in 2005-06 and one in 2006-07. Four positions were added in 2006-07 for interim control ordinances and specific plans.

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JUN 7 2007

04-1880

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CITY CLERK
BY ~~OA~~ DEPUTY

short-term projects. All three of these positions were given resolution position authority, but none of the three has since been eliminated. The positions, and their associated projects, are as follows:

<u>Position</u>	<u>Initial Approval</u>	<u>Project</u>
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City Planning Assoc.	Feb. 2006	Sunland-Tujunga Neighborhood Character Ordinance

The San Pedro Downtown / Waterfront Community Design Overlay position is fully reimbursed by the Community Redevelopment Agency. This project is anticipated to be completed by March 2008. The Glassell Park / Cypress Park Community Design Overlay position is General Funded. A portion of this project, the development of the Fletcher Square Interim Control Ordinance, was completed and adopted in January 2007. It is anticipated that the Community Design Overlay will be completed by June 2008. The Sunland-Tujunga Neighborhood Character Ordinance position, which is also General Funded, will develop regulations to enact on a permanent basis those currently in place through an interim control ordinance. The Ordinance is anticipated to be adopted in September 2007.

Since all three of these projects are anticipated to be completed during 2007-08, the position authorities should not need to be continued in 2008-09. Planning, however, may request in its 2008-09 Budget that these positions be continued to handle cases specific to the new regulations or plans enacted through these three projects. Any such request should be evaluated in the context of the 2008-09 Budget and take into account Planning's enhanced ability to address its case processing workload due to the addition of 34 position authorities for case processing in the 2007-08 Budget.

RECOMMENDATION

Note and File this report.

FISCAL IMPACT STATEMENT

Adoption of the recommendation in this report has no fiscal impact and complies with the City's Financial Policies.

KLS:JWW:02070275c

PERSONNEL COMMITTEE

WEDNESDAY, FEBRUARY 7, 2007

ROOM 1050, CITY HALL - 2 PM
200 NORTH SPRING STREET, LOS ANGELES, CA 90012

MEMBERS: COUNCILMEMBER DENNIS P. ZINE, CHAIR ✓
COUNCILMEMBER TONY CARDENAS ✓
COUNCILMEMBER HERB J. WESSON, JR. ✓

(Maria L. Espinoza - Legislative Assistant - 213-978-1078 or Maria.Espinoza@lacity.org)

Note: For information regarding the Committee and its operations, please contact the Committee Legislative Assistant at the phone number and/or e-mail address listed above. The Legislative Assistant may answer questions, provide materials, and provide notice of matters scheduled before the City Council. Assistive listening devices are available at the meeting; upon 72 hour advance notice, other accommodations, such as sign language interpretation, and translation services will be provided. Contact the Legislative Assistant listed above for the needed services. TDD is available at (213) 978-1055.

FILE NO.

SUBJECT

07-0205

(1)

City Administrative Officer and City Attorney reports, and Ordinance, relative to establishment of the salary, benefits and other terms and conditions of employment for retired police officers recalled to active duty for more than 90 days and amendment of Section 4.177 of the Los Angeles Administrative Code to make technical corrections. (Also referred to Budget and Finance Committee)

Fiscal Impact Statement Submitted: Yes

DISPOSITION Approve w/ Amendment

(2)

04-1880

City Administrative Officer (CAO) report relative to the Planning Department's request for additional staff for the Northeast Los Angeles Interim Control Ordinance. (On January 9, 2007, the Planning and Land Use Management Committee recommended approval of the CAO recommendations as amended in Committee. Also referred to Budget and Finance Committee)

Fiscal Impact Statement Submitted: Yes

DISPOSITION Concur w/ PLUM

Personnel Committee
Wednesday - February 7, 2007

Start 2:10
Adj. 2:15

AGENDA POSTED
CITY CLERK'S OFFICE

07 FEB -2 PM 4:05

2/9/07
PP to
get back to
me on this, other
issues have come up

FRANK T. MARTINEZ
City Clerk

KAREN E. KALFAYAN
Executive Officer

When making inquiries
relative to this matter
refer to File No.

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

Office of the
CITY CLERK
Council and Public Services
Room 395, City Hall
Los Angeles, CA 90012
Council File Information - (213) 978-1043
General Information - (213) 978-1133
Fax: (213) 978-1040

CLAUDIA M. DUNN
Chief, Council and Public Services Division
www.cityclerk.lacity.org

January 11, 2007

Council file No. 04-1880

Councilmember Dennis P. Zine, Chair
Personnel Committee
Room 450, City Hall
Attn: Maria Espinoza

Councilmember Bernard Parks, Chair
Budget and Finance Committee
Room Room 460, City Hall
Attn: Lauraine Braithwaite

Dear Committee Chairs:

On January 9, 2007, the Planning and Land Use Management (PLUM) Committee considered the November 28, 2006, City Administrative Officer (CAO) report and recommendations relative to the Planning Department's request for additional staff for the Northeast Los Angeles Interim Control Ordinance (NELA ICO).

The PLUM Committee approved the CAO recommendations, and further instructed the Planning Department prepare a formal letter to the three Council Districts impacted by the NELA ICO (i.e., CDs 1, 13 and 14). This communication should provide a progress update on the NELA ICO; outline the work program for this City Planner position to the end of the current fiscal year; and discuss whether there will be a need to continue position authority beyond the fiscal year. If there is a need to continue the position, then a discussion on the justification should be included.

Since this matter was also referred to the Personnel and Budget and Finance Committees, I hereby transmit the file to you, on behalf of the Chair of the PLUM Committee, for your Committees consideration and disposition.

Sincerely,

Barbara Greaves
Legislative Assistant
Planning and Land Use
Management Committee, 213-978-1068

cc: Councilmember Ed P. Reyes
Attn.: Gerald Gubatan
David Gay, Department of City Planning
Jacob Wexler, CAO's Office
Roberto Mejia, Chief Legislative Analyst Office

#041880ltrd.wpd

REPORT FROM

OFFICE OF THE CITY ADMINISTRATIVE OFFICER

Date: November 28, 2006

CAO File No. 0220-04251-0000

Council File No. 04-1880

Council District: 1 and 14

To: The Planning and Land Use Management Committee

From: William T Fujioka, City Administrative Officer



Reference: Communication from the Planning and Land Use Management Committee dated July 13, 2006

Subject: **PLANNING DEPARTMENT REQUEST FOR ADDITIONAL STAFFING FOR THE NORTHEAST LOS ANGELES INTERIM CONTROL ORDINANCE**

SUMMARY

On November 8, 2006, the City Council adopted an Interim Control Ordinance (ICO) imposing regulations for the issuance of building, grading, and foundation permits for any building that will result in an increase in the floor area or require grading work that requires a grading permit for lots in various hillside portions of the Northeast Community Plan Area (C.F. 04-1880). For the impacted areas, the ordinance is intended to ensure the:

- Minimization of grading and soil erosion;
- Protection of ridgelines and landforms;
- Protection of plant life and wildlife;
- Appropriate scale of hillside development; and,
- Adequate access for residents and emergency vehicles.

The ICO will expire one year following its effective date and may be extended by the Council for two additional 180-day periods. During the period of the ICO the Planning Department (Planning) will review and update relevant documents, plans, and analyses to make permanent the short-term goals of the ICO.

As part of its report recommending adoption of the ICO dated July 7, 2006, the City Planning Commission advised that a new City Planner position would be required to implement the ordinance. On July 13, 2006, the Planning and Land Use Management Committee requested this Office to prepare a report with recommendations related to this proposed staffing.

Staffing

In order to implement the ICO, Planning has requested position authority for one City Planner, who would have several responsibilities, including:

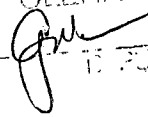
**PLANNING & LAND
USE MANAGEMENT**

**PERSONNEL
BUDGET & FINANCE**

DEC 04 2006

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2006 NOV 28 PM 4:50

CITY CLERK
BY  TO CITY

- Directing and supervising the preparation of the Specific Plan for the Northeast Hillside ICO target areas;
- Directing and supervising the possible amendment of the Specific Plan for Mount Washington – Glassell Park;
- Assessing and directing assessment of environmental issues;
- The likely preparation of an Environmental Impact Statement; and,
- Meeting with community groups, neighborhood associations, developers, City agencies, and decision makers to keep them informed and involved throughout the implementation process.

The Personnel Department reviewed the proposed duties, responsibilities, and reporting lines of this position, and determined that they are appropriate for the classification of City Planner.

This Office recommends that Council provide Planning with resolution authority for one City Planner, as requested, for the remainder of 2006-07. The resolution authority would expire at the end of 2006-07 unless specifically continued by the Council. As a resolution authority, Council would have the responsibility to reevaluate and possibly reauthorize the position on an annual basis. This provides Council with the appropriate oversight since the need for the position is limited in duration and should not be required past the expiration of the ICO. In the absence of dedicated staffing, Planning may not be able to complete the tasks necessary to take permanent action to implement the ICO prior to its expiration, which would defeat the purpose of adopting the ICO.

Funding

The cost of salary and benefits for one City Planner for six months is approximately \$63,000 (\$47,000 for salary and \$16,000 for benefits). The 2005-06 Adopted Budget included \$500,000 in the Unappropriated Balance for "Council-initiated planning assignments." Of this total funding, the unspent \$440,000 was reappropriated to the Unappropriated Balance for the same purpose pursuant to the 2006-07 Budget Resolution. An additional \$70,000 has been spent in 2006-07 leaving a remaining balance of \$370,000. This Office recommends that \$47,000 be transferred from the Unappropriated Balance, line item for "Council-initiated planning assignments," to cover the salary costs of this position in 2006-07. Funding for this position in 2007-08 will be considered during the budget process. The recommended action is in compliance with the City's Financial Policies.

RECOMMENDATIONS

That the City Council, subject to the approval of the Mayor:

1. Resolve that employment authority for one City Planner, Class Code 7944, in the Planning Department for a period through June 30, 2007 is approved, subject to position allocation by the Personnel Department; and,
2. Instruct the Controller to transfer \$47,000 from the Unappropriated Balance, Fund No. 100/58, Account No. 0174 entitled Council-Initiated Planning Assignments, to the Department of City Planning, Fund No. 100/68, Account 1010 entitled Salaries General.

FISCAL IMPACT STATEMENT

The total cost of salary and benefits for one City Planner position for the remainder of Fiscal Year 2006-07 will be approximately \$63,000 (\$47,000 for salary and \$16,000 for benefits). Funding of \$47,000 for the salary costs is recommended to be transferred from the Unappropriated Balance, line item for Council-initiated planning assignments, to the Department of City Planning's salary account. There is no additional impact to the General Fund. This recommendation is in compliance with the City's Financial Policies.

WTF:JWW:04070096c

FRANK T. MARTINEZ
City Clerk

KAREN E. KALFAYAN
Executive Officer

When making inquiries
relative to this matter
refer to File No.

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

Office of the
CITY CLERK
Council and Public Services
Room 395, City Hall
Los Angeles, CA 90012
Council File Information - (213) 978-1043
General Information - (213) 978-1133
Fax: (213) 978-1040

CLAUDIA M. DUNN
Chief, Council and Public Services Division
www.cityclerk.lacity.org

04-1880

CD 1, 14

December 4, 2006

City Attorney (w/blue slip)
Attn: Terry K. Macias
City Administrative Officer
Planning and Land Use Management Committee
Attn: Barbara Greaves (w/file)
Councilmember Reyes
Councilmember Huizar
Fire Department
Bureau of Engineering,
Land Development Group
Department of Transportation,
Traffic/Planning Sections
City Planning Department
Attn: Mark Lopez (copy of Ordinance)
cc: Director of Planning
Cc: Geographic Information Section
Attn: Fae Tsukamoto

Department of Building & Safety
c/o Zoning Coordinator
cc: Residential Inspection Unit
Bureau of Street Lighting,
"B" Permit Section

PLACE IN FILES
PLACE IN FILES

DEC 6 2006
DEPUTY

RE: NORTHEAST LOS ANGELES HILLSIDE INTERIM CONTROL ORDINANCE FOR THE
NORTHEAST COMMUNITY PLAN AREA

At the meeting of the Council held November 8, 2006, the following action
was taken:

Attached report adopted.....	X
Ordinance adopted.....	X
Ordinance number.....	178102
Posted date.....	11-30-06
Effective date.....	12-10-06
Mayor vetoed.....	
Mayor approved.....	11-22-06
Findings adopted.....	X
Mitigated Negative Declaration adopted.....	
Categorically exempt.....	X

City Clerk
vk

CPC 2004-7068-1C0
RETD. PLAN COMM.



OFFICE OF THE MAYOR
Mayor's Time Stamp

2006 NOV 15 AM 11:48

CITY OF LOS ANGELES

TIME LIMIT FILES
ORDINANCES

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City Clerk's Time Stamp

2006 NOV 15 AM 9:00

CITY CLERK
BY _____

COUNCIL FILE NUMBER 04-1880

COUNCIL DISTRICTS 1 & 14 **NOV 27 2006**

COUNCIL APPROVAL DATE November 8, 2006

LAST DAY FOR MAYOR TO ACT _____

ORDINANCE TYPE: Ord of Intent X Zoning Personnel General

 Improvement LAMC LAAC CU or Var Appeals - CPC No. 2004-7068 ICO

SUBJECT MATTER: Northeast Los Angeles Hillside Interim Control Ordinance for the
Northeast Community Plan Area

PLANNING COMMISSION

DIRECTOR OF PLANNING

CITY ATTORNEY

CITY ADMINISTRATIVE OFFICER

OTHER

APPROVED

DISAPPROVED

 X

 X

BY _____
CITY CLERK

CITY CLERK

2006 NOV 27 PM 12:58

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CITY CLERK'S OFFICE

NOV 22 2006

DATE OF MAYOR APPROVAL, DEEMED APPROVED OR *VETO: _____

*VETOED ORDINANCES MUST BE ACCOMPANIED WITH OBJECTIONS IN WRITING PURSUANT TO CHARTER SEC. 250(b)(c)

(CITY CLERK USE ONLY PLEASE DO NOT WRITE BELOW THIS LINE)

DATE RECEIVED FROM MAYOR **NOV 27 2006** ORDINANCE NO. **178102**

DATE PUBLISHED _____ DATE POSTED **NOV 30 2006** EFFECTIVE DATE **DEC 10 2006**

ORD OF INTENT: HEARING DATE _____ ASSESSMENT CONFIRMATION _____

ORDINANCE FOR DISTRIBUTION: Yes ☐ No ☐

NOV 30 2006
SEC 14

ORDINANCE NO. 178102

An ordinance imposing interim regulations on the issuance of building, grading, and foundation permits in various portions of the Northeast Community Plan Area, including Sub-Area I: Mount Olympus, Paradise Hill, and Rose Hill; Sub-Area II: El Sereno; and Sub-Area III: Monterey Hills (Plan Areas).

WHEREAS, the Plan Areas are designated as hillside areas and these hillside areas typically include ridge lines, canyons, desirable natural and protected vegetation, including prominent and native trees, natural water courses, and areas particularly abundant in wildlife; and

WHEREAS, many of these hillside areas are characterized by substandard, steeply sloped lots and substandard infrastructure, such as narrow roads and limited access for residents and emergency vehicles. These substandard lots may require significant grading to develop single family homes; and

WHEREAS, development activity in the Plan Areas has significantly increased in recent years and developers have specifically targeted vacant land in the Plan Areas. The Plan Areas have experienced a 93% increase in building permit activity for single family development over the past several years, one of the highest percent increases in the City. This development is frequently incompatible in scale with existing neighborhoods and, in addition, requires extensive hillside grading; and

WHEREAS, the impact of excessive grading in the hillside areas in the Plan Areas increases the likelihood of soil erosion, landslides, deforestation and depletion of plant and animal life; and

WHEREAS, the articulated objectives and policies of the Northeast Community Plan, which was adopted on June 15, 1999, are to (1) require low density development in the hillsides, appropriate in scale and minimally disruptive of the natural terrain, vegetation, water courses and wildlife; (2) ensure that future developments improve the identity and appearance of neighborhoods and communities by providing guidance regarding scale, height, bulk, setbacks, design, and landscaping; (3) consider the steepness of the topography and geological stability in any proposal for development; (4) ensure the availability of paved streets, adequate infrastructure and access to emergency services, including fire protection services; and (5) promote the protection of aesthetic resources; and

WHEREAS, to promote the policies of the Northeast Community Plan, including but not limited to maintaining acceptable levels of grading, projects that are not otherwise exempt shall be required to obtain project permit approval, which includes an environmental analysis; and

WHEREAS, the proposed interim control ordinance is consistent with the articulated policies and objectives of the Northeast Community Plan; and

WHEREAS, it is urgent to immediately prevent adverse environmental impacts and promote development consistent with the policies and objectives of the Northeast Community Plan until permanent hillside regulations or other appropriate land use regulatory controls can be adopted.

NOW THEREFORE,

**THE PEOPLE OF THE CITY OF LOS ANGELES
DO ORDAIN AS FOLLOWS:**

Section 1. **DEFINITIONS.** The following words and phrases, whenever used in this ordinance, shall be construed as defined in this section. Words and phrases not defined here shall be construed as defined in Sections 12.03 and 91.6203 of the Los Angeles Municipal Code (Code).

FLOOR AREA RATIO means a coefficient, which is multiplied by the lot area to determine the maximum floor area of all buildings on a lot.

PROJECT means the erection, construction, addition to or alteration of a building that increases floor area or requires any grading work which requires a grading permit on any lot located in whole or in part within the area identified in Section 3 of this ordinance. The term "Project" shall not include interior remodeling that does not add to the square footage of any building on a lot.

PROJECT PERMIT means an approval pursuant to Section 5 of this ordinance.

Sec. 2. **PROHIBITION.** Notwithstanding any provision of the Los Angeles Municipal Code to the contrary, for a period of 365 days from the effective date of this ordinance, or until permanent hillside regulations or other appropriate land use regulatory controls for the subject areas, as shown on maps attached and identified as A-1 - A-3, as identified in Section 3 of this ordinance, are adopted by the City Council and become effective, whichever occurs first:

A. No building permit shall be issued for any Project located in whole or in part within the area identified in section 3 of this ordinance, unless:

1. A Project Permit is approved pursuant to Section 5 of this ordinance; or
2. A Hardship Exemption is granted pursuant to Section 7 of this ordinance; or

3. An Exception is applicable pursuant to Section 4 of this ordinance.

B. No Protected Tree as defined in Sections 17.02 and 17.05 and 46.00 *et seq.* of the Code shall be removed or relocated, unless in compliance with Sections 17.02, 17.05 and 46.00 *et seq.* of the Code.

Sec. 3. **INTERIM CONTROL AREA.** The provisions of this ordinance shall apply to any lot located in whole or in part within the Plan Areas are described as follows:

Subareas I. Mount Olympus-Flatop generally bounded by Griffin Avenue to the west; Griffin Avenue, Avenue 39, Bernice Place, Montecito Drive, and Roberta Street to the north; Sierra Street and Alta Street to the east; and Fenn Street, Prewett Street, Abrigo Avenue and Pomona Street to the south;

Paradise Hill generally bounded by Eva Terrace to the west; Gillig Avenue and Rising Drive to the north; Amethyst Street and Onyx Drive to the east; and Altura Street and Onyx Drive to the south;

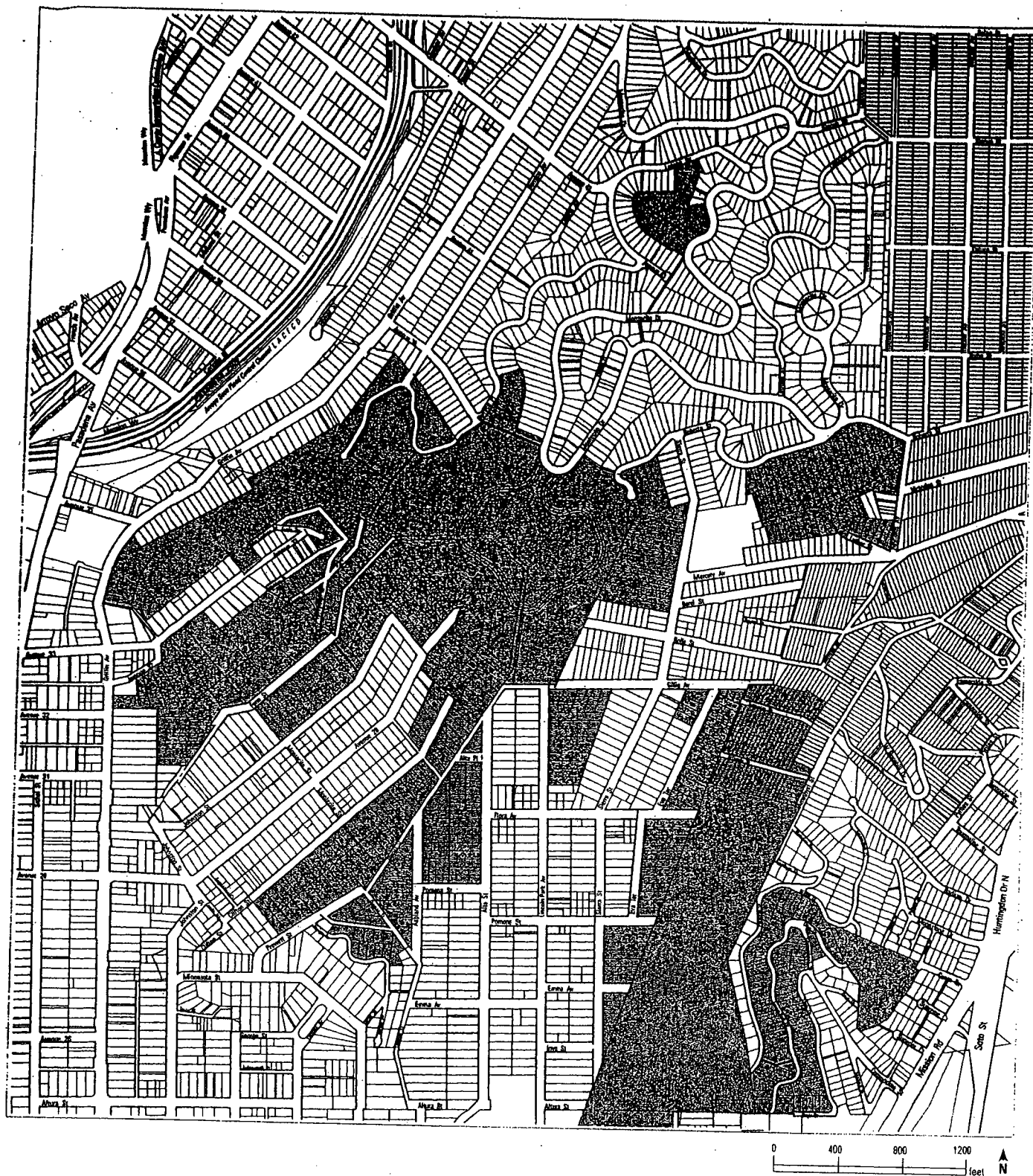
Department of Water and Power (DWP) Rose Hills generally bounded by Roberta Street to the north, Reynolds Avenue to the east, and Luther Street to the south; and

A small parcel bounded by Avenue 43 to the south and west, Latona Avenue to the north, and Montecito Drive to the east.

Subarea(s) I are shown on the map A-1.

Subarea II. El Sereno generally bounded by Soto Street and Huntington Drive to the west, Turquoise Street and Cato Street to the north, Kewanee Street to the east, and Multinomah Street to the south, as shown on the map A-2.

Subarea III. Monterey Hills generally bounded by Collis Avenue to the east; the City of South Pasadena to the north, Portola Avenue to the east, and Edison Street and Novgorod Street to the south, as shown on the map A-3.



Subarea I
Mt Olympus • Paradise Hill • Rose Hill Areas
NORTHEAST LOS ANGELES HILLSIDE ICO

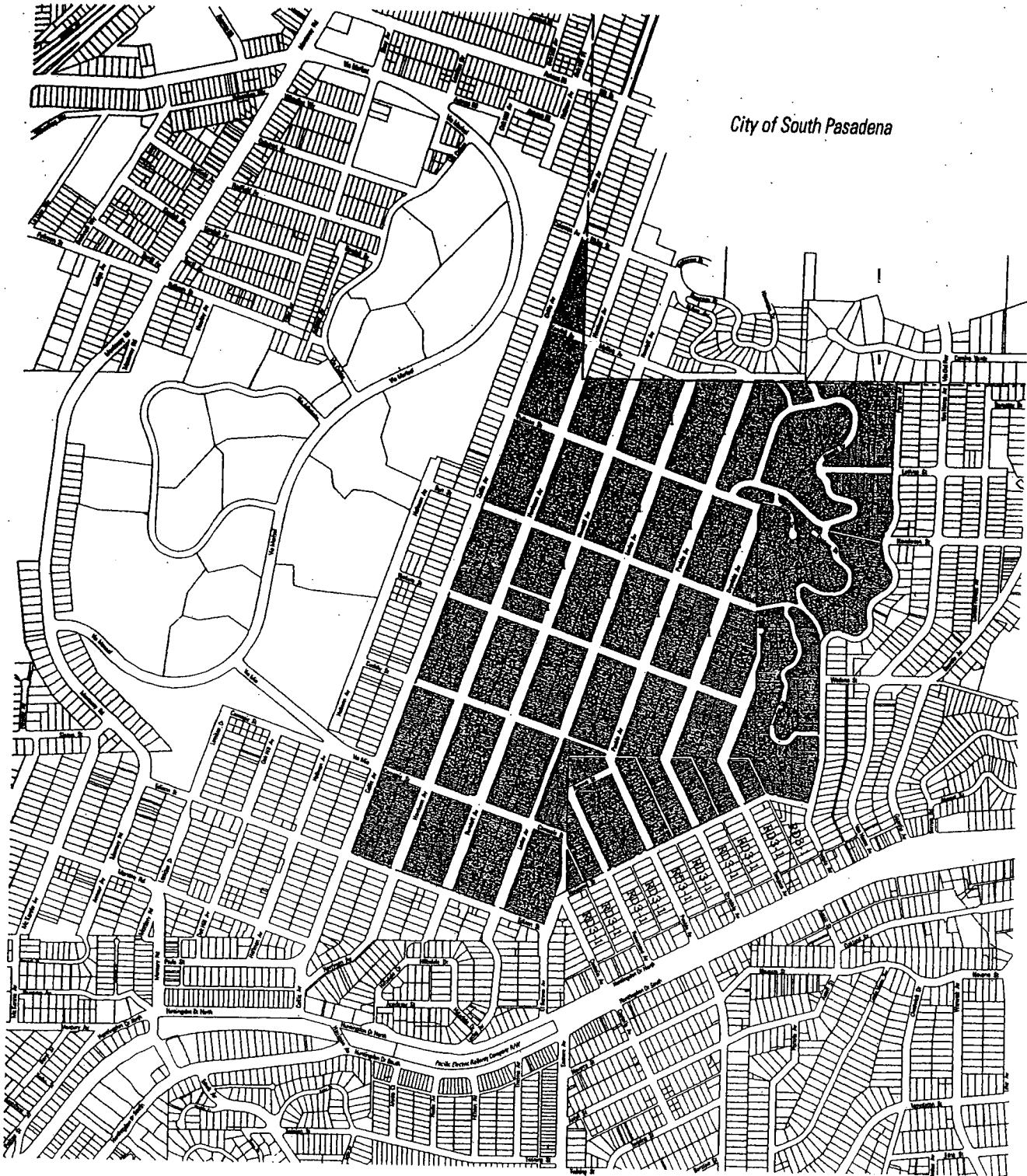
CF-04-1880
 CD1 & CD14

CPC No 2004-7068-ICO
 Effective Date: 6-8-06

NORTHEAST LOS ANGELES HILLSIDE ICO

CPC No 2004-7068-ICO
Effective Date: 6-8-06

City of South Pasadena



0 400 800 1200 1600
feet N

Subarea III
Monterey Hills Area
NORTHEAST LOS ANGELES HILLSIDE ICO

CF-04-1880
 CD1 & CD14

CPC No 2004-7068-ICO
 Effective Date: 6-8-06

Sec. 4. EXCEPTIONS.

A. The prohibition specified in Section 2 of this ordinance shall not apply to any vesting tract map subdivision, the application for which was deemed complete prior to the effective date of this ordinance.

B. The prohibition specified in Section 2 of this ordinance shall not apply to any construction for which a building permit or demolition permit is required:

- 1.** To comply with an order issued by the Department of Building and Safety to repair, remove or demolish an unsafe or a substandard condition;
- 2.** To rebuild as a result of destruction by fire, earthquake or other natural disaster, provided that the development is not prohibited by any provision of the Code.

C. The prohibition specified in Section 2 of this ordinance shall not apply to any permit for a Project for which:

- 1.** Architectural and structural plans sufficient for a complete plan check were accepted by the Department of Building and Safety on or before the effective date of this ordinance; and
- 2.** A plan check fee was collected prior to the effective date of this ordinance; and
- 3.** No subsequent changes are made to those plans, which increase the height, floor area or occupant load by more than five percent.

Sec. 5. PROJECT PERMIT

A. Authority. The Director of Planning shall have the authority to issue Project Permits for Projects located in whole or in part within the area identified in Section 3 of this ordinance and that meet the following development standards:

- 1.** Projects that do not exceed the following thresholds:

a. For lots less than 5,000 square feet in size, the maximum Floor Area Ratio shall be determined by using the following coefficient:

0.5:1 (0.50 times the lot area) and a floor area cap of 2,250 square feet.

b. For lots greater than or equal to 5,000 square feet in size, but less than 10,000 square feet in size, the maximum Floor Area Ratio shall be determined by using the following coefficient:

0.45:1 (0.45 times the lot area) and a floor area cap of 3,500 square feet.

c. For lots greater than or equal to 10,000 square feet in size, but less than 15,000 square feet in size, the maximum Floor Area Ratio shall be determined by using the following coefficient:

0.35:1 (0.35 times the lot area) and a floor area cap of 4,050 square feet.

d. For lots greater than or equal to 15,000 square feet in size, the maximum Floor Area Ratio shall be determined by using the following coefficient:

0.27:1 (0.27 times the lot area).

For purposes of determining floor area, the square footage of a garage shall not be counted as part of the building floor area, provided the garage does not exceed 400 square feet. Any square footage in the garage in excess of 400 square feet shall be counted as part of the building floor area.

2. Projects that do not remove or relocate Protected Trees as defined in Section 17.02 and 17.05 and 46.00 *et seq.* of the Code unless in compliance with Section 17.02, 17.05 and 46.00 *et seq.* of the Code.

3. Verification has been established by the Department of Building and Safety that one additional off-street parking space is provided for any Project that exceeds 2,400 square feet of total floor area.

4. Projects that have no specific or cumulative unmitigated environmental impacts as demonstrated by the CEQA clearance for the Project Permit.

B. Project Permit Review Process. A Project Permit application and an Environmental Assessment Form shall be filed with and acted on by the Director of Planning in accordance with the procedures set forth in Section 11.5.7C of the Code.

Sec. 6. **EXTENSION OF REGULATIONS.** The City Council may, by resolution, extend the provisions of this ordinance for not more than two additional periods of 180

days each, not to exceed a total time of 24 months, so long as the City Council makes the following finding: That appropriate City agencies and officials are exercising due diligence to assure that the proposed regulations are being processed expeditiously.

Sec. 7. HARDSHIP EXEMPTIONS. The City Council, acting in its legislative capacity, may by resolution, grant an exemption from the provisions of this ordinance in cases of extreme hardship duly established to the satisfaction of the City Council. An application for hardship exemption shall be filed with the City Clerk on forms provided by the Department of City Planning.

Sec. 8. APPLICABILITY OF THE ZONING CODE. The regulations of this ordinance are in addition to those set forth in the planning and zoning provisions of Chapter 1 of the Code and any other ordinances adopted by the City Council, and do not contain any rights not otherwise granted under the provisions and procedures contained in that Chapter or any other ordinances.

Sec. 9. SEVERABILITY. If any provision of this ordinance is found to be unconstitutional or otherwise invalid by any court of competent jurisdiction, that invalidity shall not affect the remaining provisions of this ordinance, which can be implemented without the invalid provision, and, to this end, the provisions of this ordinance are declared to be severable.

Sec. 10. URGENCY CLAUSE. The City Council finds and declares that this ordinance is required for the immediate protection of the public peace, health and safety for the following reasons: The Plan Areas have experienced a 93% increase in building permit activity for single family development over the past several years, one of the highest percent increases in the City. This development is frequently incompatible in scale with existing neighborhoods and, in addition, requires extensive hillside grading. The impact of this type of development in the Plan Areas has caused problems with grading and soil stability, circulation and access for residents and emergency vehicles, depletion of plant and animal life, and out of scale development. A focus group, involving various agencies, including the Department of Building and Safety, Department of Transportation, Bureau of Engineering, Fire Department, and City Planning, as well as stakeholders consisting of property owners, developers and community leaders, is being formed to study a comprehensive approach to address these recurring problems. It is urgent during the pendency of this study to immediately protect the Plan Areas from incompatible development, while balancing property rights and allowing property owners and developers the ability to obtain building permits, by the adoption of this ordinance placing limitations on floor area and building footprint and thereby reduce grading and increase soil stability, preserve hillside land forms, improve circulation and access, and conserve native plant life and natural water courses until permanent regulations can be adopted. For all these reasons, this Interim Control

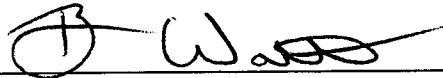
Ordinance shall become effective upon publication pursuant to Section 253 of the Los Angeles Charter.

124750-1-ICO

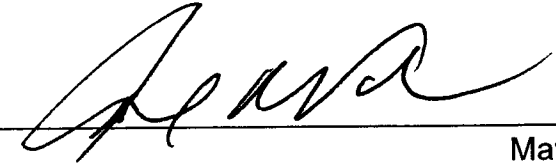
Sec. 11. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

I hereby certify that this ordinance was passed by the Council of the City of Los Angeles, **by a vote of not less than three-fourths** of all of its members, at its meeting of NOV 08 2006.

FRANK T. MARTINEZ, City Clerk

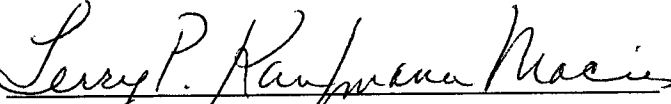
By 
Deputy

Approved NOV 22 2006


Mayor

Approved as to Form and Legality

ROCKARD J. DELGADILLO, City Attorney

By 
TERRY P. KAUFMANN MACIAS
Deputy City Attorney

Date OCT 16 2006

File No(s). CF04-1880-S2; CPC 2004-7068-ICO

Pursuant to Charter Section 559, I
approve this ordinance on behalf
of the City Planning Commission
and recommend that it be adopted.

October 16 2006

See attached report.


S. Gail Goldberg
Director of Planning 

D . . . RATION OF POSTING ORDINA . . .

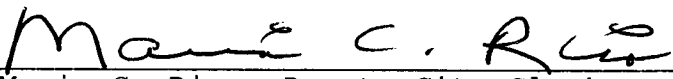
I, MARIA C. RICO, state as follows: I am, and was at all times hereinafter mentioned, a resident of the State of California, over the age of eighteen years, and a Deputy City Clerk of the City of Los Angeles, California.

Ordinance No. 178102 - Imposing interim regulations in various portions of the Northeast Community Plan Area - CPC 2004-7068 ICO - Urgency Clause - a copy of which is hereto attached, was finally adopted by the Los Angeles City Council on **November 8, 2006**, and under the direction of said City Council and the City Clerk, pursuant to Section 251 of the Charter of the City of Los Angeles and Ordinance No. 172959, on **November 30, 2006** I posted a true copy of said ordinance at each of three public places located in the City of Los Angeles, California, as follows: 1) one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; 2) one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; 3) one copy on the bulletin board located at the Temple Street entrance to the Hall of Records of the County of Los Angeles.

Copies of said ordinance were posted conspicuously beginning on **November 30, 2006** and will be continuously posted for ten or more days.

I declare under penalty of perjury that the foregoing is true and correct.

Signed this **30th** day of **November 2006** at Los Angeles, California.


Maria C. Rico, Deputy City Clerk

Ordinance Effective Date: December 10, 2006

Council File No. 04-1880

Your PLANNING AND LAND USE MANAGEMENT Committee

reports as follows:

	<u>Yes</u>	<u>No</u>
Public Comments	<u>XX</u>	<u> </u>

EXEMPTION, PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT and ORDINANCE relative to Northeast Los Angeles Hillside Interim Control Ordinance (ICO) for the Northeast Community Plan Area.

Recommendations for Council action, SUBJECT TO THE APPROVAL OF THE MAYOR:

1. FIND that this action is exempt from California Environmental Quality Act (CEQA) pursuant to Article II, Section 2(m) of the City's Guidelines.
2. ADOPT the FINDINGS of the Director of Planning as the Findings of the City Council.
3. PRESENT and ADOPT the accompanying ORDINANCE, approved by the Director of Planning, imposing interim regulations on the issuance of building, grading and foundation permits in various portions of the Northeast Community Plan located in: Subarea(s) I - Mt. Olympus, generally bounded by Griffin Avenue to the west; Griffin Avenue, Avenue 39, Bernice Place, Montecito Drive, and Roberta Street to the north; Sierra Street and Alta Street to the east; and Fenn Street, Prewett Street, Abrigo Avenue and Pomona Street to the south. Paradise Hill generally bounded by Eva Terrace to the west; Gillig Avenue and Rising Drive to the north; Amethyst Street and Onyx Drive to the east; and Altura Street and Onyx Drive to the south. Rose Hills generally bounded by Roberta Street to the north, Reynolds Avenue to the east, and Luther Street to the south. A small parcel bounded by Avenue 43 to the south and west, Latona Avenue to the north, and Montecito Drive to the east; Subarea II - El Sereno, generally bounded by Soto Street and Huntington Drive to the west, Turquoise Street and Cato Street to the north, Kewanee Street to the east, and Multinomah Street to the south; and Subarea III - Monterey Hills, generally bounded by Collis Avenue to the east; the City of South Pasadena to the north, Potrola Avenue to the east, and Edison Street and Novgorod Street to the south.

Applicant: City of Los Angeles

CPC 2004-7068 ICO

Fiscal Impact Statement: The City Planning Department reports that there are General Fund impacts, for additional staff resources. The project will require the hiring of one City Planner, for a two-year period (\$179,102) to process the Specific Plan and environmental clearance for projects subject to the ICO. Processing of the Specific Plan will also require consultant contracts for a traffic analysis of development which may occur after completion of the Specific Plan on the area's hillside street system.

Community Impact Statement: At its general meeting on August 4, 2005, the Historic Highland Park Neighborhood Council (HHPNC) voted overwhelmingly 10-1 (one abstention) to support the proposed Northeast Hillside ICO originally proposed by Council Members Ed. P. Reyes (CD 1) Antonio Villaragosa (CD14- now Mayor). The Directors of the HHPNC firmly and strongly believe that the Hillside ICO is necessary to ensure that the many hills and ridges of Northeast Los Angeles retain their scenic and unspoiled beauty and remain natural hillside free of both overdevelopment and ill-planned developments. The ICO will go far towards limiting damage to natural vegetation, trees and wildlife habitat, and toward limiting the size of hillside homes, grading on ridges and hillsides, and developments near public schools that could undermine the scenic qualities and residential character of Northeast Los Angeles.

12 VOTES REQUIRED - URGENCY CLAUSE

Summary:

At its meeting held July 11, 2006, the Planning and Land Use Management (PLUM) Committee recommended that Council approve the Planning Department recommendations and proposed Ordinance relative to the Northeast Los Angeles Interim Control Ordinance (ICO). The Planning Department also made request for staffing allocations. The entire matter was referred to PLUM and Budget and Finance Committees. The proposed Northeast Los Angeles ICO imposes interim regulations on the issuance of building, grading and foundation permits in various portions of the Northeast Community Plan located in: Subarea(s) I - Mt. Olympus, generally bounded by Griffin Avenue to the west; Griffin Avenue, Avenue 39, Bernice Place, Montecito Drive, and Roberta Street to the north; Sierra Street and Alta Street to the east; and Fenn Street, Prewett Street, Abrigo Avenue and Pomona Street to the south. Paradise Hill generally bounded by Eva Terrace to the west; Gillig Avenue and Rising Drive to the north; Amethyst Street and Onyx Drive to the east; and Altura Street and Onyx Drive to the south. Rose Hills generally bounded by Roberta Street to the north, Reynolds Avenue to the east, and Luther Street to the south. A small parcel bounded by Avenue 43 to the south and west, Latona Avenue to the north, and Montecito Drive to the east; Subarea II - El Sereno, generally bounded by Soto Street and Huntington Drive to the west, Turquoise Street and Cato Street to the north, Kewanee Street to the east, and Multinomah Street to the south; and Subarea III - Monterey Hills, generally bounded by Collis Avenue to the east; the City of South Pasadena to the north, Potrola Avenue to the east, and Edison Street and Novgorod Street to the south.

At its meeting held July 11, 2006, the Planning and Land Use Management (PLUM) Committee considered the report from the City Planning Commission and draft Interim Control Ordinance (ICO), imposing temporary regulations on the issuance of building permits, grading, foundation, use of land, and change of use permits in various portions of the Northeast Community Plan. (This matter was also referred to Personnel and Budget and Finance Committees.)

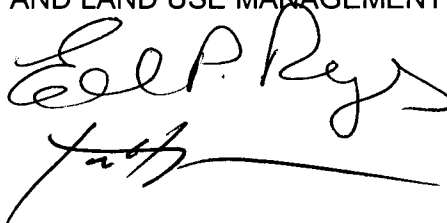
At the meeting, the PLUM Committee requested the following:

1. that the City Attorney draft the final ICO, as recommended by Planning staff, and amended by the PLUM Committee to require that the size of the two-car garage be limited to 400 square feet of floor area, and that any excess square footage in the garage structure be counted as part of the dwelling unit floor area; and
2. that the City Administrative Officer (CAO) report back to the PLUM Committee on the request for allocation of staff resources to implement the recommendations related to the ICO, as outlined in the attached Planning Commission report dated, July 7, 2006.

On October 20, 2006, the City Attorney transmitted the final draft Ordinance. The matter is hereby transmitted to Council for consideration.

Respectfully submitted,
PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
REYES:	YES
HUIZAR:	YES
WEISS:	ABSENT



REPT, ORD
& FINDINGS
ADOPTED

NOV 08 2006

BG:ys
11-03-06
CDs 1 & 14
Enc: CPC 2004-7068-ICO
Ordinance

#041880

LOS ANGELES CITY COUNCIL
EXEMPT APPROVED

COUNCIL VOTE

Nov 8, 2006 10:47:17 AM, #5

ITEM NO. (6)

Voting on Item(s): 6,7,8

Roll Call

CARDENAS	Yes
*GREUEL	Yes
HAHN	Yes
HUIZAR	Yes
LABONGE	Yes
PADILLA	Yes
PARKS	Yes
PERRY	Yes
REYES	Yes
ROSENDAHL	Yes
SMITH	Yes
WEISS	Yes
WESSON	Yes
ZINE	Yes
GARCETTI	Yes
Present: 15, Yes: 15 No: 0	

**PLAN AND LAND USE MANAGEMENT IITTEE
SUGGESTED NOTIFICATION OF COUNCIL ACTION**

Council File No. 04-1880

sign

Applicant/Appellant/Owner	Representative
	See attached

- ☒ Council Member(s) 1814
- ☒ Office of the Mayor (w/file) - Section _____
- ☒ City Attorney (w/blue slip) - Attn: Jerry K. Macias
- ☒ City Administrative Officer (CAO)
- ☐ Chief Legislative Analyst (CLA)
- ☒ City Planning Department - Attn: Mark Lopez (w/copy of Ordinance)
- ☒ Director of Planning
- ☐ Office of Zoning Administration
- ☐ Advisory Agency
- ☒ Geographic Information Section - Attn: Fae Tsukamoto
- ☐ Information Technology Agency - (large projects)
- ☒ Bureau of Engineering, Land Development & Mapping Division - (generally most cases)
- ☒ Department of Transportation, Traffic/Planning Sections - (generally most cases)
- ☒ Department of Building & Safety c/o Zoning Coordinator - (generally most cases)
- ☒ Residential Inspection Unit - Mail Stop 115 - (SPE; HE; CU; ICO; ZC; generally most cases)
- ☒ Bureau of Street Lighting, "B" Permit Section - (all zoning cases)
- ☐ Department of Water and Power - (DB & large projects)
- ☒ Fire Department - (all zoning & hillside cases)
- ☐ Police Department - (beer & wine; adult entertainment, revocations)
- ☐ Community Development Department
- ☐ Los Angeles County Assessor - (CU appeals & large projects)
- ☐ Cultural Affairs Department
- ☒ Barbara Greaves PLUM Comt w/file
-
-
-



OFFICE OF THE CITY ATTORNEY
ROCKARD J. DELGADILLO
CITY ATTORNEY

REPORT NO. **R 0 6 - 0 3 7 3**
OCT 2 0 2006

REPORT RE:

**DRAFT OF ORDINANCE IMPOSING INTERIM REGULATIONS ON THE ISSUANCE
OF BUILDING, GRADING, AND FOUNDATION PERMITS IN VARIOUS PORTIONS
OF THE NORTHEAST COMMUNITY PLAN AREA, INCLUDING SUB-AREA I:
MOUNT OLYMPUS, PARADISE HILL, AND ROSE HILL; SUB-AREA II: EL SERENO;
AND SUB-AREA III: MONTEREY HILLS**

The Honorable City Council
of the City of Los Angeles
Room 395, City Hall
200 North Spring Street
Los Angeles, California 90012

Council File No. 04-1880
CPC No. 2004-7068-ICO - not transmitted

Honorable Members:

We are transmitting to you for your action, approved as to form and legality, a final draft ordinance imposing interim regulations on the issuance of building, grading and foundation permits in Sub-Areas I-III of the Northeast Community Plan Area, including Mount Olympus, Paradise Hill, Rose Hill, El Sereno and Monterey Hills.

Background

Pursuant to the July 11, 2006 action of the Planning and Land Use Management (PLUM) Committee, this office has prepared and transmits for your action a final draft of an ordinance pertaining to the above-described subject matter. The Planning Commission acted on this draft ordinance on June 8, 2006.

**PLANNING & LAND
USE MANAGEMENT**

AN EQUAL EMPLOYMENT OPPORTUNITY – AFFIRMATIVE ACTION EMPLOYER
200 NORTH MAIN STREET • LOS ANGELES, CA 90012-4131 • 213.485.6370 • 213.847.8082 TDD

OCT 2 4 2006

RECEIVED
CITY CLERK'S OFFICE

2006 OCT 23 AM 11: 03

CITY CLERK
BY E66 DEPUTY

808-0212

Summary of Ordinance Provisions

The draft ordinance imposes an interim prohibition on the issuance of building, grading and foundation permits for any building that will result in an increase in floor area or require grading work that requires a grading permit on any lot. The ordinance provides for exceptions, including a hardship exemption, or where necessary (a) to comply with a Department of Building and Safety order to repair, remove, or demolish an unsafe or substandard condition, (b) to rebuild as a result of destruction by fire, earthquake, or other natural disaster, or (c) where plans sufficient for a complete plan check were accepted by the Department of Building and Safety before the effective date of the ordinance, the plan check fee was paid and no subsequent changes are made to those plans.

An additional exemption is available under the ordinance through a project permit process. Project permit approval is available for a project, which meets the following development standards:

1. Projects that do not exceed the following thresholds:

- a. For lots less than 5,000 square feet in size, the maximum Floor Area Ratio shall be determined by using the following coefficient:

0.5:1 (0.50 times the lot area) and a floor area cap of 2,250 square feet.

- b. For lots greater than or equal to 5,000 square feet in size, but less than 10,000 square feet in size, the maximum Floor Area Ratio shall be determined by using the following coefficient:

0.45:1 (0.45 times the lot area) and a floor area cap of 3,500 square feet.

- c. For lots greater than or equal to 10,000 square feet in size, but less than 15,000 square feet in size, the maximum Floor Area Ratio shall be determined by using the following coefficient:

0.35:1 (0.35 times the lot area) and a floor area cap of 4,050 square feet.

d. For lots greater than or equal to 15,000 square feet in size, the maximum Floor Area Ratio shall be determined by using the following coefficient:

0.27:1 (0.27 times the lot area).

For purposes of determining floor area, the square footage of a garage is not counted as part of the building floor area, provided the garage does not exceed 400 square feet. Any square footage in the garage in excess of 400 square feet is counted as part of the building floor area.

2. Projects, which do not remove or relocate Protected Trees as defined in Section 17.02 and 17.05 and 46.00 *et seq.* of the Code unless in compliance with those provisions.

3. Projects for which verification has been established by the Department of Building and Safety that one additional off-street parking space is provided for any Project that exceeds 2,400 square feet of total floor area.

4. Projects, which have no specific or cumulative unmitigated environmental impacts as demonstrated by the CEQA clearance for the project permit.

The initial prohibition under the ordinance is for a period of 365 days from the effective date of the ordinance and may be extended for two additional periods not to exceed 180-days each, not to exceed a total time of 24 months. The ordinance contains an urgency clause.

Charter Findings

Pursuant to Charter Section 559, the Director of Planning has approved the draft of the ordinance on behalf of the City Planning Commission and recommended that the City Council adopt it. Should the City Council adopt this ordinance, it may comply with the provisions of Charter Section 558 by either adopting the findings of the Director of Planning as set forth in his letter dated October 16, 2006, or by making its own findings.

Council Rule 38 Referral

A copy of the final draft ordinance was sent, pursuant to Council Rule 38, to the Department of Building and Safety. Department comments were incorporated into the draft ordinance as deemed appropriate.

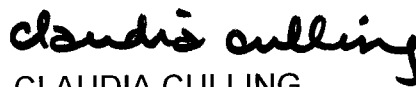
CEQA Findings

Regarding a finding pursuant to the California Environmental Quality Act of 1970 (CEQA), with respect to project permits and hardship exemptions, the ordinance itself does not directly allow physical changes to the environment, which will only occur after a project permit or exemption is granted that has an individual CEQA clearance. The City Planning Commission, therefore, found that this ordinance was exempt from CEQA under City CEQA Guidelines, Article II, Section 2(m) (adoption of ordinances that do not result in impacts on the physical environment.) The Director of Planning further found that, as amended, the ordinance does allow development that does not add floor area or involve grading without further discretionary review. However, the Director of Planning found that because it can be seen with reasonable certainty that there is no possibility that this development may have a significant effect on the environment, adoption of the ordinance is additionally exempt from CEQA under State CEQA Guidelines 15061(b)(3) and City CEQA Guidelines, Article II, section 1 (General Exemption). If the City Council concurs, it should adopt this finding prior to or concurrent with its action on the ordinance.

If you have any questions, you may contact Deputy City Attorney Terry Kaufmann Macias at (213) 978-8248. She or another member of this office will be available when you consider this matter to answer any questions you may have.

Sincerely,

ROCKARD J. DELGADILLO, City Attorney

By 
CLAUDIA CULLING
Special Counsel - Municipal

CC/TKM:fp
(283845)
Transmittal

FRANK T. MARTINEZ
City Clerk

KAREN E. KALFAYAN
Executive Officer

When making inquiries
relative to this matter
refer to File No.

CF 04-1880
CPC 2004-7068-ICO
CDs 1 & 14

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

Office of the
CITY CLERK
Council and Public Services
Room 395, City Hall
Los Angeles, CA 90012
Council File Information - (213) 978-1044
General Information - (213) 978-1133
Fax: (213) 978-1040

CLAUDIA M. DUNN
Chief, Council and Public Services Division

July 13, 2006

Rockard J. Delgadillo, City Attorney
Room 800, City Hall East
Attn: Jeri Burge *w/ blue slip*

William T. Fujioka
City Administrative Officer
Room 1500, City Hall
Attn: Victoria Villa-Agustin

RE: REQUEST FOR NEW ORDINANCE AND REPORT ON ALLOCATION OF STAFF RESOURCES

At its meeting held July 11, 2006, the Planning and Land Use Management (PLUM) Committee considered the report from the City Planning Commission and draft Interim Control Ordinance (ICO), imposing temporary regulations on the issuance of building permits, grading, foundation, use of land, and change of use permits in various portions of the Northeast Community Plan. (This matter was also referred to Personnel and Budget and Finance Committees.)

At the meeting, the PLUM Committee requested the following:

1. that the City Attorney draft the final ICO, as recommended by Planning staff, and amended by the PLUM Committee to require that the size of the two-car garage be limited to 400 square feet of floor area, and that any excess square footage in the garage structure be counted as part of the dwelling unit floor area; and
2. that the City Administrative Officer report back to the PLUM Committee on the request for allocation of staff resources to implement the recommendations related to the ICO, as outlined in the attached Planning Commission report dated, July 7, 2006.

In order to schedule this matter for Council, we need to get the final draft Ordinance, any findings you deem necessary; and the report from the CAO, as soon as possible.

Barbara Greaves
Legislative Assistant
Planning and Land Use
Management Committee, 213-978-1068

Attachment: City Planning Commission report dated July 7, 2006
PLUM Committee Supplemental Agenda Page

cc: S. Gail Goldberg, Attn.: Jose Romero and Charlie Rausch

#041880ltrc

PLANNING AND LAND USE MANAGEMENT COMMITTEE, SUPPLEMENTAL AGENDA PAGE

TUESDAY, JULY 11, 2006

BOARD OF PUBLIC WORKS HEARING ROOM 350, CITY HALL - 2 PM
200 N. SPRING ST., LOS ANGELES, CA 90012

MEMBERS: COUNCILMEMBER ED P. REYES, CHAIR
COUNCILMEMBER JOSE HUIZAR
COUNCILMEMBER JACK WEISS

(Barbara Greaves - Legislative Assistant - 213 978-1068/e-mail Barbara.Greaves@lacity.org)

Note: For information regarding the Committee and its operations, please contact the Committee Legislative Assistant at the phone number and/or e-mail address listed above. The Legislative Assistant may answer questions, provide materials, and provide notice of matters scheduled before the City Council. Assistive listening devices are available at the meeting; upon 72 hour advance notice, other accommodations, such as sign language interpretation, and translation services will be provided. Contact the Legislative Assistant listed above for the needed services. TDD available at (213) 978-1055.

File No.

Subject

(20)

04-1880

CPC 2004-7068-

ICO

CDs 1 & 14

Report from the City Planning Commission and draft Interim Control Ordinance (ICO), imposing temporary regulations on the issuance of building permits, grading, foundation, use of land, and change of use permits in various portions of the Northeast Community Plan located in: Subarea(s) 1 - Mt. Olympus, generally bounded by Griffin Avenue to the west; Griffin Avenue, Avenue 39, Bernice Place, Montecito Drive, and Roberta Street to the north; Sierra Street and Alta Street to the east; and Fenn Street, Prewett Street, Abrigo Avenue and Pomona Street to the south. Paradise Hill generally bounded by Eva Terrace to the west; Gillig Avenue and Rising Drive to the north; Amethyst Street and Onyx Drive to the east; and Altura Street and Onyx Drive to the south. Rose Hills generally bounded by Roberta Street to the north, Reynolds Avenue to the east, and Luther Street to the south. A small parcel bounded by Avenue 43 to the south and west, Latona Avenue to the north, and Montecito Drive to the east; Subarea 2 - El Sereno, generally bounded by Soto Street and Huntington Drive to the west, Turquoise Street and Cato Street to the north, Kewanee Street to the east, and Multinomial Street to the south; and Subarea 3 - Monterey Hills, generally bounded by Collis Avenue to the east; the City of South Pasadena to the north, Potrola Avenue to the east, and Edison Street and Novgorod Street to the south; and request for allocation of staff resources, and related matters. (Also referred to Personnel and Budget and Finance Committees)

Applicant: City of Los Angeles

Commission Vote: 6-0

Fiscal Impact Statement Submitted: Yes, by Commission

EX

DISPOSITION _____

pl0711su



Los Angeles CITY PLANNING COMMISSION

200 N. Spring Street, Room 532, Los Angeles, California, 90012-4801, (213) 978-1300
www.lacity.org/PLN/index.htm

Determination Mailing Date: JUL 07 2006

CITY COUNCIL
Room 395, City Hall

CASE NO. CPC-2004-7068-ICO

Location: Various
Council District: No. 1 and 14
Plan Area: Northeast

Applicant: City of Los Angeles

Request(s): An Interim Control Ordinance (ICO) to temporarily regulate the issuance of building permits in excess of certain floor area thresholds in the sub-areas Mt. Olympus – Rose Hill; Monterey Hills, el Sereno within the Northeast Community Plan.

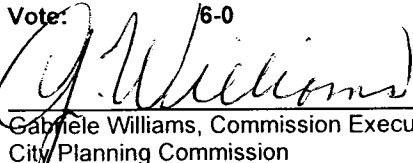
At its meeting on June 8, 2006, the following action was taken by the City Planning Commission:

1. **Approved** the proposed Interim Control Ordinance (Exhibit B) imposing temporary regulations on the issuance of building permits in excess of certain floor area thresholds in the sub-areas Mt. Olympus – Rose Hill; Monterey Hills, and El Sereno within the Northeast Community Plan as shown in the attached maps labeled Exhibits A1, A2, and A3.
2. **Disapprove** the ICO for Mt. Washington – Glassell Park.
3. **Approved** the attached Staff Report, as amended, stipulating that the proposed ICO would remain in effect for a period of one year with two six-month extensions, and the attached Exhibits.
4. **Approve** the development of a Focus Group discussion to explore a program based approach to recurring problems such as haul route, access, traffic, grading, etc. in the Mount Washington-Glassell Park Specific Plan area and the remaining areas included in the Interim Control Ordinance. This focus group discussion would involve various agencies (Department of Building and Safety, Department of Transportation, Bureau of Engineering, Fire Department, City Planning) as well as stakeholders (property owners, developers, community leaders, etc.).
5. **Approve** the preparation of a Specific Plan for the areas targeted in the Northeast Hillside ICO.
6. **Approve** the preparation of a Mount Washington – Glassell Park Specific Plan Amendment as necessary based on focus group discussion of the proposed Northeast Hillside Specific Plan.
7. **Approve** that projects within the Northeast Hillside ICO apply for an initial study and be subject to an environmental assessment by the lead agency.
8. **Recommend** that the City Council allocate staff resources to implement the above actions.
9. **Adopted** Categorical Exemption No. ENV 2004-7069-CE (Exhibit D.)
10. **Adopted** the Findings in the attached staff report.

Fiscal Impact Statement: There are General Fund impacts, for additional staff resources. The project will require the hiring of one City Planner, for a two-year period (\$179,102) to process the Specific Plan and environmental clearance for projects subject to the Interim Control Ordinance. Processing of the Specific Plan will also require consultant contracts for a traffic analysis of development which may occur after completion of the Specific Plan on the area's hillside street system.

This action was taken by the following vote:

Moved: Kay
Seconded: Freer
Ayes: Cardoso, Kezios, Usher, Woo
Absent: Hughes, Irlando, Roschen
Vote: 6-0


Gabrielle Williams, Commission Executive Assistant II
City Planning Commission

The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedure Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, only if the petition for writ of mandate pursuant to that section is filed no later than the 90th day following the date on which the City's decision becomes final.

Attachments: Staff Report w/ Findings, Proposed Ordinance, Map, Exhibits, Categorical Exemption

LOS ANGELES CITY PLANNING COMMISSION

**CASE NO. CPC-2004-7068-ICO
CEQA: ENV 2004-7069-CE-ICO**

DATE: June 8, 2006

LOCATION: Various areas within the
Northeast Community Plan: Mt. Olympus -
Paradise Hill - Rose Hill; Monterey Hills, El
Serenio, and Mt. Washington-Glassell Park.
Neighborhood Council(s): Lincoln Heights,
LA 32, and Arroyo Seco
Council District: 1 and 14
Plan Area: Northeast
Plan Land Use: Various
Zone: Various

TIME: After 8:30 a.m.

PLACE: City Hall, Meeting Room No. 1010
200 N Spring Street
Los Angeles, CA 90012

SUBJECT/REQUEST: An Interim Control Ordinance to temporarily prohibit the issuance of building permits in excess of certain floor area thresholds in the subareas Mt. Olympus - Paradise Hill - Rose Hill; Monterey Hills, El Sereno, and Mt. Washington - Glassell Park as shown on the attached map(s) labeled Exhibits A and C.

APPLICANT: Initiated by the City of Los Angeles

MODIFIED FINDING

Pursuant to City Planning Commission action on June 8, 2006, staff hereby amends the California Environmental Quality Act finding included in the staff report (page 2 and 3) to read as follows:

3. **California Environmental Quality Act.** The proposed ordinance is exempt from the California Environmental Quality Act of 1970 (CEQA), pursuant to Article II, Section 2 (m), of the City's Guidelines in that it is only a temporary measure to prohibit the issuance of building permits until a suitable mitigation measure or other solution can be found.

At its meeting on June 8, 2006, the City Planning Commission approved that projects within the Northeast Hillside ICO apply for an initial study and be subject to an environmental assessment by the lead agency.

As part of the public testimony during the meeting, the City Planning Commission found that hillside areas in Northeast have experienced an accumulation of projects along certain substandard and/ or unimproved thoroughfares, potentially causing commutative impacts. Consequently, the City Planning Commission approved that projects within the Northeast Hillside ICO apply for an initial study and be subject to an environmental assessment by the lead agency.

LOS ANGELES CITY PLANNING DEPARTMENT
2nd SUPPLEMENTAL STAFF REPORT

LOS ANGELES CITY PLANNING COMMISSION

CASE NO. CPC-2004-7068-ICO
CEQA: ENV 2004-7069-CE-ICO

DATE: June 8, 2006

TIME: After 8:30 a.m.

PLACE: City Hall, Meeting Room No. 1010
200 N Spring Street
Los Angeles, CA 90012

LOCATION: Various areas within the
Northeast Community Plan: Mt. Olympus -
Paradise Hill - Rose Hill; Monterey Hills, El
Serenio, and Mt. Washington-Glassell Park.
Neighborhood Council(s): Lincoln Heights,
LA 32, and Arroyo Seco
Council District: 1 and 14
Plan Area: Northeast
Plan Land Use: Various
Zone: Various

☒ **PUBLIC HEARING REQUIRED**

☐ **INFORMATION ONLY**

☐ **PUBLIC HEARING NOT REQUIRED**
(Public comments may be taken.)

SUBJECT/REQUEST: An Interim Control Ordinance to temporarily prohibit the issuance of building permits in excess of certain floor area thresholds in the subareas Mt. Olympus - Paradise Hill - Rose Hill; Monterey Hills, El Sereno, and Mt. Washington - Glassell Park as shown on the attached map(s) labeled Exhibits A and C.

APPLICANT: Initiated by the City of Los Angeles

RECOMMENDATION:

1. Approve the Staff Report as the Commission Report
2. ADOPT the attached Staff Report and Findings as the Commission's Report.
3. **APPROVE** and recommend that the City Council adopt the Interim Control Ordinance as amended (attached as Exhibit "B") imposing a temporary prohibition on the issuance of building permits in excess of certain floor area thresholds in the subareas Mt. Olympus - Paradise Hill - Rose Hill; Monterey Hills, and El Sereno as shown on the attached map(s) labeled Exhibit A.
4. **Disapprove the ICO for Mt. Washington-Glassell Park**
5. Development of a Focus Group discussion to explore a program based approach to recurring problems such as haul route, access, traffic, grading, etc. in the Mount Washington-Glassell Park Specific Plan area and the remaining areas included in the Interim Control Ordinance. This focus group discussion would involve various agencies (Department of Building and Safety, Department of Transportation, Bureau of Engineering, Fire Department, City Planning) as well as stakeholders (property owners, developers, community leaders, etc.).
6. A follow up preparation, adoption, and implementation of a Specific Plan for the areas targeted in the Northeast Hillside ICO.
7. Preparation and adoption of a Mount Washington- Glassell Park Specific Plan Amendment, as necessary based on focus group discussions of the proposed Northeast Hillside Specific Plan.
8. That the City Council allocates staff resources to implement recommendations two through four.

Exhibits "A": Area Boundary Maps
Exhibit "B": Proposed Ordinance
Exhibit "C" Mt Washington - Glassell Park Specific Plan subareas

Addendum Response to Oral Testimony.

ADVICE TO PUBLIC: *The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the Commission Secretariat, 200 N. Spring Street, Room 532, Los Angeles, CA 90012 (Phone No. 213-978-1246). While all written communications are given to the Commission for consideration, the initial packets are sent to the week prior to the Commission's meeting date. If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendized herein, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability, and upon request, will provide reasonable accommodation to ensure equal access to this programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request not later than three working days (72 hours) prior to the meeting by calling the Commission Secretariat at (213) 978-1246.

SUMMARY AND RECOMMENDATIONS

ACTION RECOMMENDED BY STAFF: That the City Planning Commission:

ADOPT the Staff Report as the Commission Report

APPROVE and recommend that the City Council adopt the Interim Control Ordinance as amended (attached as Exhibit "B") imposing a temporary prohibition on the issuance of building permits in excess of certain floor area thresholds in the subareas Mt. Olympus - Paradise Hill - Rose Hill; Monterey Hills, and El Sereno as shown on the attached map(s) labeled Exhibit A.

ADOPT the following findings:

1. **Geographic Area:** The Northeast Hillside ICO is generally comprised of the subareas Mt. Olympus - Paradise Hill - Rose Hill; Monterey Hills, and El Sereno as shown on the attached map(s) labeled Exhibit A.
2. **Charter Sections 556 & 558.** The subject ordinance is in substantial conformance with the purposes, intent, and provisions of the General Plan in that the ordinance furthers the Northeast Community Plan which calls for hillside development to be of low density, appropriate in scale, and minimally disruptive of the natural terrain. The subject ordinance seeks to limit the adverse impacts of hillside development incompatible with the scale of existing neighborhoods, including infrastructure and public services, by imposing a temporary prohibition on the issuance of all building permits in excess of certain floor area thresholds until the City adopts permanent regulatory measures that can be implemented.

Among the objectives and Policies of the Northeast Community Plan are "To limit the intensity and density of development in hillside areas" (Objective 1-5); and Policies include "Limit development according to the adequacy of the existing and assured street circulation system within the Plan Area and surrounding areas" (Policy 1-5.1); "Ensure the availability of paved streets, adequate sewers, drainage facilities, fire protection services and facilities, and other emergency services and public utilities to support development in hillside areas" (Policy 1.5.2); and "Consider the steepness of the topography and the geologic stability in any proposal for development within the Plan area" (Policy 1.5.3).

The subject ordinance would limit the adverse impacts of development incompatible with adopted objectives and policies in the Northeast Community Plan and with current hillside development trends in Northeast by imposing a temporary prohibition on the issuance of all building permits in excess of certain floor area thresholds.

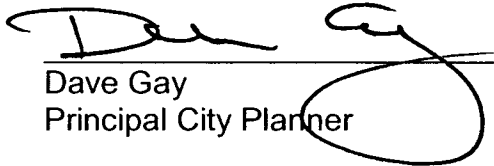
3. **California Environmental Quality Act.** The proposed ordinance is exempt from the California Environmental Quality Act of 1970 (CEQA), pursuant to Article III,

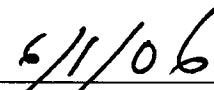
Section 2 (m), of the City's Guidelines in that it is only a temporary measure to prohibit the issuance of building permits until a suitable mitigation measure or other solution can be found.

4. **California Government Code Section 65858.** The proposed ordinance is intended to protect the public safety, health, and welfare of the residents of the proposed areas by prohibiting the issuance of building permits in excess of certain floor area thresholds for any Project that may incorporate building and grading activities, removal or relocation of trees, depletion of plant life, or insufficient off-street parking, detrimental to the intent and purpose of the Northeast Community Plan, and specific Objectives and Policies SUPRA. Because it may take an additional year for the adoption of a pertinent planning tool to establish appropriate mitigation, or find other solutions which can be implemented to address the issues in a long term manner, interim measures are needed to prevent further development incompatible with adopted objectives and policies in the Northeast Community Plan and with current hillside development trends in the community.

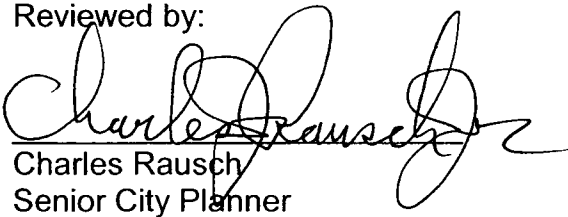
S. GAIL GOLDBERG, AICP
Director of Planning

Approved by:

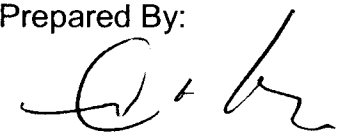

Dave Gay
Principal City Planner


Date

Reviewed by:


Charles Rausch
Senior City Planner

Prepared By:


Jose Carlos Romero
City Planner

SUPPLEMENTAL STAFF REPORT

This second supplemental staff report addresses the questions raised by the City Planning Commission on April 13, 2006, in regards to the following:

1. The ICO boundaries.
2. The urgency requirement of an ICO per State Law.
3. What is an ICO, issues and legality?

Also, this supplemental staff report includes the proposed Ordinance as amended to include parking, and tree protection.

Finally, staff prepared an addendum with specific responses to oral testimony.

1. Why these boundaries were selected?

During the first months of 2004, several developers approached the Planning Department (Subdivision Section and Northeast Unit) inquiring on development opportunities in some of the vacant parcels in Lincoln Heights. Developers were interested in small single-family lots and large lots for subdivision projects. As a matter of common practice, developers were advised to consult with the Council Office, for subdivision in large parcels require General Plan Amendments from very low or minimum density to more dense designations.

The Council Office became aware of these development pressures and instructed the Planning Department to look into vacant land to establish an ICO to reduce urgent and increasing problems about development in the Northeast Hillside areas. Council Office One targeted the vacant land areas originally proposed in the Northeast ICO: the Mount Olympus, Paradise Hill, and Rose Hill areas.

Subsequently Council Office 14 requested that additional areas be added as part of the ICO effort. Staff advised CD 14 that vacant land was a primary target. CD 14 targeted portions of El Sereno and Monterey Hills. Then CD1 and CD14 focused on portions of predominately vacant land in the Mount Washington - Glassell Par Specific Plan.

2. What is the urgency and its relationship to the increased number of building permits?

The original motion and the proposed ordinance reference the following areas of necessary protection:

- minimization of grading and soil erosion;
- protection of ridgelines and landform;

- protection of plant life, wildlife;
- hillside development appropriate in scale, and
- adequate access for residents and emergency vehicles.

Future assessments/ analysis in the above areas should be done while the Interim Control Ordinance is in place to protect the health, safety, and welfare of the Northeast hillside areas, in particular those targeted for the ICO due to increasing development pressures which was manifested by the increasing number of building permits.

**BUILDING PERMITS IN HILLSIDE AREAS
SINGLE-FAMILY**

	2001 BUILDING PERMITS*	2001 PERMITS FOR NEW SF	2004 BUILDING PERMITS *	2004 PERMITS FOR NEW SF
CITYWIDE	880	421	5615	859
PERCENT CHANGE 2001- 2004			84%	49.4%
NORTHEAST LA	41	18	636	119
PERCENT CHANGE 2001- 2004			93%	84.9%
SUNLAND- TUJUNGA	21	18	615	482
PERCENT CHANGE 2001- 2004			97%	96%

* Includes both additions and new single-family units.

The table shows building permit activity for single-family (both additions and new units) in hillside areas. Northeast Los Angeles and Sunland Tujunga show the highest percent increase of new single-family development in hillside areas. There is a significant difference between these two communities, most of the single-family activity in Sunland Tujunga is through subdivision of land whereas in Northeast the majority of single-family development is through permits for existing single-family lots. The subdivision process involves a thorough environmental assessment of projects whereas most of the applications for single-family lots in Northeast receive Categorical Exemptions.

There are two types of urgencies, both derived from the increased building activity in Northeast Hillside areas.

- a) **There is an urgency to review the City's environmental and planning regulations, procedures and strategies applicable to Northeast hillside areas.**

Existing regulations currently in place may not be sufficient to protect the health, safety and welfare of the community. Specifically, current environmental policies grant Ministerial Project Approval with no further action required under CEQA (issued by the Department of Building and Safety), or categorical exemptions to single-family projects in hillside areas pursuant to City CEQA Guidelines Class 3, Category 1. The same guideline is found in CEQA Statue 15303, Class 3, Category (a).

CATEGORICAL EXEMPTIONS

c. Class 3. New Construction of Small Structures.

1) Single family residences not in conjunction with the building of two or more units. In urbanized areas, up to three single family residences may be constructed under this exemption.

In areas of Northeast Los Angeles where project permits are subject of planning review, specifically the Mount Washington - Glassell Park Specific Plan, categorical exemptions have been granted to single-family projects and Director's determinations for project permits have been successfully challenged on the grounds that environmental impacts were not adequately addressed and mitigated.

The East Los Angeles Area Planning Commission has found that some project permit reviews in Mount Washington - Glassell Park Specific Plan, a hillside area, failed to identify potential environmental impacts, and this Commission has granted at least two appeals and it has also granted-in-part various other appeals. Appeals were granted pursuant to CEQA Statue 15300.2 Exceptions to Categorical Exemptions. In those appeals granted-in-part by the Area Planning Commission, environmental mitigation measures have been added to the Commission's action.

CEQA Statue 15300.2 EXCEPTIONS a, b, and c, reads:

- (a) Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located -- a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.
- (b) Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same

place, over time is significant.

- (c) Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

Appeals granted by the ELA-APC are cases DIR 2005-5136-SPP, and Dir 2005-5140-SPP. These cases involve single-family project permit applications on a landslide designated hazard area. In 1969, a landslide destroyed a few homes, a road, and killed one person. The area was never stabilized by the City. The hazard areas included not only the project site but adjoining lots, and the existing road fronting the project site was only re-compacted by the Bureau of Public Works. The project site was also in proximity to a wild life corridor.

In hillside areas where no planning review is required such as the ICO target areas, the, the Department of Building and Safety, usually grants building permits as ministerial actions, which require no environmental clearance, to single-family projects unless a haul route permit is needed for which an environmental assessment on the project is prepared.

Single-family projects with no planning review requirement usually go silent during the building permit process and do not afford public scrutiny, and quite often the property owners and neighbors are not aware of land hazards or environmental protection measures.

This is true in hillside areas where substandard lots are developed with usually substandard infrastructure such as narrow roads with substandard access for residents and emergency vehicles. The impacts of gradual development in this kind of terrain constitute a threat to the health, safety and welfare of the community.

The intent of the Northeast ICO is to reasonably limit construction of floor area thereby minimizing grading and the building pad (footprint). This criteria will reduce the likelihood of soil erosion, deforestation and depletion of plant and animal life. During the ordinance's interim period, the City will review its planning and environmental regulations, procedures and strategies applicable to Northeast hillside areas. Omitting such review could be injurious to the community.

The proposed ordinance offers minimum protection while allowing property owners and developers the ability to obtain building permits. The floor area permitted by the proposed ICO actually exceeds the floor area permitted by the Mount Washington - Glassell Park Specific Plan.

COMPARATIVE MAXIMUM FLOOR AREA PERMITTED

Lot Area in s. f.:	HILLSIDE * ORDINANCE	MT WASHINGTON - GLASSEL PARK SPECIFIC PLAN**	PROPOSED NORTHEAST HILLSIDE ICO
3,680	40% lot coverage x 36 ft height. Over 2,944 sf	50% OF LOT AREA 1,840 sf	50% + 550 sf*** 1,840+550 2,390 sf
6,770	40% lot coverage x 36 ft height Over 5,416 sf	$0.5 - \{[(6,770 - 5000) \times 0.1] \div 5000\}$ = 42.9% OF LOT AREA 2,906 sf	45% + 550 sf 3,046+550 3,596 sf
11,810	40% lot coverage x 36 ft height Over 9,448 sf	$0.4 - \{[(11,810 - 10,000) \times 0.08] \div 5000\}$ = 37.1% OF LOT AREA 4,381 sf	35% + 550 sf 4,133+550 4,683 sf
17,368	40% lot coverage x 36 ft height Over 13,894 sf	$0.32 - \{[(17,368 - 15,000) \times 0.05] \div 5000\}$ = 29.6% OF LOT AREA 5,140 sf	27% + 550 sf 4,689+550 5,239 sf
23,550	40% lot coverage x 36 ft height Over 18,840 sf	27% OF LOT AREA 6,358 sf	27% + 550 sf 6,358+550 6,908 sf

* Based on a two story structure and 40% lot coverage.

** The Mount Washington - Glassell Park Specific Plan includes garages and stairwells in its definition of floor area. The LAMC excludes garages and stairwells in the definition of floor area.

*** Average floor area of garage and enclosed stairwells.

As shown above, the Northeast Hillside ICO will allow the reasonable enjoyment of a property right. Therefore, the proposed ICO is not a taking or a moratorium, and it will not deprive a property owner from improving a vacant lot or adding to an existing dwelling. Enactment of the ICO will not constitute a hardship during the building permit process as shown in the attached flowchart .

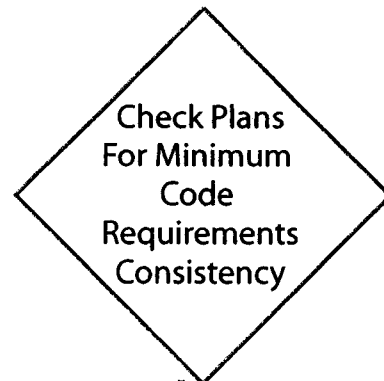
Building Permit Northeast ICO Process

CPC 2004-7068-ICO

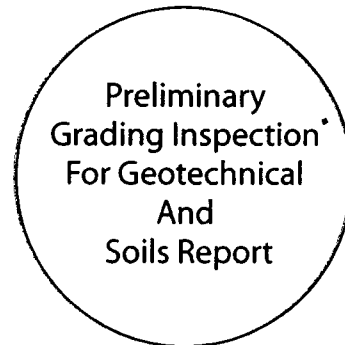
Building & Safety Counter



Plan Check



If Site in Designated
Hillside Grading Area
then



Correction Sheet if Needed

Is Project Below FAR Thresholds?

Yes: Continue Building Permit Process
No: Apply for ICO Hardship Exception
with City Clerk

Is Grading under 1000 Cubic Yards?

Yes: Continue Building Permit Process
No: Apply for ICO Hardship Exception with
City Clerk

- b) **There is an urgency to limit the floor area and therefore the building footprint. This will likely minimize grading and increase soil stability, preserve hillside landform, and conserve native plant life, including oak trees and other designated significant trees by Ordinance No 177404.**

At least one property on Thomas Street modified its original layout to increase floor area exceeding proposed thresholds to the detriment of clearly stated Community Plan policies. Also, a few other properties exceed ICO ratios when the total floor area of construction is accounted for (Roberta Street).

Ongoing development in the Monterey Hills area have depleted plant life, including the cutting of significant trees (Harriman Street).

The proposed ICO ordinance will implement the recently adopted tree ordinance which requires the following tree replacement criteria administered by the Board of Public works:

TREE PROTECTION	
Removal of Protected Tree	1. Replace with 2 trees of a protected variety, 2. At least 15- gallon, one inch or more in diameter one foot above base, 3. At least seven feet in height measured from base, 4. Size an number of replacement trees shall approximate value of tree to be replaced..
If Replacement Trees unavailable...	1. Permit protected trees of a lesser size or trees of a different species to be planted, 2. A greater number of replacement trees may be required.
Relocation of Protected Tree on Same Property	Provided that environmental conditions of the new location are favorable for survival.

3. **What is an Interim Control Ordinance (ICO)?**

State Government Code Section 65858 authorizes the City to adopt an urgency measure, an interim ordinance prohibiting land uses that may be in conflict with a contemplated general plan, specific plan, or zoning proposal that the City is considering or studying. An ICO cannot be used to prohibit the processing of a development application.

In other words, an Interim Control Ordinance is a short term growth management measure which sets forth provisions for development control purposes to bring new

construction to conform with existing Community Plan goals and objectives.

The proposed Northeast Hillside ICO advances a legitimate public interest (to protect the health, safety and welfare of the community), and it does not constitute a taking because it allows property owners the enjoyment of their property rights.

ISSUES, LEGALITY

As the Northeast Los Angeles Community Plan area was experiencing a significant increase in building permits for single-family dwellings, the hillside communities started to address the impacts of gradual development, particularly grading, soil erosion, access/ circulation, parking, and plant life issues.

The problems of grading and soil stability, circulation/ access for residents and emergency vehicles pertain to safety concerns; depletion of plant life and animal life problems pertain to health and welfare of the community. There is an urgency to address the impacts of gradual development in hillside areas with adverse environmental factors such as designated land hazards (landslides, liquifaction, soil stability), depletion of plant life, narrow streets, etc.

The intent of the Northeast ICO is to reasonably limit construction of floor area thereby minimizing grading and the building pad (footprint). This criteria will reduce the likelihood of soil erosion, deforestation and depletion of plant and animal life. During the ordinance's interim period, the City will review its planning and environmental regulations, procedures and strategies applicable to Northeast hillside areas. Omitting such review will be injurious to the community.

During the initial process of this project, the City Attorney met with Planning Department and City Council staff and made very clear that an ICO shall not preclude a property owner from improving a property. Therefore, staff was careful in drafting an ICO which allows property owners to build on their lots.

The proposed ordinance offers protection while allowing property owners and developers to obtain building permits. The floor area permitted by the proposed ICO exceeds the floor area permitted by the Mount Washington - Glassell Park Specific Plan. Consequently, the proposed ICO is not a taking, and it is not a moratorium.

EXHIBIT B

PROPOSED ORDINANCE NO. _____

An ordinance imposing interim regulations on the issuance of building, grading, foundation, use of land, and change of use permits in various portions of the Northeast Community Plan Area as depicted in the accompanying ordinance maps titled *Sub-Area I: Mount Olympus, Paradise Hill, Rose Hill, Sub-Area II: El Sereno, and Sub-Area III: Monterey Hills.*

WHEREAS, extensive hillside areas within the Northeast Community Plan area remain unbuilt because they were subdivided at a time when no infrastructure improvements or access was required or provided for; and

WHEREAS, development activity in the Northeast hillside areas has significantly increased in recent years; and

WHEREAS, the Northeast Community Plan area adopted by the City Council on June 15, 1999, called for measures requiring that hillside development be of low density, appropriate in scale, and minimally disruptive of the natural terrain; and

WHEREAS, ridgelines (the highest crest of the hill or range), canyons, natural rock outcropping, desirable natural or protected vegetation including prominent and native trees, and natural water courses, and areas particularly abundant in wildlife are significant elements of the natural terrain and therefore should be minimally altered and if possible preserved; and

WHEREAS, introduction and conservation of plant material will further protect slopes from slippage or soil erosion and to minimize the effects of any grading or construction, and

WHEREAS, a purpose of the Northeast Plan is to ensure that future developments improve the identity and appearance of neighborhoods and communities by providing guidance regarding scale, height, bulk, setbacks, design, and landscaping; and

WHEREAS, the Northeast Plan also calls for strategically targeting sites for appropriate low density hillside development; and

WHEREAS, the Northeast Plan also promotes the protection of aesthetic resources; and

WHEREAS, buildings in hillside areas shall be designed to accommodate sloping sites and minimize the amount of grading required; and

WHEREAS, the placement of a structure should not destroy or obstruct a scenic feature or resource; and

WHEREAS, in hillside areas safety protection measures such as accessibility and reduced emergency response time shall be encouraged through adequate infrastructure, including street access; and

WHEREAS, it is urgent to immediately prevent the major alteration of the subject area until permanent hillside regulations can be adopted.

NOW THEREFORE,

**THE PEOPLE OF THE CITY OF LOS ANGELES
DO ORDAIN AS FOLLOWS:**

Section 1. **DEFINITIONS.** The following words and phrases, whenever used in this Ordinance, shall be construed as defined in this Section. Words and phrases not defined herein shall be construed as defined in Sections 12.03 and 91.6202 of the Los Angeles Municipal Code.

FLOOR AREA RATIO: The ratio between the floor area of all buildings on a lot (as defined in the Los Angeles Municipal Code) and the total area of the lot.

Section 2. **PROHIBITION.** Notwithstanding any provision of the Los Angeles Municipal Code to the contrary, for a period of 365 days from the effective date of this Ordinance, or until a permanent planning tool can be adopted to address the identified community issues, whichever comes first, for any lot or parcel which is located in whole or in part within the sub-areas identified in Section 3 of this Ordinance:

(a) No person, except as otherwise provided in this Ordinance, shall erect, construct, add to or change the use of any building or structure, or portion thereof, on a lot within the identified areas in Section 3 of this Ordinance.

(b) No person shall remove or relocate a Protected Tree as defined in Ordinance 177,404.

(c) No person shall erect, construct, or add to a single-family dwelling unless an additional off-street parking is provided when the project exceeds 2,400 square feet of floor area.

~~(d) No grading in excess of 1000 cubic yards shall be permittend.~~

Sec. 3. **INTERIM CONTROL AREA.** The provisions of this Ordinance shall apply to any lot located in whole or in part with in the subareas described as follows:

Subarea(s)I. Mount Olympus-Flatop generally bounded by Griffin Avenue to the West; Griffin Avenue, Avenue 39, Bernice Place, Montecito Drive, and Roberta Street to the North; Sierra Street and Alta Street to the East; and Fenn Street, Prewett Street, Abrigo Avenue and Pomona Street to the South;

Paradise Hill generally bounded by Eva Terrace to the West; Gillig Avenue and Rising Drive to the North; Amethyst Street and Onyx Drive to the East; and Altura Street and Onyx Drive to the South;

Department of Water and Power (DWP) Rose Hills generally bounded by Roberta Street to the North, Reynolds Avenue to the East, and Luther Street to the South.

A small parcel bounded by Avenue 43 to the South and West, Latona Avenue to the North, and Montecito Drive to the East.

All as shown in Exhibit A-1

Subarea II. El Sereno generally bounded by Soto Street and Huntington Drive to the West, Turquoise Street and Cato Street to the North, Kewanee Street to the East, and Multinomah Street to the South as shown in Exhibit A-2.

Subarea III. Monterey Hills generally bounded by Collis Avenue to the East; the City of South Pasadena to the North, Potrola Avenue to the East, and Edison Street and Novgorod Street to the South as shown in Exhibit A-3.

EXHIBIT A1



Subarea I Mt Olympus • Paradise Hill • Rose Hill Areas NORTHEAST LOS ANGELES HILLSIDE ICO

CF-04-1880
CD1 & CD14

CPC No 2004-7068-ICO
Effective Date: 6-8-06

Prepared by the Graphics Section of the Los Angeles City Planning Department • January, 2006

EXHIBIT A2



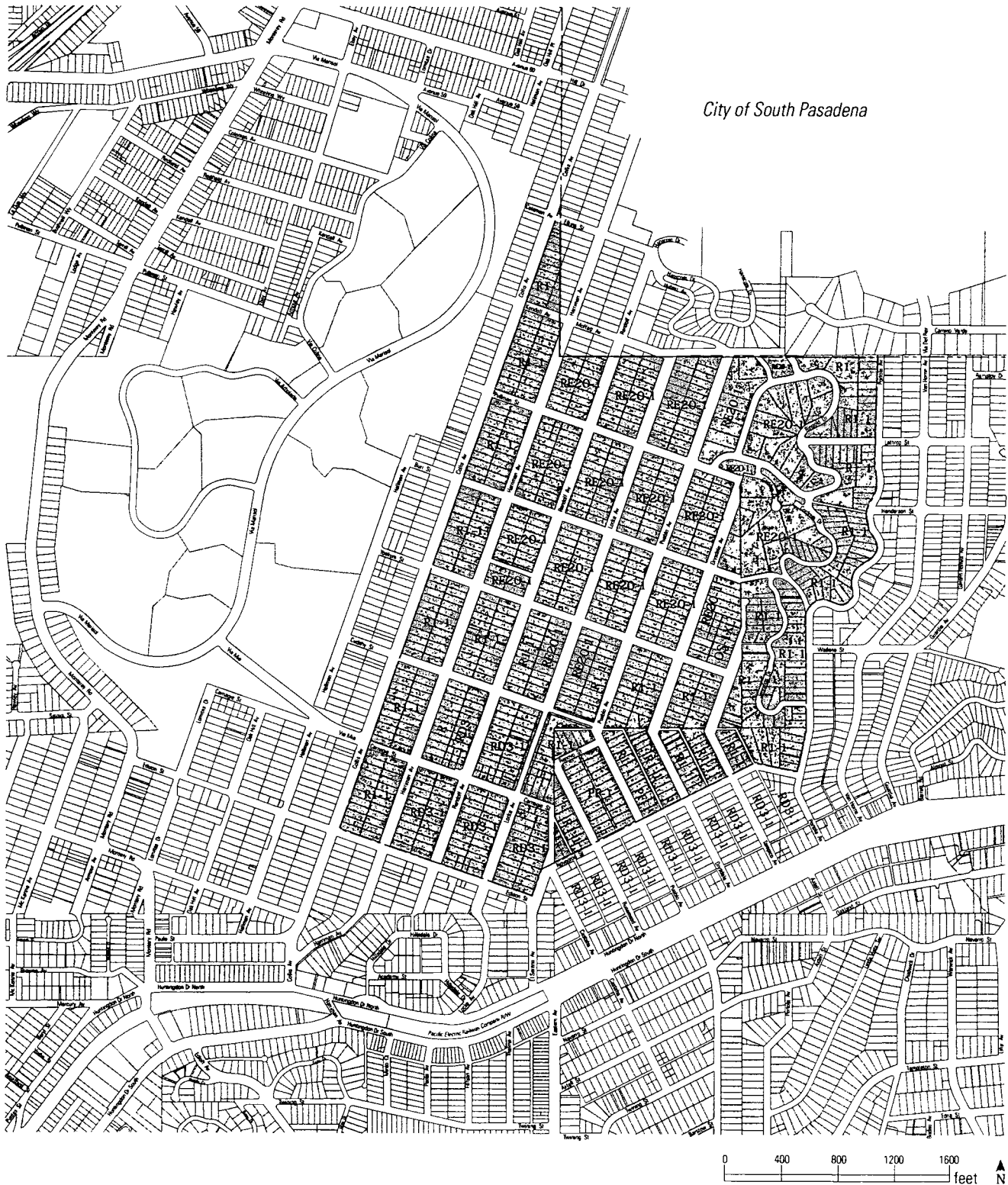
Subarea II
El Sereno

NORTHEAST LOS ANGELES HILLSIDE ICO

CF-04-1880
CD1 & CD14

CPC No 2004-7068-ICO
Effective Date: 6-8-06

EXHIBIT A3



Subarea III

Monterey Hills Area

NORTHEAST LOS ANGELES HILLSIDE ICO

CF-04-1880
CD1 & CD14

CPC No 2004-7068-ICO
Effective Date: 6-8-06

Prepared by the Graphics Section of the Los Angeles City Planning Department • January, 2006

Sec. 4. EXCEPTIONS.

A. The prohibitions specified in Section 2 of this Ordinance shall not apply to any vesting tract map subdivision, the application for which was deemed complete prior to the effective date of this Ordinance.

B. The prohibitions specified in Section 2 of this Ordinance shall not apply to any construction for which a building permit or demolition permit is required:

1. In order to comply with an order issued by the Department of Building and Safety to repair, remove or demolish an unsafe or a substandard condition;
2. In order to rebuild as a result of destruction by fire, earthquake or other natural disaster, provided that the development is not prohibited by any provision of the Los Angeles Municipal Code.

C. The prohibitions specified in Section 2 of this Ordinance shall not apply to any building permit for which (1) architectural and structural plans sufficient for a complete plan check were accepted by the Department of Building and Safety on or before the effective date of this Ordinance; and (2) all fees or guarantees for the payment of fees were accepted by the City on or before the effective date of this Ordinance. This exception shall only apply if no subsequent changes are made to the plans which increase or decrease the height or floor area or occupant load by more than five percent, or change the use, or if any changes violate the Zoning Code regulations in force on the date the plan check fee was paid.

D. The prohibitions specified in Section 2 (a) of this Ordinance shall not apply to the erection, construction, addition to or alteration of a one-family dwelling or other structure where the total floor area of the one-family dwelling on the lot does not exceed the following thresholds:

1. For lots less than 5,000 square feet in size, the maximum Floor Area Ratio shall be determined by using the following ratio:
0.5:1 (0.50 times the lot area).
2. For lots greater than or equal to 5,000 square feet in size, but less than 10,000 square feet in size, the maximum Floor Area Ratio shall be determined by using the following ratio:
0.45:1 (0.45 times the lot area).
3. For lots greater than or equal to 10,000 square feet in size, but less than 15,000 square feet in size, the maximum Floor Area Ratio shall be determined by using the following ratio:
0.35:1 (0.35 times the lot area).

4. For lots greater than or equal to 15,000 square feet in size, the maximum Floor Area Ratio shall be determined by using the following ratio:
0.27:1 (0.27 times the lot area).

E. The prohibitions specified in Section 2 of this Ordinance shall not apply to any building permit for which a vested right has accrued prior to the effective date of this Ordinance.

F. The prohibitions specified in Section 2 a), 2 b), 2 c) ~~or 2 d)~~ of this Ordinance shall not apply to any building permit for which,

a) a project does not exceed floor area thresholds as established in Section 4-D of this Ordinance or a project exceeds floor area thresholds as established in Section 4-D of this Ordinance and an ICO hardship exemption is granted by the City Council, and environmental assessment is performed and an environmental determination is issued by the Lead Agency.

b) Compliance with Ordinance 177,404 has been established by the Department of Public Works.

c) Verification has been established by the Department of Building and Safety in applicant building plans that an additional off-street parking space is provided when the project's dwelling unit exceeds 2,400 square feet of total floor area.

~~d) a project does not exceed floor area thresholds as established in Section 4-D of this Ordinance and an environmental assessment is performed and an environmental determination is issued by the Lead Agency when grading exceeds 1,000 cubic yards.~~

Sec. 5. EXTENSION OF REGULATIONS. The City Council may, by resolution, extend the provisions of this Ordinance for not more than two additional periods of six months, so long as the City Council makes the following finding: That appropriate City agencies and officials are exercising due diligence to assure that the proposed Community Plan amendment is being processed expeditiously.

Sec. 6. HARDSHIP EXEMPTIONS. The City Council, acting in its legislative capacity, may by resolution, grant an exemption from the provisions of this Ordinance in cases of extreme hardship duly established to the satisfaction of the City Council. An application for hardship exemption shall be filed with the City Clerk on forms provided by the Department of City Planning.

Sec. 7. **APPLICABILITY OF THE ZONING CODE.** The regulations of this Ordinance are in addition to those set forth in the planning and zoning provisions of Chapter 1 of the Los Angeles Municipal Code and any other ordinances adopted by the City Council, and do not contain any rights not otherwise granted under the provisions and procedures contained in that Chapter or any other ordinances.

Sec. 8. **SEVERABILITY.** If any provision of this Ordinance is found to be unconstitutional or otherwise invalid by any court of competent jurisdiction, that invalidity shall not affect the remaining provisions of this Ordinance which can be implemented without the invalid provision, and, to this end, the provisions of this Ordinance are declared to be severable.

Sec. 9. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located in the Main Street lobby to the City Hall; one copy on the bulletin board located at the ground level at the Los Angeles Street entrance to the Los Angeles Police Department; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

I hereby certify that this ordinance was passed by the Council of the City of Los Angeles, **by a vote of not less than three-fourths** of all of its members, at its meeting of _____.

FRANK T. MARTINEZ, City Clerk

By _____

Pursuant to Charter Section 559, I approve
this ordinance on behalf of the City
Planning Commission and recommend
it be adopted

Deputy

February ____, 2006

see attached report.

Approved _____

S GAIL GLODBERG
Director of Planning

Mayor

Approved as to Form and Legality

Rockard J. Delgadillo, City Attorney

By _____
TERRY P. KAUFMANN MACIAS
Deputy City Attorney

Date _____

File No. CF04-1880-S2; CPC 2004-7068-ICO

EXHIBIT D

COUNTY CLERK'S USE

CITY OF LOS ANGELES

CITY CLERK'S USE

OFFICE OF THE CITY CLERK
200 NORTH SPRING STREET, ROOM 360
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT**NOTICE OF EXEMPTION**

(California Environmental Quality Act Section 15062)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152 (b). Pursuant to Public Resources Code Section 21167 (d), the filing of this notice starts a 35-day statute of limitations on court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statute of limitations being extended to 180 days.

LEAD CITY AGENCY

City of Los Angeles Department of City PlanningCOUNCIL DISTRICT
1 & 14

PROJECT TITLE

Northeast Hillside Interim Control Ordinance

LOG REFERENCE

ENV - 2004-7069 -CE-ICO

CPC - 2004-7068-ICO

PROJECT LOCATION

Generally bounded by (I) *Mt. Olympus* generally bounded by Griffin Avenue to the West; Griffin Avenue, Avenue 39, Bernice Place, Montecito Drive, and Roberta Street to the North; Sierra Street and Alta Street to the East; and Fenn Street, Prewett Street, Abrigo Avenue and Pomona Street to the South. *Paradise Hill* generally bounded by Eva Terrace to the West; Gillig Avenue and Rising Drive to the North; Amethyst Street and Onyx Drive to the East; and Altura Street and Onyx Drive to the South. *Rose Hill* generally bounded by Roberta Street to the North, Reynolds Avenue to the East, and Luther Street to the South. A *small parcel* bounded by Avenue 43 to the South and West, Latona Avenue to the North, and Montecito Drive to the East. (II) *El Sereno* generally bounded by Soto Street and Huntington Drive to the West, Turquoise Street and Cato Street to the North, Kewanee Street to the East, and Multnomah Street to the South. (III) *Monterey Hills* generally bounded by Collis Avenue to the East; the City of South Pasadena to the North, Potrola Avenue to the East, and Edison Street and Novgorod Street to the South. (IV) *Mt. Washington - Glassell Park* area includes three portions of predominantly vacant land. The northwest portion is generally bounded by Crestmore Place, Mimosa Drive, Ackerman Drive, Division Street, and Rome Drive. The northeast portion is generally bounded by San Andreas Avenue, San Rafael Avenue, Moon Avenue, Shanley Avenue, Marmion Way, Crane Boulevard, Glenalbyn Drive, and Seaview Avenue. The southern portion is generally bounded by Avenue 37, Mt Washington Drive, Glenalbyn Drive, and Isabel Street.

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:

Establishment of an Interim Control Ordinance to temporarily prohibit the issuance of all building permits in excess of certain floor area ratio thresholds in various hillside areas within the Northeast Community Plan as depicted in the attached map and described above.

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY:

CONTACT PERSON

Jose Carlos Romero

AREA CODE

(213) 978-1180

TELEPHONE NUMBER

EXT.

EXEMPT STATUS: (Check One)

STATE CEQA GUIDELINES

CITY CEQA GUIDELINES

☐ MINISTERIAL

Sec. 15268

Art. II, Sec. 2b

☐ DECLARED EMERGENCY

Sec. 15269

Art. II, Sec. 2a (1)

☐ EMERGENCY PROJECT

Sec. 15269 (b) & (c)

Art. II, Sec. 2a (2) & (3)

☐ CATEGORICAL EXEMPTIONSec. 15300 *et seq.*

Art. III, Sec. 1

☐ GENERAL EXEMPTION

Sec. 15060

n/a

Class _____ Category _____ (City CEQA Guidelines)

☒ OTHER

(See Public Resources Code Sec. 21080 (b) and set forth state and City guideline provision.
Categorical Exemption Art. II, Sec.2 (m)

JUSTIFICATION FOR PROJECT EXEMPTION: The adoption of an ordinance that does not result in impacts on the physical environment, but merely preserves the status quo by temporarily prohibiting the issuance of building permits.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

SIGNATURE

TITLE

City Planner

DATE December 6, 2004

FEE:

RECEIPT NO.

REC'D BY

DATE

CIT : LOS ANGELES SPEAKER CARD

Date

7/11/06

Council File No., Agenda Item, or Case No.

20

I wish to speak before the


 Name of City Agency, Department, Committee or Council
Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? ☒ For proposal☐ Against proposal☐ General comments

Name:

Rourke Reagan

Business or Organization Affiliation:

GLPNC Land use & Planning Committee

Address:

3410 Glenwathyn Dr. L.A. Ca. 90065

Street

City

State

Zip

Business phone:

Representing:

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

☐

Client Name:

Phone #:

Client Address:

Street

City

State

Zip

Please see reverse of card for important information and submit this entire card to the presiding officer or chairperson.

CIT F LOS ANGELES SPEAKER CARD

Date

7/11/06

Council File No., Agenda Item, or Case No.

20

I wish to speak before the

PLUM

Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? () For proposal

() Against proposal

Name: WARREN CHRISTENSEN ☒ General comments

Business or Organization Affiliation:

935 W. Ave 37

Address:

Street

City

State

Zip

Business phone:

(323) 222-4035

Representing:

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

☐

Client Name:

Phone #:

Client Address:

Street

City

State

Zip

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Date

7/11/06

Council File No., Agenda Item, or Case No.

Item 20

I wish to speak before the

PLUM Committee

Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? (☒) For proposal

() Against proposal

() General comments

Name:

Betsy Mines

Business or Organization Affiliation:

member G. Park W Council & GP/IA, resident of

Address:

2327 Yorkshire Drive

Street

City

LA

State

Ca

Zip

90065

Business phone:

N/A

Representing:

n/a

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

☐

Client Name:

Phone #:

Client Address:

Street

City

State

Zip

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CITY OF LOS ANGELES SPEAKER CARD

✓

Date

7/11/06

Council File No., Agenda Item, or Case No.

20

I wish to speak before the

PLUM

Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? ☒ For proposal

() Against proposal

() General comments

Name:

Teresa Villagas

Business or Organization Affiliation:

Resident

Address:

2117 Parkside Ave LA

90031

Street

City

State

Zip

Business phone:

Representing:

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

☐

Client Name:

Phone #:

Client Address:

Street

City

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Zip

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CIT

LOS ANGELES SPEAKER

RD



Date

7/11/06

Council File No., Agenda Item, or Case No.

NORTH EAST 100 #20

I wish to speak before the

PLUM

Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? (☒) For proposal

() Against proposal

() General comments

Name:

BRADLEY McCASKIN

Business or Organization Affiliation:

CLASSICAL BALLET TEACHER

Address:

3789 CAZADORA ST. GLASSELL PARK 90065

Street

City

State

Zip

Business phone:

(213) 924-9299

Representing:

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

☐

Client Name:

Phone #:

Client Address:

Street

City

State

Zip

Please see reverse of card for important information and submit this entire card to the presiding officer or chairperson.

CIT F LOS ANGELES SPEAKE

ARD



Date

11-06

Council File No., Agenda Item, or Case No.

NE 100 #20

I wish to speak before the

PLUM

Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? ☒ For proposal☐ Against proposal☐ General comments

Name:

EVE LUCKRING

Business or Organization Affiliation:

GLASSELL PARK RESIDENT / HILLSIDE ENVIRONMENTAL & SAFETY COALITION

Address:

3641 Laurel Drive

Los Angeles

CA

90065

Street

City

State

Zip

Business phone:

Representing:

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

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Client Name:

Phone #:

Client Address:

Street

City

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CIT F LOS ANGELES SPEAKER ORD



Date

7/11/06

Council File No., Agenda Item, or Case No.

NE 100#20

PLUM

I wish to speak before the

Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? ☒ For proposal

☐ Against proposal

☐ General comments

Name:

ALISA SMITH

Business or Organization Affiliation:

Address:

3701 CAZADOR ST

Street

City

LA CA

State

90065

Zip

Business phone:

213 910-3491

Representing:

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

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Client Name:

Phone #:

Client Address:

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CIT F LOS ANGELES SPEAKE ARD

Date

7/11/06

Council File No., Agenda Item, or Case No.

PC 2004-7068 #20

I wish to speak before the

P.T.D.M. Committee
Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? ☒ For proposal

() Against proposal

() General comments

Name:

LOUIS MRAZ

Business or Organization Affiliation:

Address:

904 ELYRIA DR
Street

LA
City

CA
State

90065
Zip

Business phone: *323-222-1970* Representing:

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

☐

Client Name: _____ Phone #: _____

Client Address: _____
Street City State Zip

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CIT F LOS ANGELES SPEAKER CARD

Date

7-11-06

Council File No., Agenda Item, or Case No.

SUPP. AGENDA (20)

I wish to speak before the P.L.U.M. Committee
Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? () For proposal

() Against proposal

Name: CLARE MARTER KENTON () General comments

Business or Organization Affiliation: _____

Address: _____
Street City State Zip

Business phone: _____ Representing: NELA Coalition (Open Space)

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

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Client Name: _____ Phone #: _____

Client Address: _____
Street City State Zip

Please see reverse of card for important information and submit this entire card to the presiding officer or chairperson.

CIT F LOS ANGELES SPEAKER CARD



Date

7.11.06

Council File No., Agenda Item, or Case No.

20

I wish to speak before the

P.L.U.M.

Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? ☒ For proposal

Name: Raymond Gutierrez ☐ Against proposal ☐ General comments

Business or Organization Affiliation:

Address: 3106 Amethyst St LA Ca 90032
Street City State Zip

Business phone: 323.202.5329 Representing: _____

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

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Client Name: _____ Phone #: _____

Client Address: _____
Street City State Zip

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CIT F LOS ANGELES SPEAKE

ARD



Date

7-11-06

Council File No., Agenda Item, or Case No.

100 #20

I wish to speak before the

PLUM

Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda?

- ☒ For proposal
☐ Against proposal
☐ General comments

Name:

JULIE WILLIAMS

Business or Organization Affiliation:

Address:

Street

City

State

Zip

Business phone:

Representing:

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

☐

Client Name:

Phone #:

Client Address:

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CIT

LOS ANGELES SPEAKER

RD



Date

July 11 2006

Council File No., Agenda Item, or Case No.

20

I wish to speak before the

Planning Land Use Management

Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? ☒ For proposal☐ Against proposal☐ General comments

Name: Ann Walton

Business or Organization Affiliation:

Address:

755 Crane Blvd

Street

City

LA

State

90065

Zip

Business phone:

Representing:

self

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

☐

Client Name:

Phone #:

Client Address:

Street

City

State

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CIT

LOS ANGELES SPEAKER

RD

#20✓

Date

7/11/06

Council File No., Agenda Item, or Case No.

I wish to speak before the

PLUM

Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? ☒ For proposal☐ Against proposal☐ General comments

Name: Ruth Cusick

Business or Organization Affiliation:

Center for Law in the Public Interest

Address:

1055 Wilshire Blvd #1060

LA

CA

90017

Street

City

State

Zip

Business phone: 213-977-1035 Representing:

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

☐

Client Name:

Phone #:

Client Address:

Street

City

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Zip

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CIT F LOS ANGELES SPEAKER CARD

Date

July 11, 2006

Council File No., Agenda Item, or Case No.

04-1880 #20

I wish to speak before the

PLUM

Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? (☒) For proposal

() Against proposal

() General comments

Name:

Daniel Wright

Business or Organization Affiliation:

Mount Washington Homeowners Alliance

Address:

467 Crane Blvd

LA

CA

90065

Street

City

State

Zip

Business phone:

213 236-2732

Representing:

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

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Client Name:

Phone #:

Client Address:

Street

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Please see reverse of card for important information and submit this entire card to the presiding officer or chairperson.

CIT F LOS ANGELES SPEAKER ORD



Date

07/11/06

Council File No., Agenda Item, or Case No.

20

I wish to speak before the _____
Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? ☒ For proposal
() Against proposal
Name: Carlos Salazar () General comments

Business or Organization Affiliation: Anahuak

Address: 1550 San Fernando Rd LA CA 90065
Street City State Zip

Business phone: (323) 605-8300 Representing: Soccer teams of El Sereno

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

☐

Client Name: _____ Phone #: _____

Client Address: _____
Street City State Zip

Please see reverse of card for important information and submit this entire card to the presiding officer or chairperson.

CIT F LOS ANGELES SPEAKER CARD

Date

7/12/06

Council File No., Agenda Item, or Case No.

20

I wish to speak before the

PLUM Committee

Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? ☒ For proposal

☐ Against proposal

☐ General comments

Name:

ELVA YANEZ

Business or Organization Affiliation:

Address:

4627 Harriman Ave., Los Angeles, CA 90032

Street

City

State

Zip

Business phone:

323-377-1554

Representing:

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

☐

Client Name:

Phone #:

Client Address:

Street

City

State

Zip

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Date

7/11/06

Council File No., Agenda Item, or Case No.

#20

I wish to speak before the

PLVM

Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? () For proposal

(x) Against proposal

() General comments

Name:

Ben Reznik

Business or Organization Affiliation:

JMBM

Address:

1900 Ave of the Stars 7th Flr LA CA 90067

Street

City

State

Zip

Business phone:

(310) 201-3572

Representing:

Monterey Hills Partners

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

☐

Client Name:

Monterey Hills Partners

Phone #:

949 720 3600

Client Address:

3 San Joaquin Plz, Ste 140 Newport Beach CA

Street

City

State

Zip

92660

Please see reverse of card for important information and submit this entire card to the presiding officer or chairperson.



Date

7.11.06

Council File No., Agenda Item, or Case No.

20

I wish to speak before the

Plumb

Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? () For proposal

☒ Against proposal

() General comments

Name: - Liz Heron

Business or Organization Affiliation:

- ELIZABETH HERON ARCH.

Address:

935 W. Ave 37

City

Los Angeles, Ca.

State

Zip

90005

Business phone:

323-225-5711

Representing:

Self

CA.

90005

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

☐

Client Name:

-

Phone #:

Client Address:

Street

City

State

Zip

Please see reverse of card for important information and submit this entire card to the presiding officer or chairperson.



Date

JUL 4 20 2006

Council File No., Agenda Item, or Case No.

20

PLANNING AND LAND USE

I wish to speak before the

~~PUBLIC LAND~~ MANAGEMENT COMMITTEE

Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? () For proposal

(X) Against proposal

() General comments

Name:

ARTHUR HANSEN

Business or Organization Affiliation:

PROPERTY OWNER

Address:

5056 N. GLEN IRIS AVE LA CA

90041

Street

City

State

Zip

Business phone:

(HOME) (323) 254-2530

Representing:

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

☐

Client Name:

Phone #:

Client Address:

Street

City

State

Zip

Please see reverse of card for important information and submit this entire card to the presiding officer or chairperson.

OF LOS ANGELES SPEAKERS BUREAU

WARD

Date

07-11-06

Did NOT speak

Council File No., Agenda Item, or Case No.

CPC 200d-7068 LCo

I wish to speak before the

PLUM

Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda?



For proposal

Against proposal

() General comments

Name:

BRADLEY (Do Not Wish to speak)

Business or Organization Affiliation:

PROH-LA LLC

Address:

3125 North Andritz Street LA 90065

Street

City

State

Zip

Business phone:

323-806-7477

Representing:

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

☐

Client Name:

Phone #:

Client Address:

Street

City

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Zip

Please see reverse of card for important information and submit this entire card to the presiding officer or chairperson.

[Handwritten signature]

ITEM 20.

NOKS. 7.11.06

Submitted on 7-11-06

ALTERNATIVE HILLSIDE DEVELOPMENT STANDARDS

As citizens of Northeast Los Angeles, our mission is to draft development standards that encourage sustainable design and minimize impact on human, animal, & plant communities. While doing so, these development standards should encourage architectural diversity and innovation, and protect quality of life.

September 21, 2004, the Los Angeles City Council, Planning and Land use Management Committee passed a motion to protect several specific large tracts of vacant land in Northeast Los Angeles.

Ten months later, a draft ICO was presented to the community, which does not address the original intent or specifics of the motion. Furthermore, this ICO language had been drafted without any community outreach, and only selects community input. The mapping of the ICO area was discriminatory and divisive, and does nothing to address hillside development issues and pressures as a whole in the Northeast area. Surely, there must be some measure of disclosure and some standard of informed consent required before one-sided measures are enacted.

Existing hillside regulations often mandate increased development impact. Reformed development standards should limit impact of development on existing landforms to:

- Reduce height, street presence and mass by measuring height of building parallel to the slope. (ALLOW 45'-0" height).
- Reduce need for site grading by encouraging garden roofs and terraced structures. Examine mandatory grading regulations, insuring safety but allowing alternative engineering solutions.
- To encourage buildings with variable elevations and rooflines.
- To encourage more off street parking by excluding covered parking areas from floor area ratio.
- Reduce height of the structure by allowing more of the building to be underground.
- To encourage designs with less retaining walls by amending existing retaining wall ordinance. Existing ordinance has the unforeseen effect of creating more retaining walls not less.
- To allow more flexible application of setback regulations if this would protect existing trees.

St # 20
submitted in RUM 7-11-06

- To encourage creation of "green" firebreaks, to substitute clear-cut mandatory brush clearance.
- To encourage the public use of city owned land, including "paper streets" as community parks or trails and this public land should be enhanced with tree planting and native habitat restoration.
- Amend existing code to allow more flexible community-type development.
- To discourage "cookie cutter" designs in multi-home developments.
- To develop safeguards ensuring better enforcement of existing regulations.

As it stands, development of hillside properties often requires variances, which makes the process discretionary. Our objective is to create a set of hillside development standards that are clear and unambiguous, easily enforceable, and fair for all residents of the hillsides. Our goal in this is to protect the neighborhood standard of living while maintaining individual property rights.

- I have concern about the addition of a mitigated negative declaration required for all new residences. with in ICO. Area but a memo from city planning is already enforcing this policy without Plumb and City Council approval. Is this legal?
- All PARKING per hillside ordinance be excluded from Floor Area ratio to eliminate conflict in ordinances.
- Review Process. Mt. Washington /Glenside Park takes - over 6 months for new house 4-6 ADDITION.

To City Clerk Barbara Groves

Molly Ann Squire, Ph.D., CPCM and Mssrs. Arthur and Mark Hanson
5056 Glen Iris Ave.
Los Angeles, CA 90041
323-254-2530

July 11, 2006

Re: PLUM Suppl. Agenda

Planning and Land Use Committee
City of Los Angeles

*100
View Ordinance*

Ed Reyes and Committee

I have heard word of mouth from a neighbor that there is a meeting today, which I am unable to attend, at which you will vote in the Moratorium on Building (ICO). This is against the law and takes property rights away. Where is the compensation fund to reimburse property owners for the loss of full use of their property, for any length of time?

I heard also that some idea was mentioned of tacking on a new "view ordinance." There was no definition of what this new law would include, nor any knowledge of the proposed wording. I can only speculate. Who is cooking up these wish lists and getting them approved without appropriate democratic steps and input? You should be ashamed of your part. This is taking private property rights again, for the benefit of some other unknown and adjacent property owners. What compensation is planned to the property owners being robbed of their equal rights to develop their property?

I am totally against both of these ideas. I am already on record with written protests, whether at your committee or the City Planning Committee, all my ideas and reasons have been expressed. I am tired of the City Few exercising Eminent Domain without any direct notification to owners, without proper court procedures for eminent domain. Your PLUM oligarchy and your clique have some concept that we live in monarchy here in Los Angeles. California became a state around 1852.

No VIEW ORDINANCE that denies equal rights to build under the same City of Los Angeles Building and Safety laws which are in existence for all and which the existing residents on the hills had to meet to build safely, with no additional and unequal burdens to meet. All citizens are equal. No discrimination against my property rights or those of my husband, or those of my son, both of whom are property owners in the Northeast L. A. area.

Yours truly,

Molly Ann Squire

*Arthur Hanson
Mark Hanson*

From: Nicole Possert <aguild@pacbell.net>
To: <Barbara.Greaves@lacity.org>
Date: 07/10/2006 5:53:24 PM
Subject: CPC-2004-7068-ICO Northeast Hillside Interim Control Ordinance -- Support

Send your letter via email to:
July 10, 2006

Honorable Ed Reyes, Councilmember
Honorable Jose Huizar, Councilmember
Honorable Jack Weiss, Councilmember
Planning and Land Use Management Committee
200 N. Spring St.
Los Angeles, CA 90012

Re: CPC-2004-7068-ICO Northeast Hillside Interim Control Ordinance

Dear Councilmembers:

I am writing to express my concerns about the speculative housing that is being developed in the Northeast Los Angeles communities in general and specifically in El Sereno and Lincoln Heights and the resulting public safety problems and gentrification impacts for these communities.

I urge the Planning and Land Use Management Committee to approve the creation of a Northeast Hillside Interim Control Ordinance (ICO) for the sub-areas of El Sereno, Monterey Hills, Mt. Olympus and Paradise Hill. The exclusion of Mt. Washington/Glassell Park in the Northeast Hillside ICO is only acceptable as long as a Specific Plan for all hillside areas within the Northeast Los Angeles Community Planning Area is also approved, using the Mt. Washington/Glassell Park Specific Plan as the starting point. In order for this policy to be effective, it is essential that all developments in the impacted areas be subject to environmental assessment and that there is a minimum of two staff persons assigned to oversee the ICO and Specific Plan development.

I believe that such an approach avoids a patchwork of regulations and provides the uniformity required for efficient planning and development as well as implementation and enforcement of these regulatory provisions in Northeast Los Angeles.

The residents of Northeast Los Angeles are eager for the proposed Northeast Hillside ICO to be enacted after a lengthy period of consideration. I urge the PLUM Committee to must take necessary action to ensure that El Sereno, Rose Hills and Lincoln Heights benefit from the same kinds of planning strategies and protections that other areas of the City have had in place for years.

Thank you for the opportunity to comment on the proposed City Planning Commission action item regarding the Northeast Hillside Interim Control Ordinance.

Sincerely,
Nicole Possert
124 Roselawn Place
Los Angeles, CA 90042

July 10, 2006

Honorable Ed Reyes, Councilmember

Honorable Jose Huizar, Councilmember

Honorable Jack Weiss, Councilmember

Planning and Land Use Management Committee

200 N. Spring St.

Los Angeles, CA 90012

Re: CPC-2004-7068-ICO Northeast Hillside Interim Control Ordinance

Dear Councilmembers:

We are writing to express our concerns about the speculative housing that is being developed in the Northeast Los Angeles communities of El Sereno and Lincoln Heights and the resulting public safety problems and gentrification impacts for these communities.

I urge the Planning and Land Use Management Committee to approve the creation of a Northeast Hillside Interim Control Ordinance (ICO) for the sub-areas of El Sereno, Monterey Hills, Mt. Olympus and Paradise Hill. The exclusion of Mt. Washington/Glassell Park in the Northeast Hillside ICO is only acceptable as long as a Specific Plan for all hillside areas within the Northeast Los Angeles Community Planning Area is also approved, using the Mt. Washington/Glassell Park Specific Plan as the starting point. In order for this policy to be effective, it is essential that all developments in the impacted areas be subject to environmental assessment and that there is a minimum of two staff persons assigned to oversee the ICO and Specific Plan development.

I believe that such an approach avoids a patchwork of regulations and provides the uniformity required for efficient planning and development as well as implementation and enforcement of these regulatory provisions in Northeast Los Angeles.

The residents of Northeast Los Angeles are eager for the proposed Northeast Hillside ICO to be enacted after a lengthy period of consideration. I urge the PLUM Committee to take necessary action to ensure that El Sereno, Rose Hill and Lincoln Heights benefit from the same kinds of planning strategies and protections that other areas of the City have had in place for years.

Thank you for the opportunity to comment on the proposed City Planning Commission action item regarding the Northeast Hillside Interim Control Ordinance.

Sincerely,

Richard and Jane Lukes

440 Beech Street

Los Angeles, Ca. 90065

323-223-0411

From: "CJ" <cjreagan@adelphia.net>
To: "Barbara Greaves" <Barbara.Greaves@lacity.org>
Date: 07/10/2006 11:13:49 PM
Subject: Fw: ICO

----- Original Message -----

From: CJ
To: Barbara Greaves
Sent: Monday, July 10, 2006 11:07 PM
Subject: ICO

Los Angeles City Planners, PLUM Commission, City Engineers-

You are facing a decision today which you have avoided for far too long, your lack of action has cost residents dearly already and to further stall the ICO approval process will be an even more egregious dereliction of your purported duties and will surely cause further destruction of what is left of our hillsides and open space.

It would appear that you have put developers interests before the interests of the people who pay your salaries, the residents of the areas that you have so blatantly disregarded for at least two years. By now every developer with a desire to desecrate our fair city has had ample time to do so thanks to you. The way you conduct yourselves is nearly criminal, and the speed at which you do it would be comical if not so tragic and irreparable, if I had the means to prove half of the things I suspect, you would surely all be standing in the unemployment line or sitting in jail.

The corruption within your department is evident from the decisions or lack of same that you make (or don't) daily. It is with this sentiment that I appeal to you to behave like you're not on the 'take' for once and pass the ICO to the City Council for immediate approval. Pretend that you care about the people who are impacted by your decisions the most, even if you really don't. It's time to throw us a bone before we lose what little respect we have left for you.

CJ Reagan
Los Angeles

From: Elva Yanez <ekyanez@yahoo.com>
To: <barbara.greaves@lacity.org>
Date: 07/08/2006 8:52:12 AM
Subject: Letter in Support of Northeast Hillside ICO

July 8, 2006

Honorable Ed Reyes, Councilmember
Honorable Jose Huizar, Councilmember
Honorable Jack Weiss, Councilmember
Planning and Land Use Management Committee
200 N. Spring St.
Los Angeles, CA 90012

Re: CPC-2004-7068-ICO Northeast Hillside Interim Control Ordinance

Dear Councilmembers:

I am an El Sereno home owner and live in a neighborhood adjacent to Elephant Hill. I am writing to express my concerns about the speculative housing that is being developed in El Sereno and the resulting public safety problems and gentrification impacts for my community.

I urge the Planning and Land Use Management Committee (PLUM) to approve the creation of a Northeast Hillside Interim Control Ordinance (ICO) for the sub-areas of El Sereno, Monterey Hills, Mt. Olympus and Paradise Hill. The exclusion of Mt. Washington/Glassell Park in the Northeast Hillside ICO is only acceptable as long as a Specific Plan for all hillside areas within the Northeast Los Angeles Community Planning Area is also approved, using the Mt. Washington/Glassell Park Specific Plan as the starting point. In order for this policy to be effective, it is essential that all developments in the impacted areas be subject to environmental assessment and that there is a minimum of two staff persons assigned to oversee the ICO and Specific Plan development.

I believe that such an approach avoids a patchwork of regulations and provides the uniformity required for efficient planning and development as well as implementation and enforcement of these regulatory provisions in Northeast Los Angeles.

The residents of El Sereno and the greater Northeast Los Angeles community are eager for the proposed Northeast Hillside ICO to be enacted after a lengthy period of consideration. PLUM must take necessary action to ensure that El Sereno, Rose Hill and Lincoln Heights benefit from the same kinds of planning strategies and protections that other areas of the City have had in place for years.

Thank you for the opportunity to comment on the proposed City Planning Commission action item regarding the Northeast Hillside Interim Control Ordinance.

Sincerely,

Elva Yañez
4627 Harriman Ave.
Los Angeles, CA 90032

323-255-5843

cc:

Gerald Gubatan, CD 1

Guadalupe Duran Medina, CD 1

Kimberly Yu, CD 14

Alvin Parra, CD 14

Lisa Hansen, CD 5

CC: Kimberly Yu <kimberly.yu@lacity.org>, Gerald Gubatan <ggubatan@council.lacity.org>, <guadalupe.duran.medina@lacity.org>, Alvin Parra <alvin.parra@lacity.org>, <councilmember.weiss@lacity.org>

From: <gestalted@adelphia.net>
To: <Barbara.Greaves@lacity.org>
Date: 07/10/2006 9:33:34 AM
Subject: N.E ICO/PLUM

July 10, 2006

Honorable Ed Reyes, Councilmember
Honorable Jose Huizar, Councilmember
Honorable Jack Weiss, Councilmember
Planning and Land Use Management Committee
200 N. Spring St.
Los Angeles, CA 90012

Re: CPC-2004-7068-ICO Northeast Hillside Interim Control Ordinance

Dear Councilmembers:

I am writing to express our concerns about the speculative housing that is being developed in the Northeast Los Angeles communities of El Sereno and Lincoln Heights and the resulting public safety problems and gentrification impacts for these communities.

I urge the Planning and Land Use Management Committee to approve the creation of a Northeast Hillside Interim Control Ordinance (ICO) for the sub-areas of El Sereno, Monterey Hills, Mt. Olympus and Paradise Hill. The exclusion of Mt. Washington/Glassell Park in the Northeast Hillside ICO is only acceptable as long as a Specific Plan for all hillside areas within the Northeast Los Angeles Community Planning Area is also approved, using the Mt. Washington/Glassell Park Specific Plan as the starting point. In order for this policy to be effective, it is essential that all developments in the impacted areas be subject to environmental assessment and that there is a minimum of two staff persons assigned to oversee the ICO and Specific Plan development.

I believe that such an approach avoids a patchwork of regulations and provides the uniformity required for efficient planning and development as well as implementation and enforcement of these regulatory provisions in Northeast Los Angeles.

The residents of Northeast Los Angeles are eager for the proposed Northeast Hillside ICO to be enacted after a lengthy period of consideration. I urge the PLUM Committee to take necessary action to ensure that El Sereno, Rose Hill and Lincoln Heights benefit from the same kinds of planning strategies and protections that other areas of the City have had in place for years.

Thank you for the opportunity to comment on the proposed City Planning Commission action item regarding the Northeast Hillside Interim Control Ordinance.

Sincerely,

Rourk Reagan
Co-Chair Greater Cypress park Neighborhood Council Land Use and Planning Committee

3410 Glenalbyn Dr. , L.A. , Ca. 90065
323-276-8522

CC: <donbookpaint@att.net>, <maisonlaffite@hotmail.com>,
<roberta_trotman@hotmail.com>, <marec7@sbcglobal.net>, <dmarlos@adelphia.net>,
<arthurmacb@aol.com>, <carlosgbishop@yahoo.com>, <koina@yum.la>, <glizarde@sbcglobal.net>,
<gilleranhousehold@adelphia.net>, <ggandaria@sbcglobal.net>, <sharoncfarias@yahoo.com>,
<clare_mk@yahoo.com>, <rrluks@earthlink.net>, <sunny300z@aol.com>, <cwsg1@hotmail.com>

From: "Linda Arreola" <ketchula@hotmail.com>
To: <Barbara.Greaves@lacity.org>
Date: 07/09/2006 12:38:42 PM
Subject: NE Hillside Interim Control Ordinance

Honorable Ed Reyes, Councilmember
Honorable Jose Huizar, Councilmember
Honorable Jack Weiss, Councilmember
Planning and Land Use Management Committee
200 N. Spring St.
Los Angeles, CA 90012

Re: CPC-2004-7068-ICO Northeast Hillside Interim Control Ordinance

Dear Councilmembers:

I have lived in the area for over 40 years and am very concerned about the development of housing projects in the El Sereno and Lincoln Heights communities and the issues of safety and gentrification impact.

I urge the Planning and Land Use Management Committee to approve the creation of a Northeast Hillside Interim Control Ordinance (ICO) for the sub-areas of El Sereno, Monterey Hills, Mt. Olympus and Paradise Hill. The exclusion of Mt. Washington/Glassell Park in the Northeast Hillside ICO is only acceptable as long as a Specific Plan for all hillside areas within the Northeast Los Angeles Community Planning Area is also approved, using the Mt. Washington/Glassell Park Specific Plan as the starting point. In order for this policy to be effective, it is essential that all developments in the impacted areas be subject to environmental assessment and that there is a minimum of two staff persons assigned to oversee the ICO and Specific Plan development.

I believe that such an approach avoids a patchwork of regulations and provides the uniformity required for efficient planning and development as well as implementation and enforcement of these regulatory provisions in Northeast Los Angeles.

The residents of Northeast Los Angeles are eager for the proposed Northeast Hillside ICO to be enacted after a lengthy period of consideration. I urge the PLUM Committee to must take necessary action to ensure that El Sereno, Rose Hill and Lincoln Heights benefit from the same kinds of planning strategies and protections that other areas of the City have had in place for years.

Thank you for the opportunity to comment on the proposed City Planning Commission action item regarding the Northeast Hillside Interim Control Ordinance.

Sincerely,

Linda Arreola

2937 Adkins Ave
Los Angeles, CA
90032



Los Angeles CITY PLANNING COMMISSION

200 N. Spring Street, Room 532, Los Angeles, California, 900124801, (213) 978-1300
www.lacity.org/PLN/index.htm

Determination Mailing Date: JUL 07 2006

CITY COUNCIL
Room 395, City Hall

CASE NO. CPC-2004-7068-ICO

Location: Various

Council District: No. 1 and 14

Plan Area: Northeast

Applicant: City of Los Angeles

Request(s): An Interim Control Ordinance (ICO) to temporarily regulate the issuance of building permits in excess of certain floor area thresholds in the sub-areas Mt. Olympus – Rose Hill; Monterey Hills, el Sereno within the Northeast Community Plan.

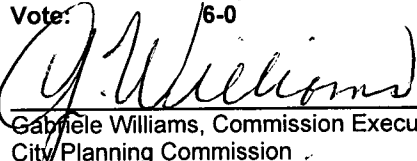
At its meeting on June 8, 2006, the following action was taken by the City Planning Commission:

1. **Approved** the proposed Interim Control Ordinance (Exhibit B) imposing temporary regulations on the issuance of building permits in excess of certain floor area thresholds in the sub-areas Mt. Olympus – Rose Hill; Monterey Hills, and El Sereno within the Northeast Community Plan as shown in the attached maps labeled Exhibits A1, A2, and A3.
2. **Disapprove** the ICO for Mt. Washington – Glassell Park.
3. **Approved** the attached Staff Report, as amended, stipulating that the proposed ICO would remain in effect for a period of one year with two six-month extensions, and the attached Exhibits.
4. **Approve** the development of a Focus Group discussion to explore a program based approach to recurring problems such as haul route, access, traffic, grading, etc. in the Mount Washington-Glassell Park Specific Plan area and the remaining areas included in the Interim Control Ordinance. This focus group discussion would involve various agencies (Department of Building and Safety, Department of Transportation, Bureau of Engineering, Fire Department, City Planning) as well as stakeholders (property owners, developers, community leaders, etc.).
5. **Approve** the preparation of a Specific Plan for the areas targeted in the Northeast Hillside ICO.
6. **Approve** the preparation of a Mount Washington – Glassell Park Specific Plan Amendment as necessary based on focus group discussion of the proposed Northeast Hillside Specific Plan.
7. **Approve** that projects within the Northeast Hillside ICO apply for an initial study and be subject to an environmental assessment by the lead agency.
8. **Recommend** that the City Council allocate staff resources to implement the above actions.
9. **Adopted** Categorical Exemption No. ENV 2004-7069-CE (Exhibit D.)
10. **Adopted** the Findings in the attached staff report.

Fiscal Impact Statement: There are General Fund impacts, for additional staff resources. The project will require the hiring of one City Planner, for a two-year period (\$179,102) to process the Specific Plan and environmental clearance for projects subject to the Interim Control Ordinance. Processing of the Specific Plan will also require consultant contracts for a traffic analysis of development which may occur after completion of the Specific Plan on the area's hillside street system.

This action was taken by the following vote:

Moved: Kay
Seconded: Freer
Ayes: Cardoso, Kezios, Usher, Woo
Absent: Hughes, Irlando, Roschen
Vote: 6-0


Gabriele Williams, Commission Executive Assistant II
City Planning Commission

PLANNING & LAND
USE MANAGEMENT
PERSONNEL

BUDGET & FINANCE

JUL 07 2006

04-1880

JUL 0 2 57

RECEIVED
CITY CLERK'S OFFICE

2014 JUL -7 PM 12:30

CITY CLERK
BY  DEPUTY

The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedure Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, only if the petition for writ of mandate pursuant to that section is filed no later than the 90th day following the date on which the City's decision becomes final.

Attachments: Staff Report w/ Findings, Proposed Ordinance, Map, Exhibits, Categorical Exemption

LOS ANGELES CITY PLANNING COMMISSION

**CASE NO. CPC-2004-7068-ICO
CEQA: ENV 2004-7069-CE-ICO**

DATE: June 8, 2006

LOCATION: Various areas within the
Northeast Community Plan: Mt. Olympus -
Paradise Hill - Rose Hill; Monterey Hills, El
Serenio, and Mt. Washington-Glassell Park.
Neighborhood Council(s): Lincoln Heights,
LA 32, and Arroyo Seco
Council District: 1 and 14
Plan Area: Northeast
Plan Land Use: Various
Zone: Various

TIME: After 8:30 a.m.

PLACE: City Hall, Meeting Room No. 1010
200 N Spring Street
Los Angeles, CA 90012

SUBJECT/REQUEST: An Interim Control Ordinance to temporarily prohibit the issuance of building permits in excess of certain floor area thresholds in the subareas Mt. Olympus - Paradise Hill - Rose Hill; Monterey Hills, El Sereno, and Mt. Washington - Glassell Park as shown on the attached map(s) labeled Exhibits A and C.

APPLICANT: Initiated by the City of Los Angeles

MODIFIED FINDING

Pursuant to City Planning Commission action on June 8, 2006, staff hereby amends the California Environmental Quality Act finding included in the staff report (page 2 and 3) to read as follows:

3. **California Environmental Quality Act.** The proposed ordinance is exempt from the California Environmental Quality Act of 1970 (CEQA), pursuant to Article II §§, Section 2 (m), of the City's Guidelines in that it is only a temporary measure to prohibit the issuance of building permits until a suitable mitigation measure or other solution can be found.

At its meeting on June 8, 2006, the City Planning Commission approved that projects within the Northeast Hillside ICO apply for an initial study and be subject to an environmental assessment by the lead agency.

As part of the public testimony during the meeting, the City Planning Commission found that hillside areas in Northeast have experienced an accumulation of projects along certain substandard and/ or unimproved thoroughfares, potentially causing commutative impacts. Consequently, the City Planning Commission approved that projects within the Northeast Hillside ICO apply for an initial study and be subject to an environmental assessment by the lead agency.

**LOS ANGELES CITY PLANNING DEPARTMENT
2nd SUPPLEMENTAL STAFF REPORT**

LOS ANGELES CITY PLANNING COMMISSION

**CASE NO. CPC-2004-7068-ICO
CEQA: ENV 2004-7069-CE-ICO**

DATE: June 8, 2006

LOCATION: Various areas within the
**Northeast Community Plan: Mt. Olympus -
Paradise Hill - Rose Hill; Monterey Hills, El
Serenio, and Mt. Washington-Glassell Park.**
**Neighborhood Council(s): Lincoln Heights,
LA 32, and Arroyo Seco**
Council District: 1 and 14
Plan Area: Northeast
Plan Land Use: Various
Zone: Various

TIME: After 8:30 a.m.

**PLACE: City Hall, Meeting Room No. 1010
200 N Spring Street
Los Angeles, CA 90012**

☒ **PUBLIC HEARING REQUIRED**

☐ **INFORMATION ONLY**

☐ **PUBLIC HEARING NOT REQUIRED**
(Public comments may be taken.)

SUBJECT/REQUEST: An Interim Control Ordinance to temporarily prohibit the issuance of building permits in excess of certain floor area thresholds in the subareas Mt. Olympus - Paradise Hill - Rose Hill; Monterey Hills, El Sereno, and Mt. Washington - Glassell Park as shown on the attached map(s) labeled Exhibits A and C.

APPLICANT: Initiated by the City of Los Angeles

RECOMMENDATION:

1. Approve the Staff Report as the Commission Report
2. ADOPT the attached Staff Report and Findings as the Commission's Report.
3. APPROVE and recommend that the City Council adopt the Interim Control Ordinance as amended (attached as Exhibit "B") imposing a temporary prohibition on the issuance of building permits in excess of certain floor area thresholds in the subareas Mt. Olympus - Paradise Hill - Rose Hill; Monterey Hills, and El Sereno as shown on the attached map(s) labeled Exhibit A.
4. Disapprove the ICO for Mt. Washington-Glassell Park
5. Development of a Focus Group discussion to explore a program based approach to recurring problems such as haul route, access, traffic, grading, etc. in the Mount Washington-Glassell Park Specific Plan area and the remaining areas included in the Interim Control Ordinance. This focus group discussion would involve various agencies (Department of Building and Safety, Department of Transportation, Bureau of Engineering, Fire Department, City Planning) as well as stakeholders (property owners, developers, community leaders, etc.).
6. A follow up preparation, adoption, and implementation of a Specific Plan for the areas targeted in the Northeast Hillside ICO.
7. Preparation and adoption of a Mount Washington- Glassell Park Specific Plan Amendment, as necessary based on focus group discussions of the proposed Northeast Hillside Specific Plan.
8. That the City Council allocates staff resources to implement recommendations two through four.

Exhibits "A": Area Boundary Maps
Exhibit "B": Proposed Ordinance
Exhibit "C" Mt Washington - Glassell Park Specific Plan subareas

Addendum Response to Oral Testimony.

ADVICE TO PUBLIC: *The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the Commission Secretariat, 200 N. Spring Street, Room 532, Los Angeles, CA 90012 (Phone No. 213-978-1246). While all written communications are given to the Commission for consideration, the initial packets are sent to the week prior to the Commission's meeting date. If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendized herein, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability, and upon request, will provide reasonable accommodation to ensure equal access to this programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request not later than three working days (72 hours) prior to the meeting by calling the Commission Secretariat at (213) 978-1246.

SUMMARY AND RECOMMENDATIONS

ACTION RECOMMENDED BY STAFF: That the City Planning Commission:

ADOPT the Staff Report as the Commission Report

APPROVE and recommend that the City Council adopt the Interim Control Ordinance as amended (attached as Exhibit "B") imposing a temporary prohibition on the issuance of building permits in excess of certain floor area thresholds in the subareas Mt. Olympus - Paradise Hill - Rose Hill; Monterey Hills, and El Sereno as shown on the attached map(s) labeled Exhibit A.

ADOPT the following findings:

1. **Geographic Area:** The Northeast Hillside ICO is generally comprised of the subareas Mt. Olympus - Paradise Hill - Rose Hill; Monterey Hills, and El Sereno as shown on the attached map(s) labeled Exhibit A.
2. **Charter Sections 556 & 558.** The subject ordinance is in substantial conformance with the purposes, intent, and provisions of the General Plan in that the ordinance furthers the Northeast Community Plan which calls for hillside development to be of low density, appropriate in scale, and minimally disruptive of the natural terrain. The subject ordinance seeks to limit the adverse impacts of hillside development incompatible with the scale of existing neighborhoods, including infrastructure and public services, by imposing a temporary prohibition on the issuance of all building permits in excess of certain floor area thresholds until the City adopts permanent regulatory measures that can be implemented.

Among the objectives and Policies of the Northeast Community Plan are "To limit the intensity and density of development in hillside areas" (Objective 1-5); and Policies include "Limit development according to the adequacy of the existing and assured street circulation system within the Plan Area and surrounding areas" (Policy 1-5.1); "Ensure the availability of paved streets, adequate sewers, drainage facilities, fire protection services and facilities, and other emergency services and public utilities to support development in hillside areas" (Policy 1.5.2); and "Consider the steepness of the topography and the geologic stability in any proposal for development within the Plan area" (Policy 1.5.3).

The subject ordinance would limit the adverse impacts of development incompatible with adopted objectives and policies in the Northeast Community Plan and with current hillside development trends in Northeast by imposing a temporary prohibition on the issuance of all building permits in excess of certain floor area thresholds.

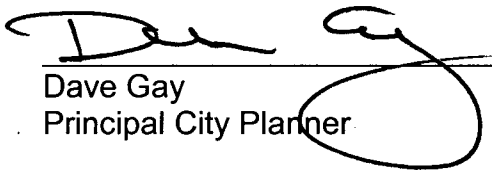
3. **California Environmental Quality Act.** The proposed ordinance is exempt from the California Environmental Quality Act of 1970 (CEQA), pursuant to Article III,

Section 2 (m), of the City's Guidelines in that it is only a temporary measure to prohibit the issuance of building permits until a suitable mitigation measure or other solution can be found.

4. **California Government Code Section 65858.** The proposed ordinance is intended to protect the public safety, health, and welfare of the residents of the proposed areas by prohibiting the issuance of building permits in excess of certain floor area thresholds for any Project that may incorporate building and grading activities, removal or relocation of trees, depletion of plant life, or insufficient off-street parking, detrimental to the intent and purpose of the Northeast Community Plan, and specific Objectives and Policies SUPRA. Because it may take an additional year for the adoption of a pertinent planning tool to establish appropriate mitigation, or find other solutions which can be implemented to address the issues in a long term manner, interim measures are needed to prevent further development incompatible with adopted objectives and policies in the Northeast Community Plan and with current hillside development trends in the community.

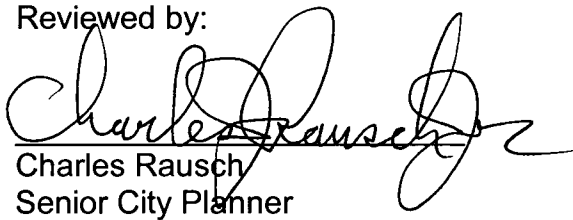
S. GAIL GOLDBERG, AICP
Director of Planning

Approved by:

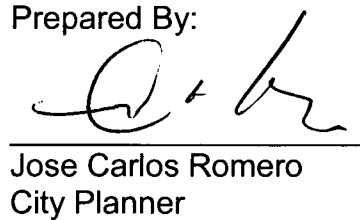

Dave Gay
Principal City Planner

6/1/06
Date

Reviewed by:


Charles Rausch
Senior City Planner

Prepared By:


Jose Carlos Romero
City Planner

SUPPLEMENTAL STAFF REPORT

This second supplemental staff report addresses the questions raised by the City Planning Commission on April 13, 2006, in regards to the following:

1. The ICO boundaries.
2. The urgency requirement of an ICO per State Law.
3. What is an ICO, issues and legality?

Also, this supplemental staff report includes the proposed Ordinance as amended to include parking, and tree protection.

Finally, staff prepared an addendum with specific responses to oral testimony.

1. Why these boundaries were selected?

During the first months of 2004, several developers approached the Planning Department (Subdivision Section and Northeast Unit) inquiring on development opportunities in some of the vacant parcels in Lincoln Heights. Developers were interested in small single-family lots and large lots for subdivision projects. As a matter of common practice, developers were advised to consult with the Council Office, for subdivision in large parcels require General Plan Amendments from very low or minimum density to more dense designations.

The Council Office became aware of these development pressures and instructed the Planning Department to look into vacant land to establish an ICO to reduce urgent and increasing problems about development in the Northeast Hillside areas. Council Office One targeted the vacant land areas originally proposed in the Northeast ICO: the Mount Olympus, Paradise Hill, and Rose Hill areas.

Subsequently Council Office 14 requested that additional areas be added as part of the ICO effort. Staff advised CD 14 that vacant land was a primary target. CD 14 targeted portions of El Sereno and Monterey Hills. Then CD1 and CD14 focused on portions of predominately vacant land in the Mount Washington - Glassell Park Specific Plan.

2. What is the urgency and its relationship to the increased number of building permits?

The original motion and the proposed ordinance reference the following areas of necessary protection:

- minimization of grading and soil erosion;
- protection of ridgelines and landform;

- protection of plant life, wildlife;
- hillside development appropriate in scale, and
- adequate access for residents and emergency vehicles.

Future assessments/ analysis in the above areas should be done while the Interim Control Ordinance is in place to protect the health, safety, and welfare of the Northeast hillside areas, in particular those targeted for the ICO due to increasing development pressures which was manifested by the increasing number of building permits.

**BUILDING PERMITS IN HILLSIDE AREAS
SINGLE-FAMILY**

	2001 BUILDING PERMITS*	2001 PERMITS FOR NEW SF	2004 BUILDING PERMITS *	2004 PERMITS FOR NEW SF
CITYWIDE	880	421	5615	859
PERCENT CHANGE 2001- 2004			84%	49.4%
NORTHEAST LA	41	18	636	119
PERCENT CHANGE 2001- 2004			93%	84.9%
SUNLAND- TUJUNGA	21	18	615	482
PERCENT CHANGE 2001- 2004			97%	96%

* Includes both additions and new single-family units.

The table shows building permit activity for single-family (both additions and new units) in hillside areas. Northeast Los Angeles and Sunland Tujunga show the highest percent increase of new single-family development in hillside areas. There is a significant difference between these two communities, most of the single-family activity in Sunland Tujunga is through subdivision of land whereas in Northeast the majority of single-family development is through permits for existing single-family lots. The subdivision process involves a thorough environmental assessment of projects whereas most of the applications for single-family lots in Northeast receive Categorical Exemptions.

There are two types of urgencies, both derived from the increased building activity in Northeast Hillside areas.

- a) **There is an urgency to review the City's environmental and planning regulations, procedures and strategies applicable to Northeast hillside areas.**

Existing regulations currently in place may not be sufficient to protect the health, safety and welfare of the community. Specifically, current environmental policies grant Ministerial Project Approval with no further action required under CEQA (issued by the Department of Building and Safety), or categorical exemptions to single-family projects in hillside areas pursuant to City CEQA Guidelines Class 3, Category 1. The same guideline is found in CEQA Statue 15303, Class 3, Category (a).

CATEGORICAL EXEMPTIONS

c. Class 3. New Construction of Small Structures.

1) Single family residences not in conjunction with the building of two or more units. In urbanized areas, up to three single family residences may be constructed under this exemption.

In areas of Northeast Los Angeles where project permits are subject of planning review, specifically the Mount Washington - Glassell Park Specific Plan, categorical exemptions have been granted to single-family projects and Director's determinations for project permits have been successfully challenged on the grounds that environmental impacts were not adequately addressed and mitigated.

The East Los Angeles Area Planning Commission has found that some project permit reviews in Mount Washington - Glassell Park Specific Plan, a hillside area, failed to identify potential environmental impacts, and this Commission has granted at least two appeals and it has also granted-in-part various other appeals. Appeals were granted pursuant to CEQA Statue 15300.2 Exceptions to Categorical Exemptions. In those appeals granted-in-part by the Area Planning Commission, environmental mitigation measures have been added to the Commission's action.

CEQA Statue 15300.2 EXCEPTIONS a, b, and c, reads:

- (a) Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located -- a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.
- (b) Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same

place, over time is significant.

- (c) Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

Appeals granted by the ELA-APC are cases DIR 2005-5136-SPP, and Dir 2005-5140-SPP . These cases involve single-family project permit applications on a landslide designated hazard area. In 1969, a landslide destroyed a few homes, a road, and killed one person. The area was never stabilized by the City. The hazard areas included not only the project site but adjoining lots, and the existing road fronting the project site was only re-compacted by the Bureau of Public Works. The project site was also in proximity to a wild life corridor.

In hillside areas where no planning review is required such as the ICO target areas, the, the Department of Building and Safety, usually grants building permits as ministerial actions, which require no environmental clearance, to single-family projects unless a haul route permit is needed for which an environmental assessment on the project is prepared.

Single-family projects with no planning review requirement usually go silent during the building permit process and do not afford public scrutiny, and quite often the property owners and neighbors are not aware of land hazards or environmental protection measures.

This is true in hillside areas where substandard lots are developed with usually substandard infrastructure such as narrow roads with substandard access for residents and emergency vehicles. The impacts of gradual development in this kind of terrain constitute a threat to the health, safety and welfare of the community.

The intent of the Northeast ICO is to reasonably limit construction of floor area thereby minimizing grading and the building pad (footprint). This criteria will reduce the likelihood of soil erosion, deforestation and depletion of plant and animal life. During the ordinance's interim period, the City will review its planning and environmental regulations, procedures and strategies applicable to Northeast hillside areas. Omitting such review could be injurious to the community.

The proposed ordinance offers minimum protection while allowing property owners and developers the ability to obtain building permits. The floor area permitted by the proposed ICO actually exceeds the floor area permitted by the Mount Washington - Glassell Park Specific Plan.

COMPARATIVE MAXIMUM FLOOR AREA PERMITTED

Lot Area in s. f.:	HILLSIDE * ORDINANCE	MT WASHINGTON - GLASSEL PARK SPECIFIC PLAN**	PROPOSED NORTHEAST HILLSIDE ICO
3,680	40% lot coverage x 36 ft height. Over 2,944 sf	50% OF LOT AREA 1,840 sf	50% + 550 sf*** 1,840+550 2,390 sf
6,770	40% lot coverage x 36 ft height Over 5,416 sf	$0.5 - \{[(6,770 - 5000) \times 0.1] \div 5000\}$ = 42.9% OF LOT AREA 2,906 sf	45% + 550 sf 3,046+550 3,596 sf
11,810	40% lot coverage x 36 ft height Over 9,448 sf	$0.4 - \{[(11,810 - 10,000) \times 0.08] \div 5000\}$ = 37.1% OF LOT AREA 4,381 sf	35% + 550 sf 4,133+550 4,683 sf
17,368	40% lot coverage x 36 ft height Over 13,894 sf	$0.32 - \{[(17,368 - 15,000) \times 0.05] \div 5000\}$ = 29.6% OF LOT AREA 5,140 sf	27% + 550 sf 4,689+550 5,239 sf
23,550	40% lot coverage x 36 ft height Over 18,840 sf	27% OF LOT AREA 6,358 sf	27% + 550 sf 6,358+550 6,908 sf

* Based on a two story structure and 40% lot coverage.

** The Mount Washington - Glassell Park Specific Plan includes garages and stairwells in its definition of floor area. The LAMC excludes garages and stairwells in the definition of floor area.

*** Average floor area of garage and enclosed stairwells.

As shown above, the Northeast Hillside ICO will allow the reasonable enjoyment of a property right. Therefore, the proposed ICO is not a taking or a moratorium, and it will not deprive a property owner from improving a vacant lot or adding to an existing dwelling. Enactment of the ICO will not constitute a hardship during the building permit process as shown in the attached flowchart .

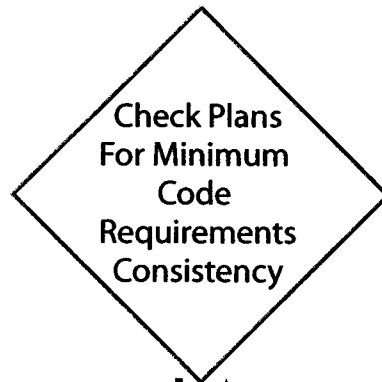
Building Permit Northeast ICO Process

CPC 2004-7068-ICO

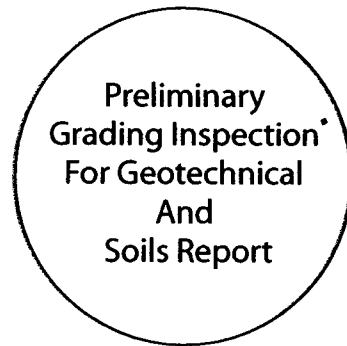
Building & Safety Counter



Plan Check



If Site in Designated
Hillside Grading Area
then



Correction Sheet if Needed

Is Project Below FAR Thresholds?

Yes: Continue Building Permit Process

No: Apply for ICO Hardship Exception
with City Clerk

Is Grading under 1000 Cubic Yards?

Yes: Continue Building Permit Process

No: Apply for ICO Hardship Exception with
City Clerk

Page 9

mc037_05.31.06

- b) **There is an urgency to limit the floor area and therefore the building footprint. This will likely minimize grading and increase soil stability, preserve hillside landform, and conserve native plant life, including oak trees and other designated significant trees by Ordinance No 177404.**

At least one property on Thomas Street modified its original layout to increase floor area exceeding proposed thresholds to the detriment of clearly stated Community Plan policies. Also, a few other properties exceed ICO ratios when the total floor area of construction is accounted for (Roberta Street).

Ongoing development in the Monterey Hills area have depleted plant life, including the cutting of significant trees (Harriman Street).

The proposed ICO ordinance will implement the recently adopted tree ordinance which requires the following tree replacement criteria administered by the Board of Public works:

TREE PROTECTION	
Removal of Protected Tree	1. Replace with 2 trees of a protected variety, 2. At least 15- gallon, one inch or more in diameter one foot above base, 3. At least seven feet in height measured from base, 4. Size an number of replacement trees shall approximate value of tree to be replaced..
If Replacement Trees unavailable...	1. Permit protected trees of a lesser size or trees of a different species to be planted, 2. A greater number of replacement trees may be required.
Relocation of Protected Tree on Same Property	Provided that environmental conditions of the new location are favorable for survival.

3. **What is an Interim Control Ordinance (ICO)?**

State Government Code Section 65858 authorizes the City to adopt an urgency measure, an interim ordinance prohibiting land uses that may be in conflict with a contemplated general plan, specific plan, or zoning proposal that the City is considering or studying. An ICO cannot be used to prohibit the processing of a development application.

In other words, an Interim Control Ordinance is a short term growth management measure which sets forth provisions for development control purposes to bring new

construction to conform with existing Community Plan goals and objectives.

The proposed Northeast Hillside ICO advances a legitimate public interest (to protect the health, safety and welfare of the community), and it does not constitute a taking because it allows property owners the enjoyment of their property rights.

ISSUES, LEGALITY

As the Northeast Los Angeles Community Plan area was experiencing a significant increase in building permits for single-family dwellings, the hillside communities started to address the impacts of gradual development, particularly grading, soil erosion, access/ circulation, parking, and plant life issues.

The problems of grading and soil stability, circulation/ access for residents and emergency vehicles pertain to safety concerns; depletion of plant life and animal life problems pertain to health and welfare of the community. There is an urgency to address the impacts of gradual development in hillside areas with adverse environmental factors such as designated land hazards (landslides, liquifaction, soil stability), depletion of plant life, narrow streets, etc.

The intent of the Northeast ICO is to reasonably limit construction of floor area thereby minimizing grading and the building pad (footprint). This criteria will reduce the likelihood of soil erosion, deforestation and depletion of plant and animal life. During the ordinance's interim period, the City will review its planning and environmental regulations, procedures and strategies applicable to Northeast hillside areas. Omitting such review will be injurious to the community.

During the initial process of this project, the City Attorney met with Planning Department and City Council staff and made very clear that an ICO shall not preclude a property owner from improving a property. Therefore, staff was careful in drafting an ICO which allows property owners to build on their lots.

The proposed ordinance offers protection while allowing property owners and developers to obtain building permits. The floor area permitted by the proposed ICO exceeds the floor area permitted by the Mount Washington - Glassell Park Specific Plan. Consequently, the proposed ICO is not a taking, and it is not a moratorium.

EXHIBIT B

PROPOSED ORDINANCE NO. _____

An ordinance imposing interim regulations on the issuance of building, grading, foundation, use of land, and change of use permits in various portions of the Northeast Community Plan Area as depicted in the accompanying ordinance maps titled *Sub-Area I: Mount Olympus, Paradise Hill, Rose Hill, Sub-Area II: El Sereno, and Sub-Area III: Monterey Hills*.

WHEREAS, extensive hillside areas within the Northeast Community Plan area remain unbuilt because they were subdivided at a time when no infrastructure improvements or access was required or provided for; and

WHEREAS, development activity in the Northeast hillside areas has significantly increased in recent years; and

WHEREAS, the Northeast Community Plan area adopted by the City Council on June 15, 1999, called for measures requiring that hillside development be of low density, appropriate in scale, and minimally disruptive of the natural terrain; and

WHEREAS, ridgelines (the highest crest of the hill or range), canyons, natural rock outcropping, desirable natural or protected vegetation including prominent and native trees, and natural water courses, and areas particularly abundant in wildlife are significant elements of the natural terrain and therefore should be minimally altered and if possible preserved; and

WHEREAS, introduction and conservation of plant material will further protect slopes from slippage or soil erosion and to minimize the effects of any grading or construction, and

WHEREAS, a purpose of the Northeast Plan is to ensure that future developments improve the identity and appearance of neighborhoods and communities by providing guidance regarding scale, height, bulk, setbacks, design, and landscaping; and

WHEREAS, the Northeast Plan also calls for strategically targeting sites for appropriate low density hillside development; and

WHEREAS, the Northeast Plan also promotes the protection of aesthetic resources; and

WHEREAS, buildings in hillside areas shall be designed to accommodate sloping sites and minimize the amount of grading required; and

WHEREAS, the placement of a structure should not destroy or obstruct a scenic feature or resource; and

WHEREAS, in hillside areas safety protection measures such as accessibility and reduced emergency response time shall be encouraged through adequate infrastructure, including street access; and

WHEREAS, it is urgent to immediately prevent the major alteration of the subject area until permanent hillside regulations can be adopted.

NOW THEREFORE,

**THE PEOPLE OF THE CITY OF LOS ANGELES
DO ORDAIN AS FOLLOWS:**

Section 1. **DEFINITIONS.** The following words and phrases, whenever used in this Ordinance, shall be construed as defined in this Section. Words and phrases not defined herein shall be construed as defined in Sections 12.03 and 91.6202 of the Los Angeles Municipal Code.

FLOOR AREA RATIO: The ratio between the floor area of all buildings on a lot (as defined in the Los Angeles Municipal Code) and the total area of the lot.

Section 2. **PROHIBITION.** Notwithstanding any provision of the Los Angeles Municipal Code to the contrary, for a period of 365 days from the effective date of this Ordinance, or until a permanent planning tool can be adopted to address the identified community issues, whichever comes first, for any lot or parcel which is located in whole or in part within the sub-areas identified in Section 3 of this Ordinance:

(a) No person, except as otherwise provided in this Ordinance, shall erect, construct, add to or change the use of any building or structure, or portion thereof, on a lot within the identified areas in Section 3 of this Ordinance.

(b) No person shall remove or relocate a Protected Tree as defined in Ordinance 177,404.

(c) No person shall erect, construct, or add to a single-family dwelling unless an additional off-street parking is provided when the project exceeds 2,400 square feet of floor area.

~~———— (d) No grading in excess of 1000 cubic yards shall be permittend.~~

Sec. 3. **INTERIM CONTROL AREA.** The provisions of this Ordinance shall apply to any lot located in whole or in part with in the subareas described as follows:

Subarea(s)I. Mount Olympus-Flattop generally bounded by Griffin Avenue to the West; Griffin Avenue, Avenue 39, Bernice Place, Montecito Drive, and Roberta Street to the North; Sierra Street and Alta Street to the East; and Fenn Street, Prewett Street, Abrigo Avenue and Pomona Street to the South;

Paradise Hill generally bounded by Eva Terrace to the West; Gillig Avenue and Rising Drive to the North; Amethyst Street and Onyx Drive to the East; and Altura Street and Onyx Drive to the South;

Department of Water and Power (DWP) Rose Hills generally bounded by Roberta Street to the North, Reynolds Avenue to the East, and Luther Street to the South.

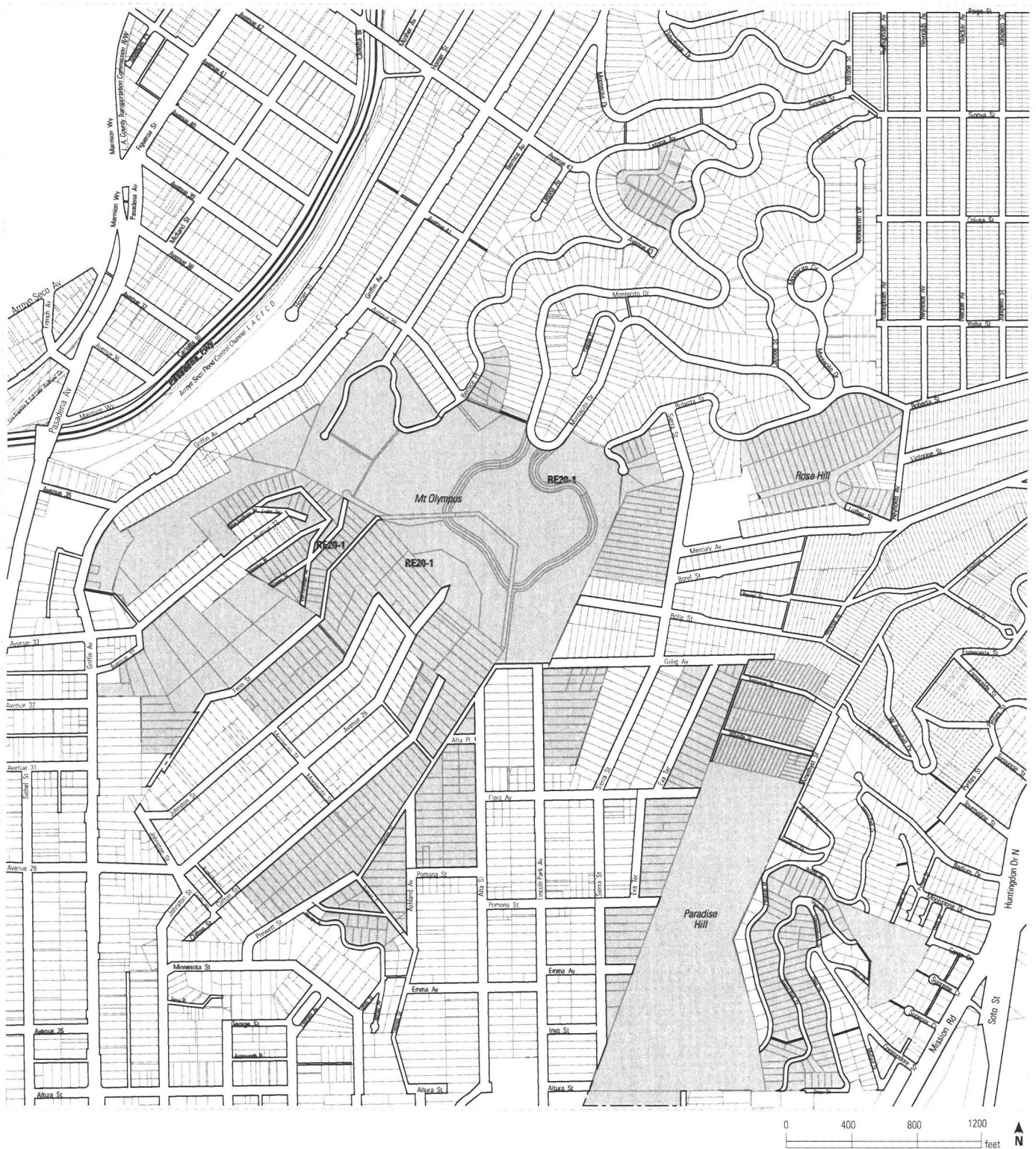
A small parcel bounded by Avenue 43 to the South and West, Latona Avenue to the North, and Montecito Drive to the East.

All as shown in Exhibit A-1

Subarea II. El Sereno generally bounded by Soto Street and Huntington Drive to the West, Turquoise Street and Cato Street to the North, Kewanee Street to the East, and Multinomah Street to the South as shown in Exhibit A-2.

Subarea III. Monterey Hills generally bounded by Collis Avenue to the East; the City of South Pasadena to the North, Potrola Avenue to the East, and Edison Street and Novgorod Street to the South as shown in Exhibit A-3.

EXHIBIT A1



Subarea I Mt Olympus • Paradise Hill • Rose Hill Areas NORTHEAST LOS ANGELES HILLSIDE ICO

CF-04-1880
CD1 & CD14

CPC No 2004-7068-ICO
Effective Date: 6-8-06

Prepared by the Graphics Section of the Los Angeles City Planning Department • January, 2006

EXHIBIT A2



Subarea II
El Sereno

NORTHEAST LOS ANGELES HILLSIDE ICO

CF-04-1880
CD1 & CD14

CPC No 2004-7068-ICO
Effective Date: 6-8-06

EXHIBIT A3



Subarea III Monterey Hills Area NORTHEAST LOS ANGELES HILLSIDE ICO

CF-04-1880
CD1 & CD14

CPC No 2004-7068-ICO
Effective Date: 6-8-06

Prepared by the Graphics Section of the Los Angeles City Planning Department • January, 2006

Sec. 4. EXCEPTIONS.

A. The prohibitions specified in Section 2 of this Ordinance shall not apply to any vesting tract map subdivision, the application for which was deemed complete prior to the effective date of this Ordinance.

B. The prohibitions specified in Section 2 of this Ordinance shall not apply to any construction for which a building permit or demolition permit is required:

1. In order to comply with an order issued by the Department of Building and Safety to repair, remove or demolish an unsafe or a substandard condition;
2. In order to rebuild as a result of destruction by fire, earthquake or other natural disaster, provided that the development is not prohibited by any provision of the Los Angeles Municipal Code.

C. The prohibitions specified in Section 2 of this Ordinance shall not apply to any building permit for which (1) architectural and structural plans sufficient for a complete plan check were accepted by the Department of Building and Safety on or before the effective date of this Ordinance; and (2) all fees or guarantees for the payment of fees were accepted by the City on or before the effective date of this Ordinance. This exception shall only apply if no subsequent changes are made to the plans which increase or decrease the height or floor area or occupant load by more than five percent, or change the use, or if any changes violate the Zoning Code regulations in force on the date the plan check fee was paid.

D. The prohibitions specified in Section 2 (a) of this Ordinance shall not apply to the erection, construction, addition to or alteration of a one-family dwelling or other structure where the total floor area of the one-family dwelling on the lot does not exceed the following thresholds:

1. For lots less than 5,000 square feet in size, the maximum Floor Area Ratio shall be determined by using the following ratio:
0.5:1 (0.50 times the lot area).
2. For lots greater than or equal to 5,000 square feet in size, but less than 10,000 square feet in size, the maximum Floor Area Ratio shall be determined by using the following ratio:
0.45:1 (0.45 times the lot area).
3. For lots greater than or equal to 10,000 square feet in size, but less than 15,000 square feet in size, the maximum Floor Area Ratio shall be determined by using the following ratio:
0.35:1 (0.35 times the lot area).

4. For lots greater than or equal to 15,000 square feet in size, the maximum Floor Area Ratio shall be determined by using the following ratio:
0.27:1 (0.27 times the lot area).

E. The prohibitions specified in Section 2 of this Ordinance shall not apply to any building permit for which a vested right has accrued prior to the effective date of this Ordinance.

F. The prohibitions specified in Section 2 a), 2 b), 2 c) ~~or 2 d)~~ of this Ordinance shall not apply to any building permit for which,

a) a project does not exceed floor area thresholds as established in Section 4-D of this Ordinance or a project exceeds floor area thresholds as established in Section 4-D of this Ordinance and an ICO hardship exemption is granted by the City Council, and environmental assessment is performed and an environmental determination is issued by the Lead Agency.

b) Compliance with Ordinance 177,404 has been established by the Department of Public Works.

c) Verification has been established by the Department of Building and Safety in applicant building plans that an additional off-street parking space is provided when the project's dwelling unit exceeds 2,400 square feet of total floor area.

~~d) a project does not exceed floor area thresholds as established in Section 4-D of this Ordinance and an environmental assessment is performed and an environmental determination is issued by the Lead Agency when grading exceeds 1,000 cubic yards.~~

Sec. 5. **EXTENSION OF REGULATIONS.** The City Council may, by resolution, extend the provisions of this Ordinance for not more than two additional periods of six months, so long as the City Council makes the following finding: That appropriate City agencies and officials are exercising due diligence to assure that the proposed Community Plan amendment is being processed expeditiously.

Sec. 6. **HARDSHIP EXEMPTIONS.** The City Council, acting in its legislative capacity, may by resolution, grant an exemption from the provisions of this Ordinance in cases of extreme hardship duly established to the satisfaction of the City Council. An application for hardship exemption shall be filed with the City Clerk on forms provided by the Department of City Planning.

Sec. 7. **APPLICABILITY OF THE ZONING CODE.** The regulations of this Ordinance are in addition to those set forth in the planning and zoning provisions of Chapter 1 of the Los Angeles Municipal Code and any other ordinances adopted by the City Council, and do not contain any rights not otherwise granted under the provisions and procedures contained in that Chapter or any other ordinances.

Sec. 8. **SEVERABILITY.** If any provision of this Ordinance is found to be unconstitutional or otherwise invalid by any court of competent jurisdiction, that invalidity shall not affect the remaining provisions of this Ordinance which can be implemented without the invalid provision, and, to this end, the provisions of this Ordinance are declared to be severable.

Sec. 9. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located in the Main Street lobby to the City Hall; one copy on the bulletin board located at the ground level at the Los Angeles Street entrance to the Los Angeles Police Department; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

I hereby certify that this ordinance was passed by the Council of the City of Los Angeles, **by a vote of not less than three-fourths** of all of its members, at its meeting of _____.

FRANK T. MARTINEZ, City Clerk

_____	By _____	Pursuant to Charter Section 559, I approve this ordinance on behalf of the City Planning Commission and recommend it be adopted
Deputy		February __, 2006 see attached report.
Approved _____		_____ S GAIL GLODBERG Director of Planning
		_____ Mayor
Approved as to Form and Legality		

Rockard J. Delgadillo, City Attorney

By _____
TERRY P. KAUFMANN MACIAS
Deputy City Attorney

Date _____

File No. CF04-1880-S2; CPC 2004-7068-ICO

EXHIBIT D

COUNTY CLERK'S USE

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
200 NORTH SPRING STREET, ROOM 360
LOS ANGELES, CALIFORNIA 90012

CITY CLERK'S USE

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(California Environmental Quality Act Section 15062)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152 (b). Pursuant to Public Resources Code Section 21167 (d), the filing of this notice starts a 35-day statute of limitations on court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statute of limitations being extended to 180 days.

LEAD CITY AGENCY

City of Los Angeles Department of City Planning

COUNCIL DISTRICT
1 & 14

PROJECT TITLE

Northeast Hillside Interim Control Ordinance

LOG REFERENCE

ENV - 2004-7069 -CE-ICO
CPC - 2004-7068-ICO

PROJECT LOCATION

Generally bounded by (I) *Mt. Olympus* generally bounded by Griffin Avenue to the West; Griffin Avenue, Avenue 39, Bernice Place, Montecito Drive, and Roberta Street to the North; Sierra Street and Alta Street to the East; and Fenn Street, Prewett Street, Abrigo Avenue and Pomona Street to the South. *Paradise Hill* generally bounded by Eva Terrace to the West; Gillig Avenue and Rising Drive to the North; Amethyst Street and Onyx Drive to the East; and Altura Street and Onyx Drive to the South. *Rose Hill* generally bounded by Roberta Street to the North, Reynolds Avenue to the East, and Luther Street to the South. A *small parcel* bounded by Avenue 43 to the South and West, Latona Avenue to the North, and Montecito Drive to the East. (II) *El Sereno* generally bounded by Soto Street and Huntington Drive to the West, Turquoise Street and Cato Street to the North, Kewanee Street to the East, and Multnomah Street to the South. (III) *Monterey Hills* generally bounded by Collis Avenue to the East; the City of South Pasadena to the North, Potrola Avenue to the East, and Edison Street and Novgorod Street to the South. (IV) *Mt. Washington - Glassell Park* area includes three portions of predominantly vacant land. The northwest portion is generally bounded by Crestmore Place, Mimosa Drive, Ackerman Drive, Division Street, and Rome Drive. The northeast portion is generally bounded by San Andreas Avenue, San Rafael Avenue, Moon Avenue, Shanley Avenue, Marmion Way, Crane Boulevard, Glenalbyn Drive, and Seaview Avenue. The southern portion is generally bounded by Avenue 37, Mt Washington Drive, Glenalbyn Drive, and Isabel Street.

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:

Establishment of an Interim Control Ordinance to temporarily prohibit the issuance of all building permits in excess of certain floor area ratio thresholds in various hillside areas within the Northeast Community Plan as depicted in the attached map and described above.

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY:

CONTACT PERSON

Jose Carlos Romero

AREA CODE

(213) 978-1180

TELEPHONE NUMBER

EXT.

EXEMPT STATUS: (Check One)

STATE CEQA GUIDELINES

CITY CEQA GUIDELINES

☐ MINISTERIAL

Sec. 15268

Art. II, Sec. 2b

☐ DECLARED EMERGENCY

Sec. 15269

Art. II, Sec. 2a (1)

☐ EMERGENCY PROJECT

Sec. 15269 (b) & (c)

Art. II, Sec. 2a (2) & (3)

☐ CATEGORICAL EXEMPTIONSec. 15300 *et seq.*

Art. III, Sec. 1

☐ GENERAL EXEMPTION

Sec. 15060

n/a

Class _____ Category _____ (City CEQA Guidelines)

☒ OTHER

(See Public Resources Code Sec. 21080 (b) and set forth state and City guideline provision.
Categorical Exemption Art. II, Sec.2 (m)

JUSTIFICATION FOR PROJECT EXEMPTION: The adoption of an ordinance that does not result in impacts on the physical environment, but merely preserves the status quo by temporarily prohibiting the issuance of building permits.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

SIGNATURE

TITLE

City Planner

DATE December 6, 2004

FEE:

RECEIPT NO.

REC'D. BY

DATE

FRANK T. MARTINEZ
City Clerk

KAREN E. KALFAYAN
Executive Officer

When making inquiries
relative to this matter
refer to File No.

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

Office of the
CITY CLERK
Council and Public Services
Room 395, City Hall
Los Angeles, CA 90012
Council File Information - (213) 978-1043
General Information - (213) 978-1133
Fax: (213) 978-1040

HELEN GINSBURG
Chief, Council and Public Services Division

CF 04-1880
CDs 1 & 14

September 9, 2005

Con Howe, Director of Planning
Planning Department
Room 525, City Hall
Attn: Jose Carlos Romero

REQUEST FOR ORDINANCE(S)

At its meeting held September 6, 2005, the Planning and Land Use Management Committee considered Motion (Reyes - Villaraigosa) relative to an Interim Control Ordinance (ICO) for certain areas in Northeast Los Angeles, including, the Mt. Olympus Flattop, Paradise Hill, and Department of Water and Power (DWP) Rose Hills areas. At that time, the Committee requested that you prepare draft ICO(s) for Northeast Los Angeles communities listed below, proceeding as follows:

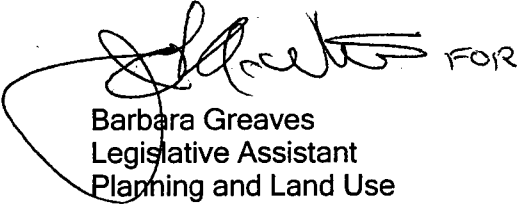
1. Categorize the following geographic areas into Study Sub-Areas:

Study Sub-Area I: Mount Olympus, Paradise Hill, Rose Hills
Study Sub-Area II: Mount Washington - Glassell Park Specific Plan Area
Study Sub-Area III: El Sereno
Study Sub-Area IV: Monterey Hills

2. Modify the instructions in the original Motion (Reyes-Villaraigosa) to reflect the Study Sub-Areas identified above; delete reference to "the open space areas of the Mount Olympus Flattop, Paradise Hill and DWP Rose Hills areas . . . and/or preserved for open space purposes," and to draft appropriate land-use planning strategies and tools to ensure that the natural features in the targeted Northeast Los Angeles hillside areas be maximized.
3. Conduct a land-use and environmental analyses, by Sub-Area, evaluating key policy issues and assessing the unique and common characteristics, conditions, and areas of concern.
4. Review any proposed boundary adjustments as may be recommended as the study evolves.
5. Prepare and present a draft Interim Control Ordinance which may be tailored to the particular concerns of each Sub-Area, if appropriate.
6. Evaluate various existing land-use policies, tools and approaches, including the Northeast Los Angeles Community Plan (assessing hillside policies, open space and recreational facilities inventory, mapping of Sensitive Ecological Areas and related matters) and Mt. Washington / Glassell Park Specific Plan (assessing the appropriateness of potential amendments or expansions).

7. Review existing citywide General Plan Elements and policies, including: the citywide Hillside Ordinance, hillside policies in other Community Plans, the Open Space Element, the Conservation Element, Motion (LaBonge) related to soil erosion, and related matters; and, identify any appropriate updates or amendments.
8. Request that this entire matter be scheduled for consideration by the City Planning Commission.
9. Conduct a public workshop to allow community input on any draft ordinance prior to scheduling the matter before the City Planning Commission.

Please transmit your report, any findings, and draft ordinance to the Planning and Land Use Management Committee in care of the City Clerk's Office, Room 395, City Hall.

 FOR
Barbara Greaves
Legislative Assistant
Planning and Land Use
Management Committee, 213-978-1068

cc: City Attorney, Attn: Sharon Siedorf-Cardenas

#041880ltrA

PLUM Committee Instructions

The PLUM Committee instructs the Planning Department to implement the following directives:

INSTRUCT the Planning Department to categorize the following geographic areas into Study Sub-Areas:

Study Sub-Area I: *Mount Olympus, Paradise Hill, Rose Hill*

Study Sub-Area II: *Mount Washington – Glassell Park Specific Plan Area*

Study Sub-Area III: *El Sereno*

Study Sub-Area IV: *Monterey Hills*

MODIFY the instructions in the original Motion (Reyes-Villaraigosa) to reflect the Study Sub-Areas identified above;

DELETE reference to “the open space areas of the *Mount Olympus Flatop, Paradise Hill* and *DWP Rose Hills* areas...and/or preserved for open space purposes” and insert directive that the Planning Department be instructed to draft appropriate land-use planning strategies and tools to ensure that the natural features in the targeted Northeast Los Angeles hillside areas be maximized.

INSTRUCT the Planning Department to conduct a land-use and environmental analyses by Sub-Area, evaluating key policy issues and assessing the unique and common characteristics, conditions and areas of concern.

INSTRUCT the Planning Department to review any proposed boundary adjustments as may be recommended as the study evolves.

INSTRUCT the Planning Department to prepare and present a draft Interim Control Ordinance which may be tailored to the particular concerns of each Sub-Area, if appropriate.

INSTRUCT the Planning Department to evaluate various existing land-use policies, tools and approaches, including the *Northeast Los Angeles Community Plan* (assessing hillside policies, open space and recreational facilities inventory, mapping of Sensitive Ecological Areas and related matters) and *Mt. Washington / Glassell Park Specific Plan* (assessing the appropriateness of potential amendments or expansions).

INSTRUCT the Planning Department to review existing citywide General Plan Elements and policies, including: the citywide Hillside Ordinance, hillside policies in other Community Plans, the *Open Space Element*, the *Conservation Element*, Motion (LaBonge) related to soil erosion, and related matters; and identify any appropriate updates or amendments.

REFER the entire matter to the Planning Department and City Planning Commission for its consideration. **INSTRUCT** the Planning Department to conduct a public workshop to allow community input on any draft ordinance prior to scheduling the matter before the City Planning Commission.

SANTA MONICA MOUNTAINS CONSERVANCY

RAMIREZ CANYON PARK
5750 RAMIREZ CANYON ROAD
MALIBU, CALIFORNIA 90265
PHONE (310) 589-3200
FAX (310) 589-3207



August 22, 2005

Planning and Land Use Committee Members
City of Los Angeles
200 North Spring Street, Room 410
Los Angeles, California 90012

Support for Proposed Northeast Hillside Interim Control Ordinance (CF-04-1880)

Hon. Chairperson Reyes and Members:

The Santa Monica Mountains Conservancy fully supports the City's efforts to develop and institute a Northeast Hillside Interim Control Ordinance. The remaining open space and habitat blocks in the hill systems located east of the Los Angeles River support abundant wildlife and represent an invaluable visual and recreational resource to the City. The only way to ensure that these resources are, in part, retained is to institute a new planning mechanism that systematically identifies them and presents an equitable strategy to protect them. We urge the City Counsel to move forward with the Study Phase of this effort with a maximum of public involvement.

The need for planning standards in areas with high concentrations of small lots with limited existing infrastructure, common substandard street widths, and unstable soils is in the best interest of the public. Projects in other portions of the Conservancy's jurisdiction with high concentrations of substandard lots pose numerous problems because of a lack of standards that address the unique constraints of such sites.

We urge the Planning and Land Use Management Committee (PLUM) to retain all of the components currently considered in the study including Mount Washington, Glassell Park, Monterey Hills, Mount Olympus, Paradise Hill, Rose Hill, and El Sereno areas. Time is of the essence and a segmented study would not yield the quality, unified result of a combined study effort. We urge the City to incorporate a report, entitled, *Mount Olympus/Flattop Area Acquisition Feasibility Report*, that was prepared by People for Parks via a grant from the Conservancy.

Please direct any questions and future correspondence to Paul Edelman, Deputy Director for Natural Resources and Planning to the above address and by phone at (310) 589-3200 ext. 128

Sincerely,
A handwritten signature in cursive script, reading "Elizabeth A. Cheadle".

ELIZABETH A. CHEADLE
Chairperson

SANTA MONICA MOUNTAINS CONSERVANCY

RAMIREZ CANYON PARK
5750 RAMIREZ CANYON ROAD
MALIBU, CALIFORNIA 90265
PHONE (310) 589-3200
FAX (310) 589-3207



August 22, 2005

Planning and Land Use Committee Members
City of Los Angeles
200 North Spring Street, Room 410
Los Angeles, California 90012

Support for Proposed Northeast Hillside Interim Control Ordinance (CF-04-1880)

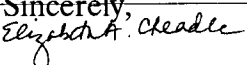
Hon. Chairperson Reyes and Members:

The Santa Monica Mountains Conservancy fully supports the City's efforts to develop and institute a Northeast Hillside Interim Control Ordinance. The remaining open space and habitat blocks in the hill systems located east of the Los Angeles River support abundant wildlife and represent an invaluable visual and recreational resource to the City. The only way to ensure that these resources are, in part, retained is to institute a new planning mechanism that systematically identifies them and presents an equitable strategy to protect them. We urge the City Counsel to move forward with the Study Phase of this effort with a maximum of public involvement.

The need for planning standards in areas with high concentrations of small lots with limited existing infrastructure, common substandard street widths, and unstable soils is in the best interest of the public. Projects in other portions of the Conservancy's jurisdiction with high concentrations of substandard lots pose numerous problems because of a lack of standards that address the unique constraints of such sites.

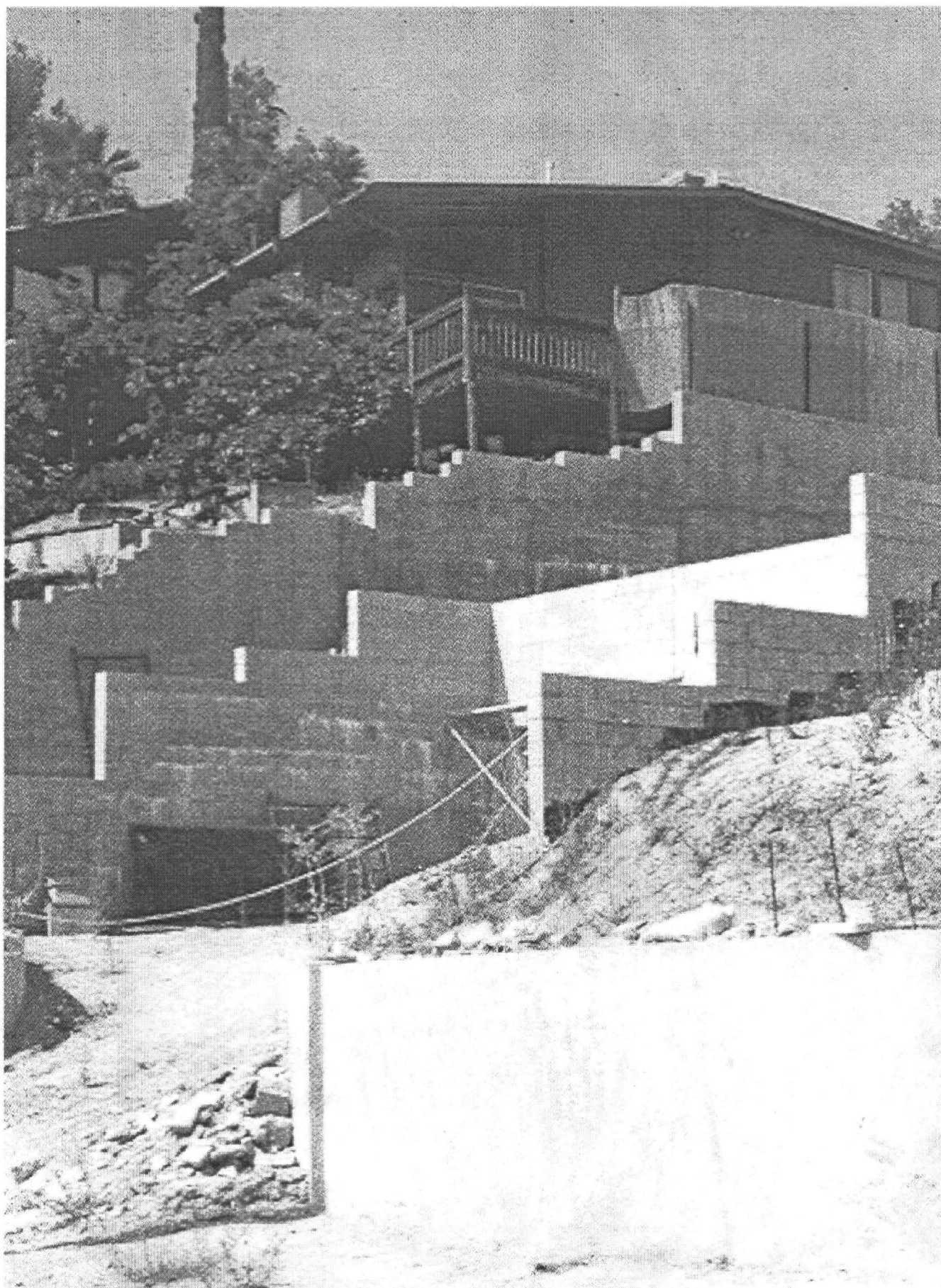
We urge the Planning and Land Use Management Committee (PLUM) to retain all of the components currently considered in the study including Mount Washington, Glassell Park, Monterey Hills, Mount Olympus, Paradise Hill, Rose Hill, and El Sereno areas. Time is of the essence and a segmented study would not yield the quality, unified result of a combined study effort. We urge the City to incorporate a report, entitled, *Mount Olympus/Flattop Area Acquisition Feasibility Report*, that was prepared by People for Parks via a grant from the Conservancy.

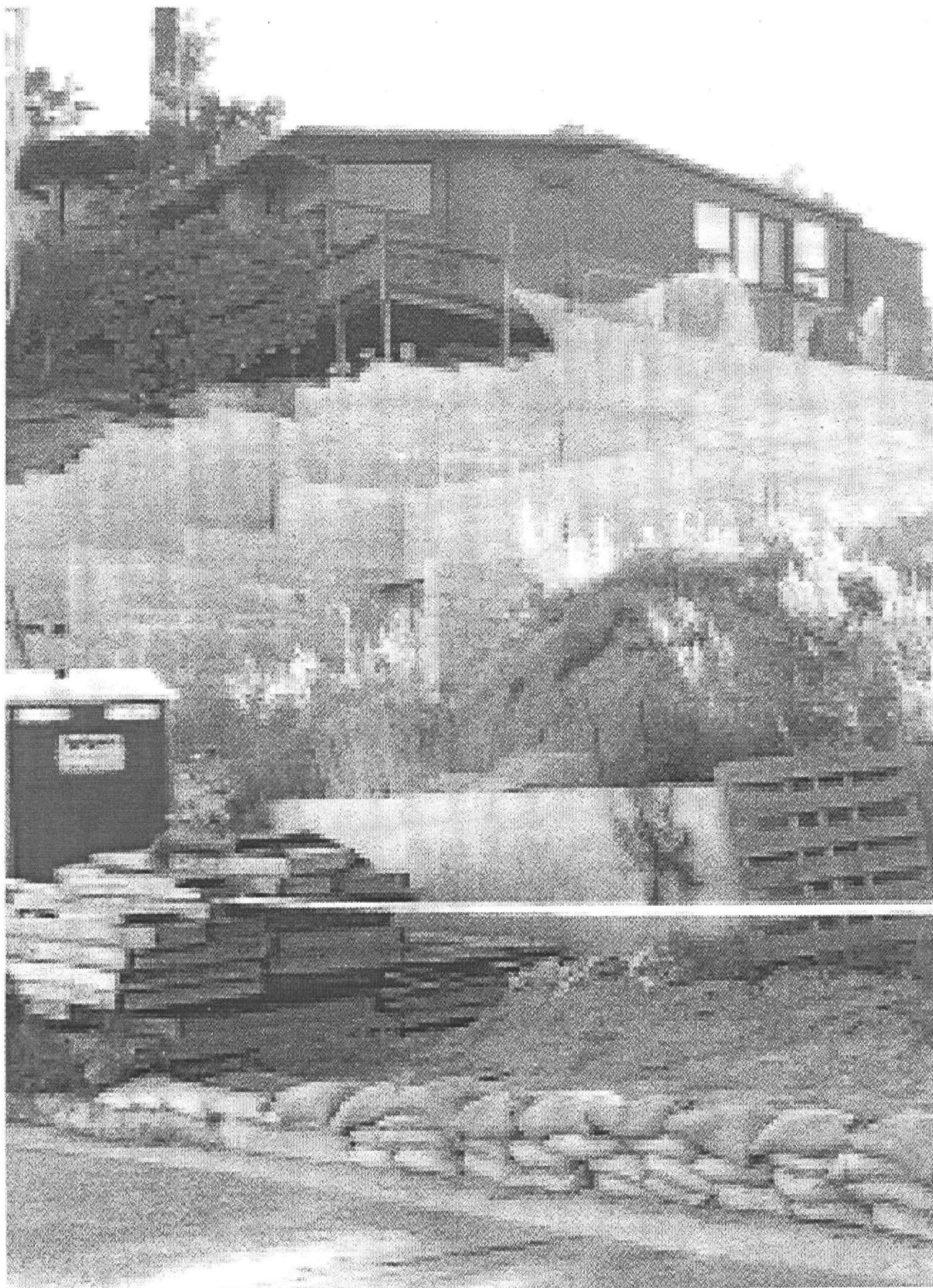
Please direct any questions and future correspondence to Paul Edelman, Deputy Director for Natural Resources and Planning to the above address and by phone at (310) 589-3200 ext. 128

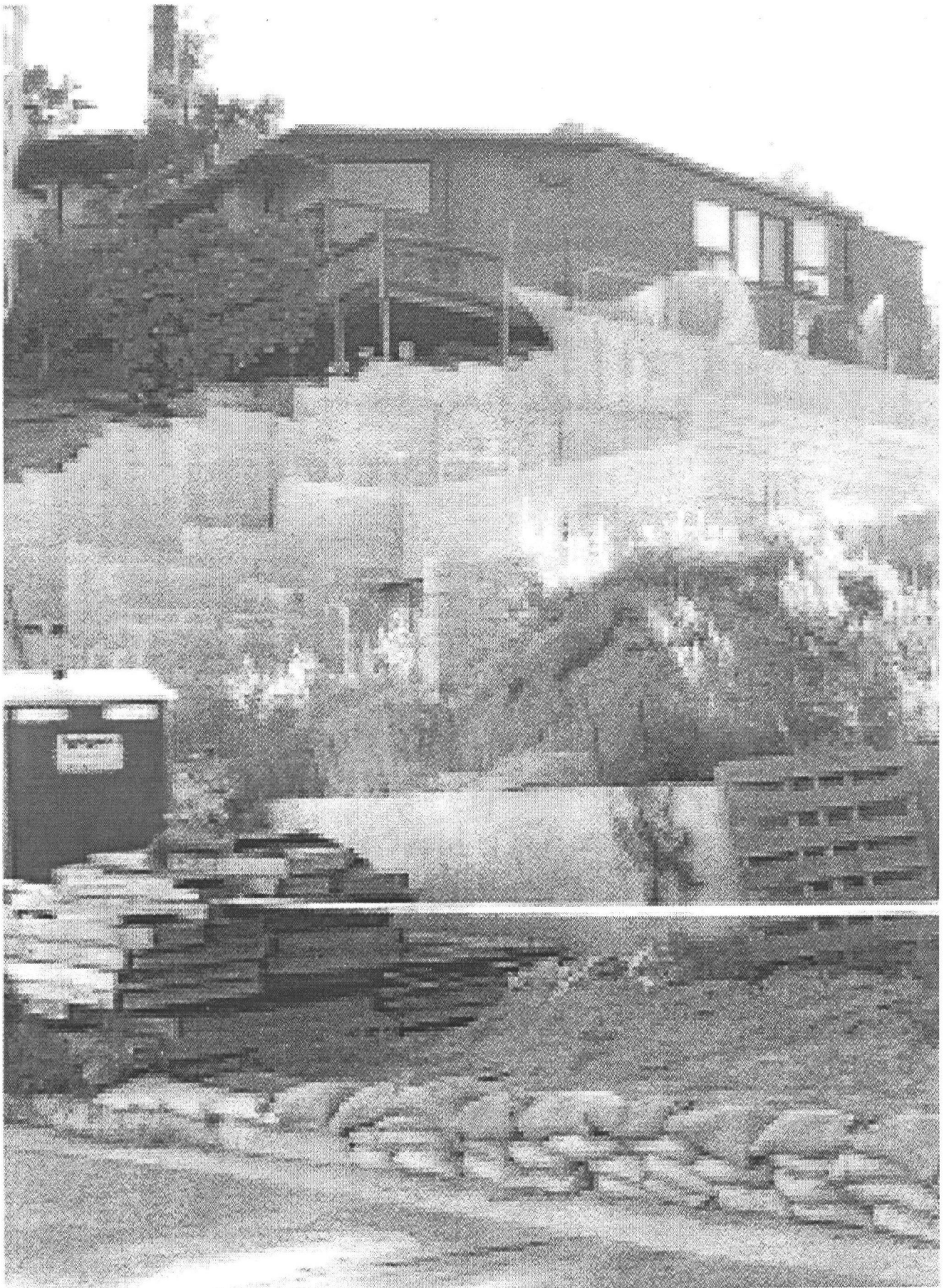
Sincerely,

ELIZABETH A. CHEADLE
Chairperson











From: "CLARE MARTER KENYON" <cmarterk@lausd.k12.ca.us>
To: <bgreaves@clerk.lacity.org>
Date: 09/07/2005 8:24:18 AM
Subject: Fwd: Proposed Northeast Hillside ICO Hearing - 9/6/05, 1:00 p.m.

dear ms. greaves, would you please place this into the record. it arrived after i had left for the hearing.
thank you.
clare.

----- Forwarded Message -----

Date: Tue, 06 Sep 2005 11:22:14 -0700
From: Martha Espelage-Alvarez <mespelage-alvarez@JonesDay.com>
To: cmarterk@lausd.k12.ca.us
Subject: Proposed Northeast Hillside ICO Hearing - 9/6/05, 1:00 p.m.

>
>I have prepared a statement for the hearing today but I am unable to attend
>due to obligations at my work. Would you kindly submit the attached on my
>behalf. Thanks.
>
>My name is Martha Alvarez. Thank you for letting me speak. I am a
>
>
>homeowner in Mt. Washington and recently spearheaded the battle to save Red
>
>
>Hawk Canyon which is just behind my home on San Andreas Avenue. A Valley
>
>
>developer planned to destroy 90% of the native trees and plants on the
>
>
>property and cram a 7 home subdivision on one acre of land surrounded by
>
>
>retaining walls. Even with the Mt. Washington/Glassell Park Specific Plan
>
>
>in place, in this case and many others attempts are made to violate the
>
>
>plan.
>
>
>
>
>San Andreas alone is under siege from developers. We have one small home
>
>
>under construction on a very dangerous curve and two additional disastrous
>
>
>single family home projects on a double lot. In February of 2000, an

>
>
>unlicensed builder bulldozed and removed 900 truckloads of trees, plants
>
>
>and earth and damaged the street. After wading through the maze of
>
>
>Building & Safety Departments, filing nuisance complaints and writing
>
>
>letters to top level officials for over two years, I discovered no plans
>
>
>were ever submitted. Since that time the property has changed hands a
>
>
>least 3 times and owner after owner let their applications expire and/or
>
>
>apply for extensions. After 5 years of enduring this eyesore plans were
>
>
>submitted but once again construction is stopped for over 4 months now.
>
>
>Today, only one-half of the retaining walls are built and we're back to
>
>
>square one. The city needs to carefully look at the laws governing the
>
>
>length of time property owners and developers have to build and the
>
>
>conditions neighborhoods are subjected to during the construction process.
>
>
>I ask everyone here who is against this ordinance - would you like to have
>
>
>a disaster such as this across from your home?
>
>
>
>
>
>The developers who have discovered what little land is left in the
>
>
>Northeast mostly come from outside our area. They don't care what happens
>
>
>to the character of our neighborhood because they don't live here. It's
>
>
>

>all about profit. The small property owner who wants to build their dream
>
>
>house or a homeowner who wants to remodel will not be adversely affected by
>
>
>passing this Ordinance. On the contrary, they will be benefit from it
>
>
>because their quality of life will be protected. We desperately need this
>
>
>Ordinance in order to have the time to reassess what is happening to our
>
>
>community. Development is moving too fast and important concerns are
>
>
>falling through the cracks.
>
>
>
>
>
>I urge you to do your utmost to make sure Building & Safety and City
>
>
>Planning stay on top of these situations and put more pressure on deceitful
>
>
>and unscrupulous developers. The community needs your help and passing the
>
>
>Interim Control Ordinance is a chance to begin to do just that. I strongly
>
>
>request your support for the ICO and help your constituents preserve what
>
>
>little green space is left in Los Angeles for all of us and for future
>
>
>generations before it's too late.
>
>
>Martha Alvarez
>4663 San Andreas Avenue
>Los Angeles, CA 90065
>(323) 258-1980 (h)
>(213) 243-2660 (w)
>
>
>

--

cmk

CC: <gudran@council.lacity.org>, <lsarno@lacity.org>, <mgarcia@lacity.org>

From: "Barbara Romero" <barbara.romero@mrca.ca.gov>
To: <Bgreaves@clerk.lacity.org>
Date: 09/06/2005 11:46:11 AM
Subject: FW: Comment Letter

Barbara:

Comment letter from the Santa Monica Mountains Conservancy for today's ICO agenda item 04-1880.

Can you please confirm you received letter.

Thanks,
Barbara Romero

> -----Original Message-----

> From: James Yeramian [mailto:boardsec@smmc.ca.gov]

> Sent: Tuesday, September 06, 2005 11:38 AM

> To: Barbara (E-mail); Cara (E-mail)

> Subject: Comment Letter

>

>

NORTHEAST LOS ANGELES OPEN SPACE COALITION

Honorable Councilmember Ed Reyes, Chair
Honorable Councilmember Tony Cardenas
Honorable Councilmember Jack Weiss
Planning and Land Use Management Committee
200 N. Spring Street
Los Angeles, CA 90012

September 1, 2005

Dear Councilmembers,

September 6th PLUM Agenda Item 2, File 04-1880: Northeast Hillside Interim Control Ordinance

The Northeast Los Angeles Open Space Coalition (NELA/OS) is composed of local neighborhood councils, neighborhood and homeowners associations, environmental groups, respected organizations such as the Latino Urban Forum and North East Trees, as well as many residents and homeowners who are invested in living and participating in the Northeast community.

We have been involved in the development of the proposed Interim Control Ordinance since last October, when we became aware that Councilmember Reyes had made a Motion to the City Council the month before. Since that time, we have worked closely with Council District 1 and 14 staff to identify the boundaries of additional significant areas, in both Districts, for inclusion in the ICO areas.

NELA/OS supports the enactment of an ICO that includes all of the areas that have been outlined on the maps in both Council Districts with some possible small modifications. We must stress that any move towards dropping any of these areas, or imposing a certain minimum lot size, would be strongly opposed by NELA/OS.

We note areas that were contained in the draft language that would be outranked by the City's Hillside Ordinance and ask that these sections be strengthened.

- a. The threshold for the Hillside Ordinance is 700" square feet. We advocate a threshold of 200 square feet of new development, as per the Mount Washington/Glassell Park Specific Plan.
- b. The height limit allowed in the Mount Washington/Glassell Park Specific Plan is 45' to encourage narrower buildings and more open space for landscaping. If no language is contained in the ICO, the height defaults to the Hillside Ordinance height limit of 36' which promotes development of more of the lot.

We have been instrumental in disseminating truthful information to the community these

past several months to counteract the misinformation and scare tactics of an LLC, called Proh-La, headquartered in Pasadena, which formed earlier this year to lobby against the enactment of any regulations on development in the Northeast.

Without the temporary protections of the ICO and a permanent specific plan in the future, our hillsides are seriously threatened. Much like the beaches are to coastal communities, our hillsides are the most important natural resource we have in Northeast LA. We urge you to support the ICO to protect and preserve these hillsides, as well as the native trees and habitat that are sheltered by them.

As you are aware, Interim Control Ordinances are legal, commonly used land use tools employed by municipal governments throughout the United States. It is important that the residents of Los Angeles be fully informed that the ICO does not involve eminent domain, nor is it a moratorium.

The Northeast Hillside ICO addresses fundamental quality of life and public safety issues by requiring that future development is consistent with existing land formation as well as design and safety standards.

City government is responsible for taking reasonable measures to protect hillside residents, homeowners and property owners from the impact of poorly designed housing and roads, including hard-to-manuever streets that put fire, police and other emergency personnel at risk. This is, of course, not "Un-American" as some have claimed.

The ICO's provisions are reasonable compared to similar measures in other parts of LA. Our existing roads and sewers are already sub-standard in many hillside areas. Rampant development of unstable hillsides places additional burdens on our infrastructure and, ultimately, taxpayers.

The Sunland/Tujunga ICO was initiated at approximately the same time as the Northeast ICO. It is a far more stringently worded ordinance than that which has been proposed for the Northeast. Yet, it was approved by the Planning Commission only a few short months after it was heard by PLUM, as opposed to this ICO, which has lingered here since November, 2004.

Mayor Villaraigosa and Councilmembers Reyes and Garcetti gave NELA/OS the task of forming an 11-member committee to represent the three Council Districts of the Northeast Community Plan area. We were asked to compile an inventory of public and private open space areas; to categorize and rank the areas; to draft recommendations to the City and, to submit a report to the Council representatives.

We have formed this Committee but, since this time, have been intrinsically involved in the ICO, We look forward to the swift enactment of the ICO. We continue to offer our participation in the dialogue following its enactment, in order to develop new, or strengthen old, Specific Plans and to implement other methods that will result in the safe

development of our hillsides and, ultimately, in measures that will enable hillside areas to be purchased as public open spaces.

NELA/OS urges the prompt enactment of this ICO. There has been a delay of one year since the original motion. During this time the pace of development in our area has increased rapidly. Moving this ordinance on a fast track to the Planning Commission and Council is of great importance to our community.

Yours truly,
Northeast Los Angeles Open Space Coalition
Steering Committee

James Rojas
Elva Yanez
Clare Marter Kenyon

The proposed Interim Control Ordinance is supported by the following:

Northeast Los Angeles Open Space Coalition,
Arroyo Seco Neighborhood Council
Silver Lake Neighborhood Council
Historic Highland Park Neighborhood Council
Latino Urban Forum
Mount Washington Homeowners Alliance
North East Trees
Federation of Hillside and Canyon Associations
Santa Monica Mountains Conservancy
NRDC Natural Resources Defense Council

PROH-LA

Protecting the Rights of Owners in Hillside – Los Angeles

RECEIVED
CITY CLERK'S OFFICE
2005 SEP -2 PM 2:32
CITY CLERK
BY _____ DEPUTY

September 2, 2005

To:

CD1 Ed Reyes, Chair, PLUM Committee

Subject:

PROH-LA Documents Regarding Agenda Item, Council
File No. 04-1880

Please find the following additional documents regarding
PROH-LA's opposition to the proposed
NELA Hillside ICO and our interest to
encourage development standard reforms.

- Diagram illustrating the problems with existing hillside building height regulations.
- Diagram illustrating the problems with existing Hillside Retaining Wall Ordinance.

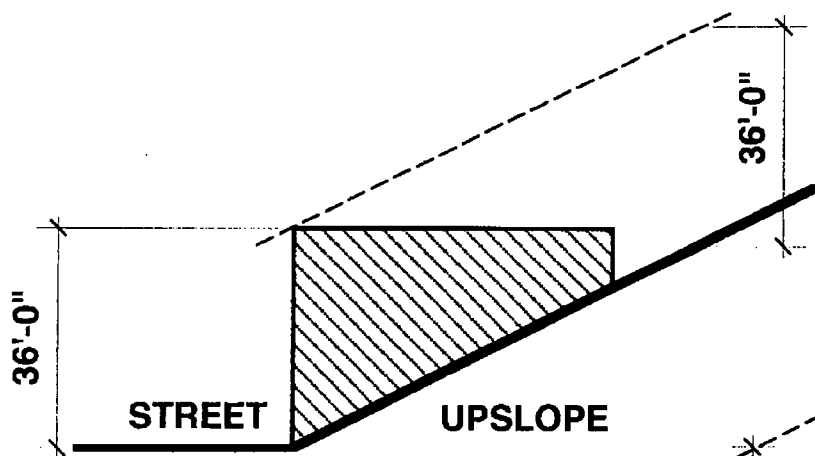
Please contact us if we can be of assistance to you or if we can provide you with clarifications on our position and on our recommendations for reforms. In particular, PROH-LA and its members remain interested to participate in discussions regarding its recommendations for hillside development standards.

Respectively submitted,

PROH-LA Organizing and Local Design Committees

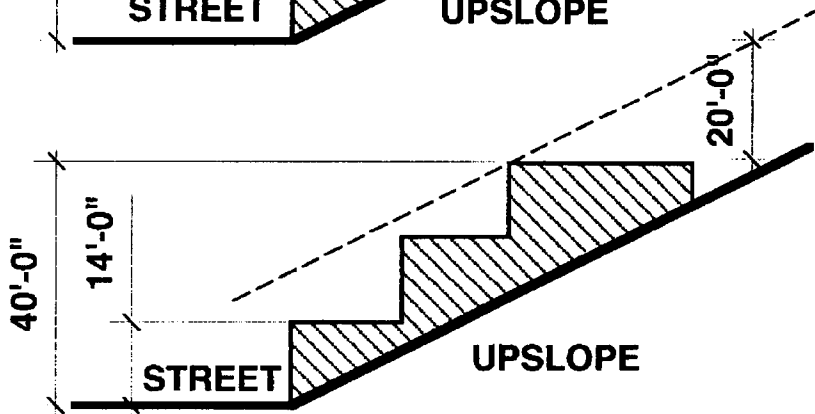
Cc: Council Members and PLUM Committee Members
Jack Weiss and Tony Cardenas

PLANNING A ZONING CODE: SECTION 12.03 **HEIGHT OF THE BUILDING**



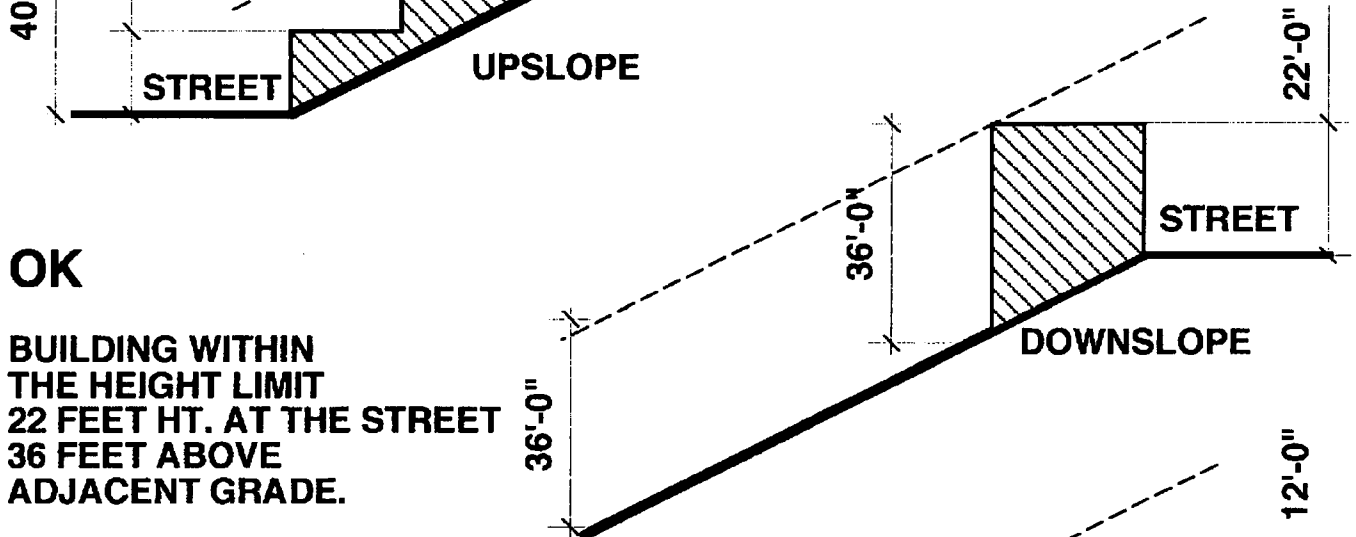
OK

BUILDING WITHIN
 THE HEIGHT LIMIT
 36 FEET HT. AT THE STREET
 36 FEET ABOVE
 ADJACENT GRADE



NOT ALLOWED

BUILDING EXCEEDS
 THE HEIGHT LIMIT
 16 FEET HT. AT THE STREET
 20 FEET ABOVE
 ADJACENT GRADE

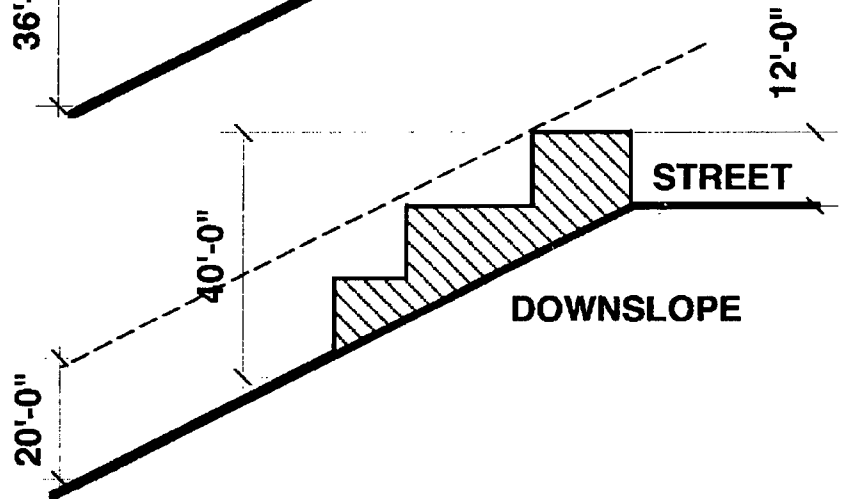


OK

BUILDING WITHIN
 THE HEIGHT LIMIT
 22 FEET HT. AT THE STREET
 36 FEET ABOVE
 ADJACENT GRADE.

NOT ALLOWED

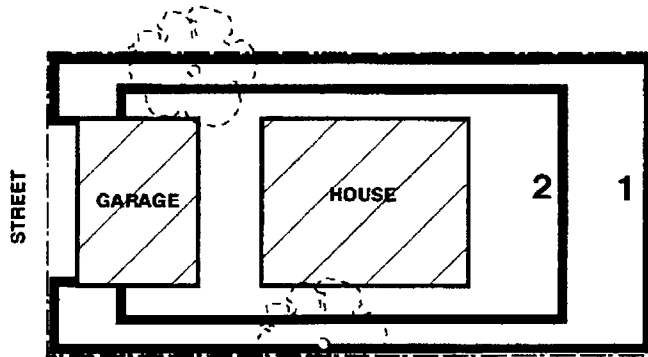
BUILDING EXCEEDS
 THE HEIGHT LIMIT.
 12 FEET HT. AT THE STREET
 20 FEET ABOVE
 ADJACENT GRADE.



* THE WAY THE HIGHT OF THE BUILDING IS MERASURED FORCES DESIGN OF MASSIVE BUILDINGS CLOSE TO THE STREET AND MAKES THE SLOPING ROOF DESIGN NOT FEASIBLE.

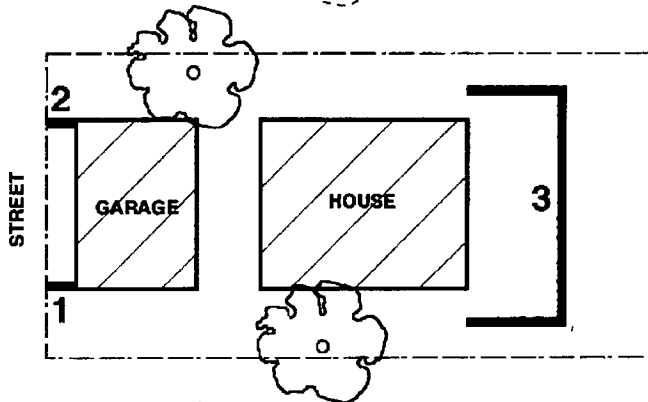
PREPARED BY: TOMAS OSINSKI - ARCHITECT

ORDINA : NO: 176445
RETAINING WALLS IN HILLSIDE AREA
 A MAXIMUM OF ONE 12' HT. WALL OR
 MAXIMUM TWO 10' HT. RETAINING WALLS
 ALLOWED ON ANY LOT.



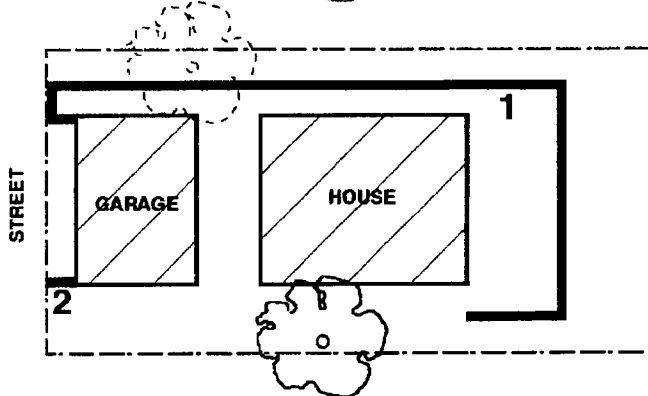
OK

THIS PLAN COMPLIES
 WITH THE RETAINING WALL
 ORDINANCE.
 2 RETAINING WALLS ARE ALLOWED.
 MORE RETAINING WALLS THAN
 NECESSARY.
 MORE GRADING.
 TREES ARE GONE.



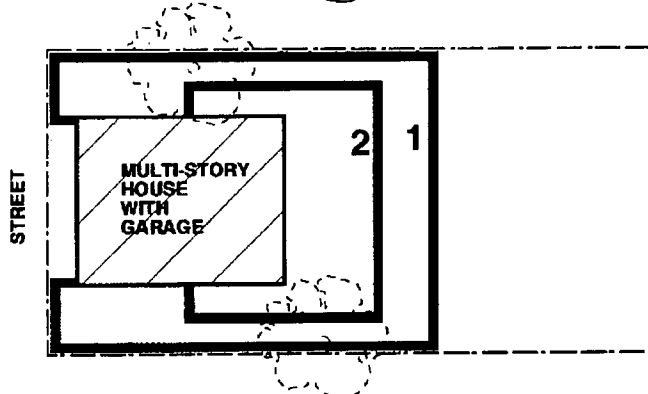
NOT ALLOWED

THIS PLAN DOES NOT COMPLY
 WITH THE RETAINING WALL
 ORDINANCE.
 3 RETAINING WALLS ARE NOT
 ALLOWED.
 (ALL WALLS ARE NECESSARY)
 LESS RETAINING WALLS.
 LESS GRADING.
 TREES CAN BE SAVED.



OK

THIS PLAN COMPLIES
 WITH THE RETAINING WALL
 ORDINANCE.
 2 RETAINING WALLS ARE ALLOWED.
 MORE RETAINING WALLS THAN
 NECESSARY.
 MORE GRADING.
 SOME TREES ARE GONE.



OK

THIS PLAN COMPLIES
 WITH THE RETAINING WALL
 ORDINANCE.
 2 RETAINING WALLS ARE ALLOWED.
 MORE RETAINING WALLS THAN
 NECESSARY.
 MORE GRADING.
 TREES ARE GONE.
 MULTISTORY BUILDING
 CLOSE TO THE STREET.

* ONE WOULD HOPE THAT UNINTENDED IMPACT OF THE RETAINING WALL ORDINANCE
 ARE JUST THAT, UNINTENDED!

PROH-LA

Protecting the Rights of Owners in Hillside – Los Angeles

BY _____
DEPUTY

CITY CLERK

2005 SEP -2 AM 11:35

RECEIVED
CITY CLERK'S OFFICE

September 1, 2005

To:

CD1 Ed Reyes, Chair, PLUM Committee

Subject:

PROH-LA Documents Regarding Agenda Item, Council
File No. 04-1880

Please find the following documents regarding PROH-LA's opposition to the proposed NELA Hillside ICO and our interest to encourage development standard reforms.

- August 9, 2005, PROH-LA Letter in opposition to the proposed NELA Hillside ICO (previously submitted by, PROH-LA Interim Chair Bradley).
- September 1, 2005, Recommendations for Hillside Development Standards [PROH-LA to LA City PLUM Committee for 9-06-05 Meeting, Submitted by a Group of Local Design Professionals, Los Angeles.]

Please contact us if we can be of assistance to you or if we can provide you with clarifications on our position and on our recommendations for reforms. In particular, PROH-LA and its members remain interested to participate in discussions regarding its recommendations for hillside development standards.

Respectively submitted,

PROH-LA Organizing and Local Design Committees

Cc: Council Members and PLUM Committee Members
Jack Weiss and Tony Cardenas



August 9, 2005

ED REYES, COMMITTEE CHAIR
PLANNING AND LAND USE MANAGEMENT
(PLUM) COMMITTEE c/o City Clerk's Office
CITY HALL 3rd Floor Room 395
200 North Spring Street
Los Angeles, CA 90012

RE: Council File No. 04-1880
Opposition Letter to the Draft ICO

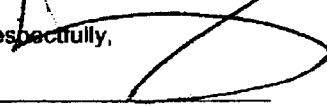
Committee Chair Reyes:

PROH-LA, a Coalition of Los Angeles City Stakeholders and Professionals advocating for responsible growth, education, and protection of hillside property owner's rights is in opposition to the proposed Northeast Los Angeles Hillside "Open Space" Interim Control Ordinance for the following reasons:

- There are LADBS and Grading Division construction and development standards that currently govern residential development.
- The Development Rights of Private Property Owners will be further restricted if legislation is created to regulate residential development standards.
- The existing language that is proposed does not address the intent and purpose of the General Plan, consider current planning & zoning codes regulations, or address the objectives of the Los Angeles Municipal Codes as it pertains to public safety, improvements, and consistent development standards.
- There has never been any explanation, basis, reason, or justification to further regulate the privately-owned hillside areas referenced by the Proposed ICO and Boundary Maps Drafted.

PROH-LA does support the initial motion introduced on November 10, 2004 that includes measures to govern Public Property/Public Land Ownership including legislation that may restrict said lands greater than thirty (30) acres as needed. Thank you for providing PROH-LA the opportunity to represent the interests of Private Land Owners and the Professional Fields of Land Use, Real Estate, Land Acquisition, and the Construction & Development Profession.

Respectfully,


Bradley
PROH-LA Interim Chair
CC: **TONY CARDENAS**
JACK WEISS

323.871.8597

WWW.PROH-LA.COM

P. O. Box 41109 Highland Park, California 90041

RECOMMENDATIONS FOR HILLSIDE DEVELOPMENT STANDARDS REFORM:

(PROH-LA to LA City PLUM Committee for 9-06-05 Meeting)

As citizens of Northeast Los Angeles, our mission is to draft development standards that encourage sustainable design and minimize impact on human, animal, & plant communities. While doing so, these development standards should encourage architectural diversity and innovation, and protect quality of life.

September 21, 2004 , the Los Angeles City Council, Planning and Land use Management Committee passed a motion to protect several specific large tracts of vacant land in Northeast Los Angeles.

Ten months later, a draft ICO was presented to the community, which did not address the original intent or specifics of the original motion. Furthermore, this ICO language was drafted without meaningful community outreach – instead the draft language was highly influenced by a small and privileged group of community members. The mapping of the ICO areas was determined without meaningful study – as a result, the ICO areas are discriminatory, divisive, and do not address hillside development issues and pressures as a whole in the Northeast area. Surely, there must be some measure of disclosure and some standard of informed consent required before severe, unfair, and one-sided measures are enacted.

Existing hillside regulations often mandate increased development impact. Reformed development standards should limit impact of development on existing landforms to:

- **Reduce height, street presence and mass by measuring height of building parallel to the slope.**
- **Reduce need for site grading by encouraging garden roofs and terraced structures. Examine mandatory grading regulations, insuring safety but allowing alternative engineering solutions.**
- **To encourage buildings with variable elevations and rooflines.**
- **To encourage more off street parking by excluding covered parking areas from floor area ratio**
- **Reduce height of the structure by allowing more of the building to be underground.**

- To encourage designs with less retaining walls by amending existing retaining wall ordinance. Existing ordinance has the unforeseen effect of creating more retaining walls not less.
- To allow more flexible application of setback regulations if this would protect existing trees.
- To encourage creation of "green" firebreaks, to substitute clear-cut mandatory brush clearance.
- To encourage the public use of city owned land, including "paper streets" as community parks or trails and this public land should be enhanced with tree planting and native habitat restoration.
- Amend existing code to allow more flexible community-type development.
- To discourage "cookie - cutter" designs in multi-home developments.
- To develop safeguards ensuring better enforcement of existing regulations.

As it stands, the development of hillside properties often requires variances, which makes the process discretionary. Our objective is to create a set of hillside development standards that are clear and unambiguous, easily enforceable, and fair for all residents of the hillsides. We advocate thorough and meaningful consultation with licensed professionals: structural engineers, architects, soil engineers, environmentalists, etc. so the solutions can be based on knowledge and science and not on emotions and unsubstantiated claims. Our goal in this is to protect the neighborhood standard of living while maintaining individual property rights.

*Respectfully submitted by a group of local design professionals.
Los Angeles, Sept.1, 2005*

August 24, 2005

ALANNA Mcmahon
(Print Your Name Clearly)

PO BOX 41021
(Address)

L.A. Ca 90041
(City) (State) (Zip Code)

**ED REYES, COMMITTEE CHAIR
PLANNING AND LAND USE MANAGEMENT
(PLUM) COMMITTEE c/o City Clerk's Office
CITY HALL 3rd Floor Room 395
200 North Spring Street
Los Angeles, CA 90012
Via Fax: (213) 978-1107 Or (213) 978-1040**

**RE: Council File No. 04-1880
Opposition Letter to the Draft ICO**

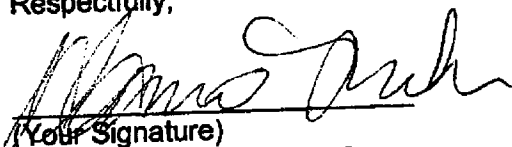
Committee Chair Reyes & Members:

I am in opposition to the proposed Northeast Los Angeles Hillside "Open Space" Interim Control Ordinance for the following reasons:

- The City of LA Building & Safety and Grading Division currently have strict construction and development standards to govern hillside developments; and
- The Private Property Rights will be further restricted. and
- There are no studies, justification, or sound reasoning to implement another restriction other than the preliminary "TAKING" of private land for open space without compensation.

The council motion does is not in my best interest. It is a legislative measure to further restrict my development rights guaranteed by the State of California Constitution. I am asking that the PLUM Committee withdraw the council motion without further action. Thank-you.

Respectfully,


(Your Signature)

CC: **TONY CARDENAS
JACK WEISS
JACKIE GOLDBERG, ASSEMBLYMEMBER, 45TH DIST.
CAROL LIU, ASSEMBLYMEMBER, 44TH DIST.
DIANE FEINSTEIN, SENATOR
XAVIER BECERRA, CONGRESSMAN, 31ST DIST.**

August 24, 2005

DARIN JOYNSTONE

(Print Your Name Clearly)

1562 N AVE 45

(Address)

LOS ANGELES CA 90041

(City)

(State)

(Zip Code)

**ED REYES, COMMITTEE CHAIR
PLANNING AND LAND USE MANAGEMENT
(PLUM) COMMITTEE c/o City Clerk's Office
CITY HALL 3rd Floor Room 395
200 North Spring Street
Los Angeles, CA 90012
Via Fax: (213) 978-1107 Or (213) 978-1040**

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Opposition Letter to the Draft ICO

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Respectfully,



(Your Signature)

CC: **TONY CARDENAS
JACK WEISS
JACKIE GOLDBERG, ASSEMBLYMEMBER, 45TH DIST.
CAROL LIU, ASSEMBLYMEMBER, 44TH DIST.
DIANE FEINSTEIN, SENATOR
XAVIER BECERRA, CONGRESSMAN, 31ST DIST.**

August 24, 2005

TOMAS OSINSKI

(Print Your Name Clearly)

4240 GLENMUIR AVE

(Address)

LOS ANGELES, CA 90065

(City)

(State)

(Zip Code)

**ED REYES, COMMITTEE CHAIR
PLANNING AND LAND USE MANAGEMENT
(PLUM) COMMITTEE c/o City Clerk's Office
CITY HALL 3rd Floor Room 395
200 North Spring Street
Los Angeles, CA 90012
Via Fax: (213) 978-1107 Or (213) 978-1040**

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The council motion ~~does~~ is not in my best interest. It is a legislative measure to further restrict my development rights guaranteed by the State of California Constitution. I am asking that the PLUM Committee withdraw the council motion without further action. Thank-you.

Respectfully,



(Your Signature)

CC: **TONY CARDENAS**

JACK WEISS

JACKIE GOLDBERG, ASSEMBLYMEMBER, 45TH DIST.

CAROL LIU, ASSEMBLYMEMBER, 44TH DIST.

DIANE FEINSTEIN, SENATOR

XAVIER BECERRA, CONGRESSMAN, 31ST DIST.

August 24, 2005

Brian Denhison
(Print Your Name Clearly)

3562 Eagle Rock Blvd
(Address)

LA CA 90065
(City) (State) (Zip Code)

**ED REYES, COMMITTEE CHAIR
PLANNING AND LAND USE MANAGEMENT
(PLUM) COMMITTEE c/o City Clerk's Office
CITY HALL 3rd Floor Room 395
200 North Spring Street
Los Angeles, CA 90012
Via Fax: (213) 978-1107 Or (213) 978-1040**

**RE: Council File No. 04-1880
Opposition Letter to the Draft ICO**

Committee Chair Reyes & Members:

I am in opposition to the proposed Northeast Los Angeles Hillside "Open Space" Interim Control Ordinance for the following reasons:

- The City of LA Building & Safety and Grading Division currently have strict construction and development standards to govern hillside developments; and
- The Private Property Rights will be further restricted. and
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The council motion does is not in my best interest. It is a legislative measure to further restrict my development rights guaranteed by the State of California Constitution. I am asking that the PLUM Committee withdraw the council motion without further action. Thank-you.

Respectfully,

PS The existing regulations are more than adequate, I know because I am presently going the process of acquiring a building permit for a single family residence. If, anything needs to be reformed it may be a removal of some code restrictions of the existing

Brian Denhison
(Your Signature)

CC: **TONY CARDENAS
JACK WEISS
JACKIE GOLDBERG, ASSEMBLYMEMBER, 45TH DIST.
CAROL LIU, ASSEMBLYMEMBER, 44TH DIST.
DIANE FEINSTEIN, SENATOR
XAVIER BECERRA, CONGRESSMAN, 31ST DIST.**

August 24, 2005

~~OTTO~~ OTTO ROSE

(Print Your Name Clearly)

3557 YORKSHIRE

(Address)

LA, CA 90065

(City)

(State)

(Zip Code)

**ED REYES, COMMITTEE CHAIR
PLANNING AND LAND USE MANAGEMENT
(PLUM) COMMITTEE c/o City Clerk's Office
CITY HALL 3rd Floor Room 395
200 North Spring Street
Los Angeles, CA 90012
Via Fax: (213) 978-1107 Or (213) 978-1040**

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Respectfully,


(Your Signature)

CC: TONY CARDENAS

JACK WEISS

JACKIE GOLDBERG, ASSEMBLYMEMBER, 45TH DIST.

CAROL LIU, ASSEMBLYMEMBER, 44TH DIST.

DIANE FEINSTEIN, SENATOR

XAVIER BECERRA, CONGRESSMAN, 31ST DIST.

From: Lydia Szamraj <lszamraj@sbcglobal.net>
To: <Bgreaves@clerk.lacity.org>
Date: 08/24/2005 3:17:14 PM
Subject: development in glassel park/mt washington

I am writing to share my concerns about plans made for overdevelopment in our neighborhood. It is truly alarming to hear of that developers have designs to encroach upon our neighborhood which is unique and beloved for its rustic charm and beauty.

I was doubly terrified when I heard that these mega developers plan to bypass the stringent building codes which protect our neighborhoods from collapse. Our neighborhood has just recently suffered severe consequences due to shoddy construction which was not up to code!

I am writing in support of the aims and efforts of the ICO.

Sincerely Yours,

Lydia Szamraj Glassel Park resident.

August 24, 2005

RECEIVED

AUG 25 2005

ADMIN SVCS

Brandon Bown
 (Print Your Name Clearly)

2330 Moss Ave.
 (Address)

Los Angeles CA 90065
 (City) (State) (Zip Code)

**ED REYES, COMMITTEE CHAIR
 PLANNING AND LAND USE MANAGEMENT
 (PLUM) COMMITTEE c/o City Clerk's Office
 CITY HALL 3rd Floor Room 395
 200 North Spring Street
 Los Angeles, CA 90012
 Via Fax: (213) 978-1107 Or (213) 978-1040**

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Respectfully,


 (Your Signature)

CC: **TONY CARDENAS
 JACK WEISS
 JACKIE GOLDBERG, ASSEMBLYMEMBER, 45TH DIST.
 CAROL LIU, ASSEMBLYMEMBER, 44TH DIST.
 DIANE FEINSTEIN, SENATOR**

August 24, 2005

MICHAEL McDONALD
(Print Your Name Clearly)

2718 W. AVE 34
(Address)

LA, CA 90065
(City) (State) (Zip Code)

**ED REYES, COMMITTEE CHAIR
PLANNING AND LAND USE MANAGEMENT
(PLUM) COMMITTEE c/o City Clerk's Office
CITY HALL 3rd Floor Room 395
200 North Spring Street
Los Angeles, CA 90012
Via Fax: (213) 978-1107 Or (213) 978-1040**

**RE: Council File No. 04-1880
Opposition Letter to the Draft ICO**

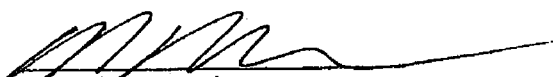
Committee Chair Reyes & Members:

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Respectfully,


(Your Signature)

CC: **TONY CARDENAS
JACK WEISS
JACKIE GOLDBERG, ASSEMBLYMEMBER, 45TH DIST.
CAROL LIU, ASSEMBLYMEMBER, 44TH DIST.
DIANE FEINSTEIN, SENATOR**

August 24, 2005

ALICE PARK
(Print Your Name Clearly)

2718 W AVE 34
(Address)

LA, CA 90065
(City) (State) (Zip Code)

**ED REYES, COMMITTEE CHAIR
PLANNING AND LAND USE MANAGEMENT
(PLUM) COMMITTEE c/o City Clerk's Office
CITY HALL 3rd Floor Room 395
200 North Spring Street
Los Angeles, CA 90012
Via Fax: (213) 978-1107 Or (213) 978-1040**

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Respectfully,

Alice Park
(Your Signature)

**CC: TONY CARDENAS
JACK WEISS
JACKIE GOLDBERG, ASSEMBLYMEMBER, 45TH DIST.
CAROL LIU, ASSEMBLYMEMBER, 44TH DIST.
DIANE FEINSTEIN, SENATOR**

CIT - LOS ANGELES SPEAKE

RD

#2

Date

9/6/05

Council File No., Agenda Item, or Case No.

04-1880

I wish to speak before the

PLUM

Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? () For proposal

Name: TOMAS OSINSKI (X) Against proposal
() General comments

Business or Organization Affiliation:

ARCHITECT

Address:

4240 GUENMUIR AVE L.A. CA 90065

Street

City

State

Zip

Business phone:

323 2260576

Representing:

MYSELF &

PRON - L.A.

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

☐

Client Name:

Phone #:

Client Address:

Street

City

State

Zip

Please see reverse of card for important information and submit this entire card to the presiding officer or chairperson.

CIT F LOS ANGELES SPEAKER CARD

2

Date

9/6/2005

Council File No., Agenda Item, or Case No.

#2 04-180

I wish to speak before the

PLANNING & LAND USE MONITOR COMMITTEE

Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? (X) For proposal

() Against proposal

() General comments

Name: JOYCE DILLARD

Business or Organization Affiliation:

Address:

PO Box 31377 LA CA 90031

Street

City

State

Zip

Business phone:

Representing:

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

☐

Client Name:

Phone #:

Client Address:

Street

City

State

Zip

Please see reverse of card for important information and submit this entire card to the presiding officer or chairperson.

CIT

LOS ANGELES SPEAKER

RD

Date

9-3-05

Council File No., Agenda Item, or Case No.

#2

PLUM

I wish to speak before the

Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? () For proposal

(✓) Against proposal

() General comments

Name:

Ben Rezak

Business or Organization Affiliation:

JMBM

Address:

1900 Ave of the Stars CA CA 90067

Street

City

State

Zip

Business phone:

(310) 201-3572

Representing:

Monterey Hills Partners

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:



Client Name:

Monterey Hills Partners

Phone #

(549) 720-3600

Client Address:

3 Civic Plaza #240 Newport Beach CA 92660

Street

City

State

Zip

Please see reverse of card for important information and submit this entire card to the presiding officer or chairperson.

Date _____

Date 9/06/05

Council File No., Agenda Item, or Case No.

04-1880

I wish to speak before the

PLUM

Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? (☒ For proposal

() Against proposal

() General comments

Name: Nancy Smith

Business or Organization Affiliation:

Florence Crittenton ^{school +} Center & Anahuac

Address:

261 East Avenue 33 Los Angeles CA 90031 Youth Assoc

Street

City

State

Zip

Business phone:

Representing:

City Crittendon State Arkansas Zip 70022
Arkansas Youth Assoc

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

7

Client Name:

Phone #:

#

Client Address:

Street

City

State

Zip

Please see reverse of card for important information and submit this entire card to the presiding officer or chairperson.

Date

9/4/05

Council File No., Agenda Item, or Case No.

04-1880

I wish to speak before the

P.L.U.M.

Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? ☒ For proposal☐ Against proposal☐ General comments

Name:

ELVA YANEZ

Business or Organization Affiliation:

Address:

4627 Harriman Ave LA, CA 90032

Street

City

State

Zip

Business phone:

213-380-4233

Representing:

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

☐

Client Name:

Phone #:

Client Address:

Street

City

State

Zip

Please see reverse of card for important information and submit this entire card to the presiding officer or chairperson.

Date

9/6/05

Council File No., Agenda Item, or Case No.

04-1880

I wish to speak before the

PLANNING AND LAND USE COM.

Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? ☒ For proposalName: MARK KENYON ☐ Against proposal☐ General comments

Business or Organization Affiliation:

Address: 505 WEST AVE. 44 LOS ANGELES CA 90065

Street

City

State

Zip

Business phone: 626 296 6227 Representing: MOUNT WASH. HOMEOWNERS ALLIANCE

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

☐

Client Name: Phone #:

Client Address:

Street

City

State

Zip

Please see reverse of card for important information and submit this entire card to the presiding officer or chairperson.

CITY OF LOS ANGELES SPEAKER

RD

2

Date

9/6/05

Council File No., Agenda Item, or Case No.

04.1880

I wish to speak before the

Planning & Land Use Comm.

Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? ☒ For proposal

☐ Against proposal

☐ General comments

Name:

Pat Griffin

Business or Organization Affiliation:

Arroyo Seco Neighborhood Council

Address:

944 Elyria Dr.

Street

Los Angeles

City

State

90065

Zip

Business phone:

323.221.9807

Representing:

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

☐

Client Name:

Phone #:

Client Address:

Street

City

State

Zip

Please see reverse of card for important information and submit this entire card to the presiding officer or chairperson.

CIT F LOS ANGELES SPEAKER RD

Date

Sep. 6-05.

Council File No., Agenda Item, or Case No.

04-1880-CD.1-14.

I wish to speak before the

Planning and Land Use M.C.
Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? () For proposal

(x) Against proposal

() General comments

Name:

Lolanda Gonzalez

Business or Organization Affiliation:

Casa Wabash

Address:

3168 Wabash Ave. #13. L.A. CA
Street City State Zip

Business phone:

(310) 821-4487

Representing:

My Self

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

☐

Client Name:

Phone #:

Client Address:

Street

City

State

Zip

Please see reverse of card for important information and submit this entire card to the presiding officer or chairperson.

CIT F LOS ANGELES SPEAKER

ARD



Date

9-6-05

Council File No., Agenda Item, or Case No.

#2

I wish to speak before the

Name of City Agency, Department, Committee or Council

~~ICD~~ HCED

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda?

For ICD
() For proposal
() Against proposal
() General comments

Name:

Tracy Williams

Business or Organization Affiliation:

Mt. Washington Resident

Address:

439 W. Ave 44

Street

City

State

Zip

Business phone:

Representing:

ICD

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

☐

Client Name:

Phone #:

Client Address:

Street

City

State

Zip

Please see reverse of card for important information and submit this entire card to the presiding officer or chairperson.

CITY OF LOS ANGELES SPEAKER

1RD



Date

9-6-05

Council File No., Agenda Item, or Case No.

041880 #2

I wish to speak before the _____
Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? () For proposal
() Against proposal
Name: James Rojas (x) General comments

Business or Organization Affiliation: Latino Urban Forum

Address: 725 S. Spring #12 CA, CA, 90014
Street City State Zip

Business phone: 212-892-0918 Representing: _____

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

☐

Client Name: _____ Phone #: _____

Client Address: _____
Street City State Zip

Please see reverse of card for important information and submit this entire card to the presiding officer or chairperson.

CITY OF LOS ANGELES SPEAKER CARD

Date

9/6/05

Council File No., Agenda Item, or Case No.

2

I wish to speak before the PLUM COMMITTEE
Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? ☐ For proposal
☒ Against proposal
Name: WILLIAM D. FOOTE ☐ General comments

Business or Organization Affiliation: MONTGOMERY HILLS PARTNER

Address: 3 CIVIC PLAZA NEWPORT BEACH CALIF 92660
Street City State Zip

Business phone: 949 720 3600 Representing: _____

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

☐

Client Name: _____ Phone #: _____

Client Address: _____
Street City State Zip

Please see reverse of card for important information and submit this entire card to the presiding officer or chairperson.

CITY : LOS ANGELES SPEAKER CARD



Date: Sept 6, 2005

Council File No., Agenda Item, or Case No.

04-1880 / ITEM #2

I wish to speak before the PLUM COMMITTEE
Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? () For proposal
() Against proposal
Name: PAUL EDELMAN () General comments

Business or Organization Affiliation: SANTA MONICA MTS. CONSERVANCY

Address: 5750 RAMIREZ CYN. RD. MALIBU CA 90265
Street City State Zip

Business phone: 310-589-3200 X128 Representing: S.M. MTS CONSERVANCY

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

☐

Client Name: _____ Phone #: _____

Client Address: _____
Street City State Zip

Please see reverse of card for important information and submit this entire card to the presiding officer or chairperson.

Date

9/6/05

Council File No., Agenda Item, or Case No.

04-1880

I wish to speak before the

Planning & Land Use Management Committee
Name of City Agency, Department, Committee or CouncilDo you wish to provide general public comment, or to speak for or against a proposal on the agenda? ☒ For proposal.☐ Against proposal☐ General commentsName: Jerry Schneider

Business or Organization Affiliation:

Self

Address:

4113

Street

Sea View Ave

City

CA

State

90068

Zip

Business phone:

323-225-2748

Representing:

Self

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

☐

Client Name:

Phone #:

Client Address:

Street

City

State

Zip

Please see reverse of card for important information and submit this entire card to the presiding officer or chairperson.

CIT F LOS ANGELES SPEAKER CARD

Date

SEPT. 6, 2005

Council File No., Agenda Item, or Case No.

04-1880

2

I wish to speak before the

PLUM

Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? ☒ For proposal

() Against proposal

() General comments

Name: AARON THOMAS

Business or Organization Affiliation:

Address:

2419 Sichel St.

Street

L.A.

City

CA.

State

90031

Zip

Business phone:

Representing:

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

☐

Client Name:

Phone #:

Client Address:

Street

City

State

Zip

Please see reverse of card for important information and submit this entire card to the presiding officer or chairperson.

CITY OF LOS ANGELES SPEAKER CARD



Date

9-6-05

Council File No., Agenda Item, or Case No.

A 2

I wish to speak before the

PLUM

Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? () For proposal

FOR ICD

() Against proposal

() General comments

Name: CLARE MARTER KENYON

Business or Organization Affiliation:

NELA/OS COALITION

Address:

505 W. AVENUE 44

L.A.

CA

90065

Street

City

State

Zip

Business phone:

Representing:

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

☐

Client Name:

Phone #:

Client Address:

Street

City

State

Zip

Please see reverse of card for important information and submit this entire card to the presiding officer or chairperson.

CITY OF LOS ANGELES SPEAKER CARD

Date

9/6/05

Council File No., Agenda Item, or Case No.

2

I wish to speak before the

PLUM

Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? () For proposal

(X) Against proposal

() General comments

Name:

Tony Butka

Business or Organization Affiliation:

Address:

642 Moulton Ave # W9 LA

CA

90031

Street

City

State

Zip

Business phone:

323 791 7367

Representing:

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

☐

Client Name:

Phone #:

Client Address:

Street

City

State

Zip

Please see reverse of card for important information and submit this entire card to the presiding officer or chairperson.

CITY : LOS ANGELES SPEAKER ORD

2

Date

Sept 6TH 2005

Council File No., Agenda Item, or Case No.

04-1880

I wish to speak before the

PLUM

Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? () For proposal

(X) Against proposal

() General comments

Name: CARLOS GARCIA

Business or Organization Affiliation:

Address: 2809 CHADWICK CIR LOS ANGELES CA 90032

Street

City

State

Zip

Business phone:

Representing:

Self

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

☐

Client Name:

Phone #:

Client Address:

Street

City

State

Zip

Please see reverse of card for important information and submit this entire card to the presiding officer or chairperson.

CITY OF LOS ANGELES SPEAKER CARD

Date

9/6/05

Council File No., Agenda Item, or Case No.

2

#2

ICD

I wish to speak before the

Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? ☒ For proposal

Name: VICTORIA FRANCIS ☐ Against proposal
ICD ☐ General comments

Business or Organization Affiliation:

Address: 4115 BENEDICT BL HA CA 90031
Street City State Zip

Business phone: 323 227-8370 Representing: _____

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

☐

Client Name: _____ Phone #: _____

Client Address: _____
Street City State Zip

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CITY : LOS ANGELES SPEAKER RD

2 ✓

Date

9-6-05

Council File No., Agenda Item, or Case No.

04-1880

I wish to speak before the

PLUM

Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? () For proposal

Name: DAMASO TORRES ☒ Against proposal
() General comments

Business or Organization Affiliation:

Address: 4120 TELLURIDE LA CA 90032

Street

City

State

Zip

Business phone: 323-223-0857 Representing: MYSELF + NEIGHBORS

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

☐

Client Name: Phone #:

Client Address:

Street

City

State

Zip

Please see reverse of card for important information and submit this entire card to the presiding officer or chairperson.

CITY F LOS ANGELES SPEAKER IRD

2

Date

09/06/05

Council File No., Agenda Item, or Case No.

04-1880

I wish to speak before the

PLUM

Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? () For proposal

Name: J. WILLIAM KIM (X) Against proposal
() General comments

Business or Organization Affiliation:

RESIDENT

Address:

3005 AMETHYST
Street

LA
City

CA 90032
State

Zip

Business phone:

213-380-2955

Representing:

myself and neighborhood

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

☐

Client Name:

Phone #:

Client Address:

Street

City

State

Zip

Please see reverse of card for important information and submit this entire card to the presiding officer or chairperson.

CITY OF LOS ANGELES SPEAKER CARD

Date

9-6-05

Council File No., Agenda Item, or Case No.

2

I wish to speak before the Planning Land Use Comm
Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? () For proposal

Name: Brian Dennison (x) Against proposal
() General comments

Business or Organization Affiliation: _____

Address: 3562 Eagle Rock Bl LA 90065
Street City State Zip

Business phone: 323-256-1897 Representing: myself

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

☐

Client Name: _____ Phone #: _____

Client Address: _____
Street City State Zip

Please see reverse of card for important information and submit this entire card to the presiding officer or chairperson.

Date

9.16.05

Council File No., Agenda Item, or Case No.

04-1830

I wish to speak before the PLUM Committee
Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? ☒ For proposal
() Against proposal
Name: Anne Ferree () General comments

Business or Organization Affiliation: _____

Address: 6316 Pine Crest Dr. Los Angeles CA 90042
Street City State Zip

Business phone: 323 256 5445 Representing: _____

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

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Client Name: _____ Phone #: _____

Client Address: _____
Street City State Zip

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CITY : LOS ANGELES SPEAKER

RD

Date

9-6-05

Council File No., Agenda Item, or Case No.

04-1880

(AGENDA ITEM 2)

I wish to speak before the PLUM

Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? () For proposal

Name: BRIAN FITZBURGH ☒ Against proposal

() General comments

Business or Organization Affiliation: STAKEHOLDER

Address: 3520 E. PARRISH AVE, LA, CA 90065

Street

City

State

Zip

Business phone: 818-768-6449 Representing: SELF

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

☐

Client Name: _____ Phone #: _____

Client Address: _____

Street

City

State

Zip

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CITY : LOS ANGELES SPEAKER RD



Date

9/6/05

Council File No., Agenda Item, or Case No.

2

I wish to speak before the

PLUM

Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? () For proposal

☒ Against proposal
() General comments

Name: JENNIFER ICELAND

Business or Organization Affiliation:

Address: 581 W. AVENUE 46, LOS ANGELES, CA 90065
Street City State Zip

Business phone: (323) 327-2168 Representing: SELF

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Client Address: Street City State Zip

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CITY F LOS ANGELES SPEAKER 1RD



Date

9-6-05

Council File No., Agenda Item, or Case No.

2

I wish to speak before the

P.L.U.M.

Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? () For proposal

(X) Against proposal

() General comments

Name: CHARLES R. FORNELLI

Business or Organization Affiliation: HOME OWNER

Address: 3933 N. HAWLEY AVE L.A. CA. 90032

Street

City

State

Zip

Business phone:

626-487-6921

Representing:

SELF

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

☐

Client Name:

Phone #:

Client Address:

Street

City

State

Zip

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CITY OF LOS ANGELES SPEAKER CARD

2

Date

9-6-05

Council File No., Agenda Item, or Case No.

04-1886

I wish to speak before the

PLANNING LAND USE COMMITTEE

Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? () For proposal

Name: ARTHUR HANSON (X) Against proposal () General comments

Business or Organization Affiliation: PROPERLY OWNED

Address: 5056 N. GLEN IRIS AVE LA CA 90041
Street City State Zip

Business phone: 4078 (323) 254-2530 Representing: SELF

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Client Address: Street City State Zip

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NOTICE OF LOBBYING REGISTRATION

If you are receiving compensation to make this appearance, the City's municipal lobbying ordinance (L.A.M.C. Section 48.01 et seq., as amended) may require you to register and report your lobbying activity. For more information about the City's lobbying law, contact the City Ethics Commission at (213) 978-1960, by fax at (213) 978-1988 or at 200 N. Spring St., 24th Fl – City Hall, Los Angeles, CA 90012.

Information about lobbying the City of Los Angeles may also be found on the Internet by accessing the Ethics Commission site on the City of Los Angeles "home page" located at <http://www.lacity.org/eth>

CITY : LOS ANGELES SPEAKER IRD

2

Date

09/06/05

Council File No., Agenda Item, or Case No.

04-1880 CD 1+14

I wish to speak before the

Planning & Land Use Management Committee

Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? () For proposal

Name: Juan Jimenez () Against proposal

(X) General comments

Business or Organization Affiliation:

Candidate 4 CD 14

Address:

P.O. Box 331346 Los Angeles, CA 90033

Street

City

State

Zip

Business phone:

323-266-8013

Representing:

Committee Elect Jimenez Action (CEJA)

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

☐

Client Name:

Phone #:

Client Address:

Street

City

State

Zip

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CITY F LOS ANGELES SPEAKER WRD

Date

09-06-05

Council File No., Agenda Item, or Case No.

#2

I wish to speak before the

PLUM

Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? () For proposal

() Against proposal

Name: William Morrison

(X) General comments

Business or Organization Affiliation:

BHNC

Address:

2728

Street

CINCINNATI ST

City

LOS Angeles

State

90033

Zip

Business phone:

323-261-3436

Representing:

BHNC

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City

State

Zip

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CITY : LOS ANGELES SPEAKER : RD



Date

9/6/2005

Council File No., Agenda Item, or Case No.

#2

I wish to speak before the

PLANNING & LAND USE MANAGEMENT

Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? () For proposal

() Against proposal

Name: JOHN Q. LEE (X) General comments

Business or Organization Affiliation:

THE ARIAT CONSULTING GROUP

Address:

4107 MAGNOLIA BLVD

BURBANK

CA

9091505

Street

City

State

Zip

Business phone:

323/816-8720

Representing:

STEPHAN LAU,

MEE YIN CORPORATION

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

☐

Client Name:

STEPHEN LAU

Phone #:

Client Address:

2929 AMETHYST ST.

LA

CA

Street

City

State

Zip

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CITY OF LOS ANGELES SPEAKER ORD

✓

Date

9/6/05

Council File No., Agenda Item, or Case No.

2

PLUM

I wish to speak before the _____

Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? () For proposal

Name: WARREN CHRESTENSEN ☒ Against proposal

() General comments

Business or Organization Affiliation: PublishingAddress: 935 W. Ave 37 LA CA 90065
Street City State ZipBusiness phone: 323 222 4035 Representing: SELF

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Client Address: _____
Street City State ZipPlease see reverse of card for important information and submit this entire card to the presiding officer or chairperson.

CITY F LOS ANGELES SPEAKER IRD



Date

9/5/05

Council File No., Agenda Item, or Case No.

2

I wish to speak before the

PIUM

Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? () For proposal

Name: ~~ELIZABETH~~ ELIZABETH TERRON (X) Against proposal
(X) General comments

Business or Organization Affiliation:

Architect

Address:

935 W. Ave 37 LA CA 90065

Street

City

State

Zip

Business phone:

323 2255711

Representing:

SELF

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

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Client Name:

Phone #:

Client Address:

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City

State

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CITY OF LOS ANGELES SPEAKER CARD



Date

9/6/05

Council File No., Agenda Item, or Case No.

041880 #2

I wish to speak before the

PLUM

Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda?



For proposal



Against proposal

() General comments

Name:

Jim Moore

Business or Organization Affiliation:

None

Address:

4162 SEAVIEW DR

LA

CA

90065

Street

City

State

Zip

Business phone:

805 886 7881

Representing:

SELF

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

☐

Client Name:

Phone #:

Client Address:

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City

State

Zip

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CITY : LOS ANGELES SPEAKER IRD



Date

9-6-05

Council File No., Agenda Item, or Case No.

2

I wish to speak before the PLUM COMMITTEE
Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? () For proposal
() Against proposal
Name: Mark Semotiuk () General comments

Business or Organization Affiliation: PROH-LA

Address: _____
Street City State Zip

Business phone: 310-995-5569 Representing: _____

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

☐

Client Name: _____ Phone #: _____

Client Address: _____
Street City State Zip

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CITY OF LOS ANGELES SPEAKER 1RD

2

Date

9/6/05

Council File No., Agenda Item, or Case No.

04-1880

PLUM

I wish to speak before the

Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? () For proposal

Name: BRIAN FITZBURGH () Against proposal
☒ General comments

Business or Organization Affiliation: GPNC-LUPC

Address:

Street

City

State

Zip

Business phone: 818-768-6449 Representing: GPNC-LUPC

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

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Client Name: Phone #:

Client Address:

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City

State

Zip

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CITY : LOS ANGELES SPEAKER IRD

2

Date

9-6-05

Council File No., Agenda Item, or Case No.

04-1880

I wish to speak before the

PLUM COMMITTEE

Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? () For proposal

Name: CRAIG SCOTT (X) Against proposal
() General comments

Business or Organization Affiliation:

Address: 4373 SCANDIA WAY LA CA 90065
Street City State Zip

Business phone: 3104682634 Representing: MYSELF

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☐

Client Name: Phone #:

Client Address: Street City State Zip

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F LOS ANGELES SPEA

3 CARD

#2

Date

8-19-05

Council File No., Agenda Item, or Case No.

04-1880

I wish to speak before the

PUMM COMM.

Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? () For proposal

(X) Against proposal

() General comments

Name: TOMAS OSINSKI

Business or Organization Affiliation:

Address: 4240 GLENMuir Ave L.A CA 90065

Street

City

State

Zip

Business phone: 323 226 0576 Representing: myself

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

☐

Client Name: N/A Phone #:

Client Address:

Street

City

State

Zip

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F LOS ANGELES SPEA

ARD

#2

Date

8-10-05

Council File No., Agenda Item, or Case No.

CDS A-1880

CDS 1-14

I wish to speak before the

Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? () For proposal

Name: W. S. MAKER

(X) Against proposal
() General comments

Business or Organization Affiliation: OWNER LAND

Address: 391 Canyon Vista LA CA 90065
Street City State Zip

Business phone: 323 225 3982 Representing: _____

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☐

Client Name: _____ Phone #: _____

Client Address: _____
Street City State Zip

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CI

F LOS ANGELES SPEAK

ARD

Date

8/10/05

Council File No., Agenda Item, or Case No.

04-1880 #2

I wish to speak before the

PLUM

Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? () For proposal

(X) Against proposal

() General comments

Name:

Tony BUTKA

Business or Organization Affiliation:

Address:

642 Moulton Ave #409

Street

City

LA

State

CA

Zip

90031

Business phone:

323-791-7567

Representing:

self

/ PROH-LA

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Phone #:

Client Address:

Street

City

State

Zip

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CI F LOS ANGELES SPEAK

ARD

Date

Aug. 10, 2005

Council File No., Agenda Item, or Case No.

#2

PLUM

I wish to speak before the

Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? () For proposal

Name: WILLIAM FOOTE (X) Against proposal
() General comments

Business or Organization Affiliation: MONTEREY HILLS PARTNERS, LLC

Address: 3 CIVIC PLAZA #240, NEWPORT BEACH, CA 92660
Street City State Zip

Business phone: 949.720.3600 Representing:

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

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Client Name: Phone #:

Client Address: Street City State Zip

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CI

F LOS ANGELES SPEAKI

ARD

Date

8/10/05

Council File No., Agenda Item, or Case No.

#2

I wish to speak before the

Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? () For proposal

Name: Ben Roznik (x) Against proposal () General comments

Business or Organization Affiliation: Teffer Mangel's

Address: 1900 Ave of the Stars LA CA 90062

Street

City

State

Zip

Business phone: (310) 201-3572

Representing: Monterey Hills Partners

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

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Client Name: Monterey Hills Partners

Phone #: _____

Client Address: _____

Street

City

State

Zip

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CL

LOS ANGELES SPEAK

RD

#2

Date

8-10-08

Council File No., Agenda Item, or Case No.

04-1880

Did NOT Speak
For THE Record

I wish to speak before the

PLUM ITEM NO 2

Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? () For proposal

WISH NOT TO SPEAK

Name:

Edel Urra

☒ Against proposal
☐ General comments

Business or Organization Affiliation:

Address:

2222 Martiopa Dr

Street

Los Angeles

City

CA 90065

State

Zip

Business phone:

323-550-8335

Representing:

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Client Name:

Phone #:

Client Address:

Street

City

State

Zip

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C F LOS ANGELES SPEAI ARD

Date

8-10-105

Council File No., Agenda Item, or Case No.

Agenda #2

PLVM

I wish to speak before the

Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? () For proposal

Name: CARLOS GARCIA (X) Against proposal () General comments

Business or Organization Affiliation:

Address: 3305 SIERRA Street Los Angeles CA 90032

Business phone: Representing: Self

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Client Address: Street City State Zip

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C F LOS ANGELES SPEAK ARD

Date

Aug 10, 2005

Council File No., Agenda Item, or Case No.

Agenda #2

PLUM

I wish to speak before the

Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? () For proposal

Name: CRISTINA H. GARCIA ☒ Against proposal
() General comments

Business or Organization Affiliation:

Address: 3305 SIERRA ST. L.A. CA. 90032
Street City State Zip

Business phone: Representing: self

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Client Name: Phone #:

Client Address: Street City State Zip

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Date

8-10-05

Council File No., Agenda Item, or Case No.

#2

I wish to speak before the

PLUM

Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? () For proposal

☒ Against proposal

() General comments

Name:

Ben Forat

Business or Organization Affiliation:

Address:

11514

Street

Ventura Blvd

City

San Diego

State

Zip

92164

Business phone:

(818) 632-6311

Representing:

Self

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

☐

Client Name:

Phone #:

Client Address:

Street

City

State

Zip

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C**F LOS ANGELES SPEAK****ARD**

Date

8-10-05

Council File No., Agenda Item, or Case No.

2

I wish to speak before the

PLUM

Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? () For proposal

(X) Against proposal

() General comments

Name: CRAIG SCOTT

Business or Organization Affiliation:

Address:

4373

SCANDIA WAY

LA

CA

90065

Street

City

State

Zip

Business phone:

310 468 2634

Representing:

MYSELF

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:☐

Client Name:

Phone #:

Client Address:

Street

City

State

Zip

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CITY OF LOS ANGELES SPEAKER BOARD

Date

AUG 10th 2005

Council File No., Agenda Item, or Case No.

#2

I wish to speak before the PLUM
Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? () For proposal
(☒) Against proposal
Name: BRIAN WONG () General comments

Business or Organization Affiliation: _____

Address: 3131 SHERWOOD AVE., #5 ALHAMBRA CA 91801
Street City State Zip

Business phone: _____ Representing: _____

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☐

Client Name: _____ Phone #: _____

Client Address: _____
Street City State Zip

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(F LOS ANGELES SPEAKERS BUREAU)

ARD

#2

Date

Council File No., Agenda Item, or Case No.

I wish to speak before the

Planning & Land Use Management Committee

Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? () For proposal

Name: Laura Burkhalter

(X) Against proposal
(X) General comments

Business or Organization Affiliation: _____

Address: _____

3005 Amethyst St.

Street

Los Angeles

City

CA

State

90032

Zip

Business phone: _____

323 4631107

Representing: _____

neighbors / myself

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

☐

Client Name: _____

Phone #: _____

Client Address: _____

Street

City

State

Zip

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C

F LOS ANGELES SPEAKERS BUREAU

ARD

#2

Date

Council File No., Agenda Item, or Case No.

I wish to speak before the

PLANNING & LANDUSE MANAGEMENT COMMITTEE

Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda?

☐ For proposal☒ Against proposal☐ General commentsName: WILLIAM KIM

Business or Organization Affiliation: _____

Address: 3005 AMETHYST ST L. A. CA 90032
Street City State ZipBusiness phone: 323 270 2215 Representing: neighbors, self

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

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Client Address: _____
Street City State ZipPlease see reverse of card for important information and submit this entire card to the presiding officer or chairperson.

Date

8/10/05

Council File No., Agenda Item, or Case No.

I wish to speak before the

PLUM

Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? () For proposal

(X) Against proposal

() General comments

Name:

Stephen Lau

Business or Organization Affiliation:

owner of property

Address:

20545 Madley Lane

Street

Topanga

City

CA

State

90280

Zip

Business phone: 310-497-2431

Representing:

self

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Client Name:

Phone #:

Client Address:

Street

City

State

Zip

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CI F LOS ANGELES SPEAK

ARD

2

Date

8-10-05

Council File No., Agenda Item, or Case No.

I wish to speak before the

100

Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? () For proposal

Name: BARBARA BAYNE (FOR PEGGY CHAMBER) ☒ Against proposal
() General comments

Business or Organization Affiliation:

Address: 4214 TELLURIDE ST. LA CA 90032
Street City State Zip

Business phone: Representing:

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Client Address: Street City State Zip

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CI

F LOS ANGELES SPEAKI

ARD



Date

8-10-05

Council File No., Agenda Item, or Case No.

I wish to speak before the

DAMASO TORRES

Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? () For proposal

(x) Against proposal

() General comments

Name:

DAMASO S TORRES

Business or Organization Affiliation:

Address:

4200 Telluride St LA

CA

90032

Street

City

State

Zip

Business phone:

Representing:

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

☐

Client Name:

Phone #:

Client Address:

Street

City

State

Zip

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CITY OF LOS ANGELES SPEAKERS CARD

Date

Council File No., Agenda Item, or Case No.

I wish to speak before the Planning + Land Use
Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? ☐ For proposal
☐ Against proposal
Name: MARY FISCHER ☒ General comments

Business or Organization Affiliation: ~~Captain~~ Captain - Neighborhood Watch

Address: _____
Street City State Zip

Business phone: _____ Representing: _____

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

☐

Client Name: _____ Phone #: _____

Client Address: _____
Street City State Zip

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Information about lobbying the City of Los Angeles may also be found on the Internet by accessing the Ethics Commission site on the City of Los Angeles "home page" located at <http://www.lacity.org/eth>

CI F LOS ANGELES SPEAKI

ARD

#2

Date

8/10/05

Council File No., Agenda Item, or Case No.

04-1880

I wish to speak before the

P.L.U.M.

Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? ☒ For proposal☐ Against proposal☐ General comments

Name:

Robert Nakahiro

Business or Organization Affiliation:

Address:

1464 Montecito Dr. L.A. CA

Street

City

State

90031

Zip

Business phone:

626-795-4497

Representing:

Resident

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

☐

Client Name:

Phone #:

Client Address:

Street

City

State

Zip

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C F LOS ANGELES SPEAK

ARD

100 #2

Date

Council File No., Agenda Item, or Case No.

04-1880

I wish to speak before the

PLUM 100

Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? ☒ For proposal

☐ Against proposal

☐ General comments

Name: JAMES RCJAS

Business or Organization Affiliation:

LATINO URBAN Forum

Address:

725

S. SPRING

ST

CA

9014

Street

City

State

Zip

Business phone:

Representing:

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

☐

Client Name:

Phone #:

Client Address:

Street

City

State

Zip

Please see reverse of card for important information and submit this entire card to the presiding officer or chairperson.

C**IF LOS ANGELES SPEAK****ARD****A 2**

Date

8-10-05

Council File No., Agenda Item, or Case No.

04-1880

I wish to speak before the

PLUM

Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? ☒ For proposal

- () Against proposal
() General comments

Name:

AARON THOMAS

Business or Organization Affiliation:

NORTH EAST TREES

Address:

570 W. AVENUE 26 Los Angeles CA. 90065

Street

City

State

Zip

Business phone:

323 441-8634

Representing:

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:☐

Client Name:

Phone #:

Client Address:

Street

City

State

Zip

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C

F LOS ANGELES SPEAK

ARD

#2

Date

8/10/05

Council File No., Agenda Item, or Case No.

04-1880

I wish to speak before the

04-1880

Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? (✓) For proposal

() Against proposal

() General comments

Name:

Ann Walnum

Business or Organization Affiliation:

RVNOC for prop K

Address:

755

Cram Blvd

City

Los Angeles

State

CA 90065

Zip

Business phone:

home 323

222-8327

Representing:

self

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

☐

Client Name:

Phone #:

Client Address:

Street

City

State

Zip

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CI F LOS ANGELES SPEAK

ARD

#2

Date

8/10/05

Council File No., Agenda Item, or Case No.

04-1880

I wish to speak before the

PLUM

Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? ☒ For proposal

() Against proposal

() General comments

Name:

Elva Vanez

Business or Organization Affiliation:

Northeast LA Open Space Coalition

Address:

4627 Harriman Ave.

Street

City

State

Zip

Business phone:

323

255-5843

Representing:

Self

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Client Name:

Phone #:

Client Address:

Street

City

State

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CI F LOS ANGELES SPEAK

ARD

Date

8.10.2005

Council File No., Agenda Item, or Case No.

2

I wish to speak before the

PLUM

Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda?



For proposal

() Against proposal

() General comments

Name:

ELIZABETH BOUGART-SHARKOV

Business or Organization Affiliation:

SILVER LAKE NC

Address:

3040 SILVER LEA TER. L.A. CA 90039

Street

City

State

Zip

Business phone:

323/662.4741

Representing:

SLNC - UD & PAC

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

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Client Name:

Phone #:

Client Address:

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State

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CI F LOS ANGELES SPEAKI

ARD

#2

Date

8/10/2005

Council File No., Agenda Item, or Case No.

2

04-1880

I wish to speak before the Planning + Land Use Motion Comm Spec Meeting
Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? ☒ For proposal
☐ Against proposal
Name: JULIE DILLARD ☐ General comments

Business or Organization Affiliation: _____

Address: PO Box 31377 LA 90031
Street City State Zip

Business phone: _____ Representing: _____

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

☐

Client Name: _____ Phone #: _____

Client Address: _____
Street City State Zip

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CI F LOS ANGELES SPEAKE

RD

Date

8/10/05

Council File No., Agenda Item, or Case No.

160

I wish to speak before the

PLUM

Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? ☒ For proposal

☐ Against proposal

☐ General comments

Name:

CASEY ROSSMAN

Business or Organization Affiliation:

Homeowner

Address:

4633 AARIMAN AVE

LA

CA

90022

Street

City

State

Zip

Business phone:

213 919 3590

Representing:

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

☐

Client Name:

Phone #:

Client Address:

Street

City

State

Zip

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C**F LOS ANGELES SPEAK****ARD**

Date

8/10/05

Council File No., Agenda Item, or Case No.

2

I wish to speak before the

Planning + Land Use Com

Name of City/Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? ☒ For proposal☒ Against proposal☐ General comments

Name: ALISA SMITH

Business or Organization Affiliation: FYI ONLY - NOT AS REP: GPNC

Address: 3701 CAZADOR ST LA CA 90065

Street

City

State

Zip

Business phone: 213 910-3491 Representing: _____

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:☐

Client Name: _____ Phone #: _____

Client Address: _____

Street

City

State

Zip

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CI F LOS ANGELES SPEAK

ARD

#2

Date

8/10/05

Council File No., Agenda Item, or Case No.

I wish to speak before the

PLUM

Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? ☒ For proposal

☐ Against proposal

☐ General comments

Name: EVE LUDRING

Business or Organization Affiliation:

~~XXXXXXXXXX~~

Address:

3641 Laurel Dr
Street

LA
City

CA
State

90065
Zip

Business phone:

Representing: MYSELF

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

☐

Client Name:

Phone #:

Client Address:

Street

City

State

Zip

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CIT

: LOS ANGELES SPEAKE

RD

Date

10/10/05

Council File No., Agenda Item, or Case No.

Interim Control Ordinance

I wish to speak before the

PLUM

Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda?

☒ For proposal☐ Against proposal☐ General comments

Name: Donnette Thayer

Business or Organization Affiliation:

MHIA/ASNC/Undeveloped Land Owner

Address:

3872 Berenice PL LA

City

State

90031

Zip

Business phone:

323-401-9001

Representing:

Self/ASNC

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

☐

Client Name:

Phone #:

Client Address:

Street

City

State

Zip

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CIT

LOS ANGELES SPEAKE

RD

Date

8/10/05

Council File No., Agenda Item, or Case No.

04-1880

I wish to speak before the

PLUM committee

Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? ☒ For proposal☐ Against proposal☐ General comments

Name:

Pat Griffith

Business or Organization Affiliation:

Arroyo Seco Neighborhood Council

Address:

944
Street

Elyria Dr

LA
City

State

90063
Zip

Business phone:

323-221-9887

Representing:

ASNE

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☐

Client Name:

Phone #:

Client Address:

Street

City

State

Zip

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C**F LOS ANGELES SPEAKERS BUREAU****ARD**

Date

August 19, 2005

Council File No., Agenda Item, or Case No.

I wish to speak before the

PLUM

Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? ☒ For proposal☐ Against proposal☐ General comments

Name:

Martha Benedict

Business or Organization Affiliation:

Montecito Heights Improvement Association

Address:

1111 Payoda Place, Los Angeles, CA

90051

Street

City

State

Zip

Business phone:

323-226-0017

Representing:

above

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:☐

Client Name:

Phone #:

Client Address:

Street

City

State

Zip

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F LOS ANGELES SPEA

ARD

#2

Date

10 Aug 05

Council File No., Agenda Item, or Case No.

04-1880

I wish to speak before the

PLUM cmte

Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? (X) For proposal

() Against proposal

() General comments

Name:

Dydia Delyser

Business or Organization Affiliation: resident, CD-1

Address:

3320 Griffin Ave

L.A.

CA. 90031

Street

City

State

Zip

Business phone:

323 225 2224

Representing:

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

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Client Name:

Phone #:

Client Address:

Street

City

State

Zip

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(**F LOS ANGELES SPEA**

ARD

#2

Date

8.10.05

Council File No., Agenda Item, or Case No.

04-1880

I wish to speak before the P.L.U.M.

Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? ☒ For proposal

☐ Against proposal

☐ General comments

Name: Melanie Penny

Business or Organization Affiliation: _____

Address: 438 CRANE BLVD. LOS ANGELES CA 90065
Street City State Zip

Business phone: 323 222 2727 Representing: _____

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

☐

Client Name: _____ Phone #: _____

Client Address: _____
Street City State Zip

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(F LOS ANGELES SPEA

ARD

Date

8/10/05

Council File No., Agenda Item, or Case No.

I wish to speak before the

Committee

Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? (X) For proposal

() Against proposal

() General comments

Name:

Kasey Bray

Business or Organization Affiliation:

Address:

3732 Brilliant Dr

Street

City

LA

State

CA

Zip

90065

Business phone:

323 256 6633

Representing:

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

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Client Name:

Phone #:

Client Address:

Street

City

State

Zip

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(F LOS ANGELES SPEA

RD

Date

8/10/05

Council File No., Agenda Item, or Case No.

2

I wish to speak before the

~~RUSTY MILLAR~~ PLUM

Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? ☒ For proposal

() Against proposal

() General comments

Name:

RUSTY MILLAR

Business or Organization Affiliation:

Silver Lake NC

Address:

PO Box 2915-81

LA

90029

Street

City

State

Zip

Business phone:

6623324

Representing:

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

☐

Client Name:

I support the ICO

Phone #:

Client Address:

Street

City

State

Zip

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F LOS ANGELES SPEA**ARD**

Date

8/10/5

Council File No., Agenda Item, or Case No.

2

I wish to speak before the

PLUM

Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? ☒ For proposal☐ Against proposal☐ General comments

Name:

ANDREW SEARS

Business or Organization Affiliation:

CSSLR / SLNC UD / PAC

Address:

2308 DUANE ST.

LA

CA

90039

Street

City

State

Zip

Business phone:

323-665-5363

Representing:

SELF

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:☐

Client Name:

I SUPPORT I CO

Phone #:

Client Address:

Street

City

State

Zip

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F LOS ANGELES SPEA

ARD

#2

Date

Aug 10 2005

Council File No., Agenda Item, or Case No.

I wish to speak before the PRO ICO
Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? ☒ For proposal
() Against proposal
Name: VICTORIA FRANCIS () General comments

Business or Organization Affiliation: RESIDENT

Address: 4115 BERENICE PL LA CA 90031
Street City State Zip

Business phone: 323 227 8370 Representing: _____

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW: ☐

Client Name: _____ Phone #: _____

Client Address: _____
Street City State Zip

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CITY OF LOS ANGELES SPEAKERS BOARD

#2

Date

8-10-05

Council File No., Agenda Item, or Case No.

04-1880

I wish to speak before the

P.L.U.M.

Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? ☒ For proposal

Name: MARK KENYON ☐ Against proposal

☐ General comments

Business or Organization Affiliation: MOONT WASHINGTON HOMEOWNERS ALLIANCE

Address: 505 W. AVE. 44 LOS ANGELES CA 90065

Street

City

State

Zip

Business phone: 626 296 6227 Representing: _____

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

☐

Client Name: _____ Phone #: _____

Client Address: _____

Street

City

State

Zip

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CITY OF LOS ANGELES SPEAKER CARD

Date

8/10/05

Council File No., Agenda Item, or Case No.

04-1880
ITEM # 2

ITEM 2

I wish to speak before the _____
Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? ☒ For proposal
() Against proposal
Name: JACQUELINE DREAGER () General comments

Business or Organization Affiliation: RESIDENT of MONTECITO HTS ASSOC.

Address: 4115 BERENICE PL L.A. CA 90031
Street City State Zip

Business phone: 323 222 5463 Representing: SELF

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

☐

Client Name: _____ Phone #: _____

Client Address: _____
Street City State Zip

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F LOS ANGELES SPE.

ARD

Date

8/10/05

Council File No., Agenda Item, or Case No.

#2

I wish to speak before the

Planning & Land Use

Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda?



For proposal

☐ Against proposal

☐ General comments

Name:

Bea Gold

Business or Organization Affiliation:

Silver Lake Seniors, Silver Lake N.C.

Address:

2206 Micheltorena St.

Street

City

Los Angeles

State

CA

Zip

90039

Business phone:

Representing:

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

☐

Client Name:

Phone #:

Client Address:

Street

City

State

Zip

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CITY OF LOS ANGELES SPEAKER CARD

2

Date

8/10/05

Council File No., Agenda Item, or Case No.

2 (04-1880)

I wish to speak before the P.L.U.M.
Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? () For proposal
() Against proposal
Name: Tim Grabiell () General comments

Business or Organization Affiliation: NRDC

Address: 1314 Second St Santa Monica CA 90401
Street City State Zip

Business phone: 310 434-2300 Representing: NRDC

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

☐

Client Name: _____ Phone #: _____

Client Address: _____
Street City State Zip

Please see reverse of card for important information and submit this entire card to the presiding officer or chairperson.

CITY OF LOS ANGELES SPEAKER CARD

#2

Date

8-10-05

Council File No., Agenda Item, or Case No.

04-1880

Did NOT speak
For THE Record.

I wish to speak before the

PLUM ITEM NO 2

Name of City Agency, Department, Committee or Council

WISH NOT TO SPEAK

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda?

- ☐ For proposal
☒ Against proposal
☐ General comments

Name:

Edel Urra

Business or Organization Affiliation:

Address:

2222 Martiopa Dr

City

Los Angeles

State

CA 90065

Zip

Business phone:

323-550-8335

Representing:

CHECK HERE IF YOU ARE A PAID SPEAKER* AND PROVIDE CLIENT INFORMATION BELOW:

☐

Client Name:

Phone #:

Client Address:

Street

City

State

Zip

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NOTICE OF LOBBYING REGISTRATION

If you are receiving compensation to make this appearance, the City's municipal lobbying ordinance (L.A.M.C. Section 48.01 et seq., as amended) may require you to register and report your lobbying activity. For more information about the City's lobbying law, contact the City Ethics Commission at (213) 978-1960, by fax at (213) 978-1988 or at 200 N. Spring St., 24th Fl – City Hall, Los Angeles, CA 90012.

Information about lobbying the City of Los Angeles may also be found on the Internet by accessing the Ethics Commission site on the City of Los Angeles "home page" located at <http://www.lacity.org/eth>

F LOS ANGELES SPEA

ARD

Date

8/10/05

Council File No., Agenda Item, or Case No.

2 Agenda

I wish to speak before the

plum

Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? () For proposal

Name: MARCO GARCIA (X) Against proposal
() General comments

Business or Organization Affiliation:

SELF

Address:

Street

City

State

Zip

Business phone:

213-305-1030

Representing:

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☐

Client Name:

Phone #:

Client Address:

Street

City

State

Zip

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C**F LOS ANGELES SPEAK****ARD**

Date

AUGUST 10, 2008

Council File No., Agenda Item, or Case No.

04-18801 #2

I wish to speak before the

PLUM COMMITTEE

Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? () For proposal

() Against proposal

Name: John Q. Lee (X) General comments

Business or Organization Affiliation:

THE AFRICAN CONSULTING GROUP

Address:

4107 MAGNOLIA BLVD

CA

91505

Street

City

State

Zip

Business phone:

323/8168710

Representing:

SEE BELOW

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:



Client Name:

STEPHEN LAU, WEE YIM CORPORATION

Phone #:

Client Address:

Street

City

State

Zip

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CITY OF LOS ANGELES SPEAKER CARD

Date

Council File No., Agenda Item, or Case No.

2

I wish to speak before the

PLANNING LAND USE MAINT

Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? () For proposal

Name: STEVE FIERCE (X) Against proposal
(X) General comments

Business or Organization Affiliation:

Address:

~~9500 CANTON ST~~

3780 WILSHIRE BLVD.

LOS ANGELES

CA

90010

Street

City

State

Zip

Business phone: 213-480-8050

Representing: SELF

CHECK HERE IF YOU ARE A PAID SPEAKER* AND PROVIDE CLIENT INFORMATION BELOW:

☐

Client Name:

Phone #:

Client Address:

Street

City

State

Zip

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Information about lobbying the City of Los Angeles may also be found on the Internet by accessing the Ethics Commission site on the City of Los Angeles "home page" located at <http://www.lacity.org/eth>

IF LOS ANGELES SPE/

ARD

Date

8/10/05

Council File No., Agenda Item, or Case No.

2

I wish to speak before the PLUM
Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? () For proposal
(X) Against proposal
Name: BRIAN FITZBURGH (X) General comments

Business or Organization Affiliation: STAKEHOLDER CD-14

Address: 11176
Street City State Zip

Business phone: 818-768-6449 Representing: SELF

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☐

Client Name: _____ Phone #: _____

Client Address: _____
Street City State Zip

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CITY OF LOS ANGELES SPEAKERS BOARD

A 2

Date

AUG 10 05

Council File No., Agenda Item, or Case No.

04-1880

I wish to speak before the

PLANNING & LAND USE

Name of City Agency, Department, Committee or Council

General Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? () For proposal

Name: MICHAEL O'SULLIVAN XIA ☒ Against proposal ☒ General comments

Business or Organization Affiliation: PROPERTY OWNER MT. WASHINGTON

Address: 756 BONITA DR SO. PASADENA CA 91030
Street City State Zip

Business phone: 323 697 0922 Representing:

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☐

Client Name: Phone #:

Client Address: Street City State Zip

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CITY OF LOS ANGELES SPEAKER CARD

Date

8/10/05

Council File No., Agenda Item, or Case No.

2

I wish to speak before the

PLUM COMMITTEE

Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? () For proposal

Name: JENNIFER ICELAND () Against proposal
☒ General comments

Business or Organization Affiliation: SELF

Address: 581 W. AVE 46, LA, CA 90065
Street City State Zip

Business phone: (323) 327-2168 Representing:

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Client Name: Phone #:

Client Address: Street City State Zip

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CI

LOS ANGELES SPEAKERS BUREAU

RD

Date

8-10-05

Council File No., Agenda Item, or Case No.

2

I wish to speak before the

PLANNING & LAND USE MGT

Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? () For proposal

() Against proposal

Name: Michael ALONZO (X) General comments

Business or Organization Affiliation: SELF

Address: 12801 Lopez CYN RD KAGEL CYN 91342
Street City State Zip

Business phone: 818 642 1999 Representing: SELF

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Client Name: Phone #:

Client Address: Street City State Zip

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CITY OF LOS ANGELES SPEAKER'S BOARD

2

Date

8-10/2005

Council File No., Agenda Item, or Case No.

I wish to speak before the

Planning - Land Use Management
Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? () For proposal

Name: Candice Johnson
() Against proposal
(X) General comments

Business or Organization Affiliation:

Address: 3919 West Point Place Los Angeles CA 90065
Street City State Zip

Business phone: 323-222-4486 Representing: myself

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

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Client Name: Phone #:

Client Address: Street City State Zip

Please see reverse of card for important information and submit this entire card to the presiding officer or chairperson.



LOS ANGELES SPEA



For THE RECORD

*7

Date

Aug 10 2005

Council File No., Agenda Item, or Case No.

HPD TO Leave

I wish to speak before the

Planning & Land Use Management Committee

Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? () For proposal

() Against proposal

Name: Messiri M. Freeman

☒ General comments

Business or Organization Affiliation:

Address:

3839

Glen Albyn Drive

LA, CA

Street

City

State

Zip

Business phone:

Representing:

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If you are receiving compensation to make this appearance, the City's municipal lobbying ordinance (L.A.M.C. Section 48.01 et seq., as amended) may require you to register and report your lobbying activity. For more information about the City's lobbying law, contact the City Ethics Commission at (213) 978-1960, by fax at (213) 978-1988 or at 200 N. Spring St., 24th Fl – City Hall, Los Angeles, CA 90012.

Information about lobbying the City of Los Angeles may also be found on the Internet by accessing the Ethics Commission site on the City of Los Angeles "home page" located at <http://www.lacity.org/eth>

#2
Submitted
in
RM
8-10-05
mtg cal'd.

Tony Butke
642 Moulton Ave #W-9
Los Angeles CA 90031

August 9, 2005

Ed Reyes, Chair
City of Los Angeles
Planning & Land Use Committee
City Hall Room 1010
200 N. Spring Street
Los Angeles CA 90012

Re: Item #2 (Council File 04-1880)

Dear Chairperson Reyes:

At the November 10, 2004 PLUM Committee meeting, the Chair, acting as a committee of one, heard testimony and took the following action:

"...the Committee Chair requested the Planning Department with the assistance of the City Attorney to review the feasibility of establishing a Northeast Los Angeles ICO, and requested the Planning staff to consult with Council Districts 1,13, and 14 on the boundaries to be covered under the proposed ICO."

On Friday, August 5, 2005, the PLUM Committee released the agenda of a special meeting to be held this Wednesday, August 10, 2005, with Agenda Item #2 having the following caption:

"CONTINUED FROM 11-10-04 MEETING

Planning Department to present a summary on community input provided at the August 3, 2005, public workshop and matters related to Motion (Reyes - Villaraigosa), requesting that the Planning Department be directed to draft appropriate land-use planning strategies and tools, and that an Interim Control Ordinance (ICO) be prepared by the City Attorney with the assistance of the Planning Department for certain areas in Northeast Los Angeles, including, the Mt. Olympus Flattop, Paradise Hill and Department of Water and Power (DWP) Rose Hills areas."

There are a number of procedural difficulties with Agenda Item 2 which I believe would argue that the Committee take no action on the Item as it is not properly before the Committee at this time:

- 1) As of close of business Friday, August 5, there were no documents on file with the Committee from departmental staff or the three Council Districts pertaining to the Item;
- 2) There is no feasibility report by the Planning Department/City Attorney contained in the re-captioned Item;
- 3) The Item is not a continued Item, unless the Agenda is stating that the summary to be delivered by the Planning Department without 72 hours advance notice constitutes a "feasibility study";
- 4) The summary of a Public Workshop referred to in the Item has nothing to do with the original Motion or the amended & referred motion from November 10th of last year:
 1. The "Public Workshop" of August 3 was not convened by the Planning Department or the City Attorney – it was called by Council District 1 and the caretaker staff of CD 14. The PLUM Committee Chairperson was the lead speaker and determined the agenda and format of the workshop meeting.
 2. There was no discussion of the "feasibility" of an ICO at the meeting; in fact attendees were ruled out of order when they asked to speak on this issue;
 3. There was no discussion of the proposed 'boundaries' of the ICO at the meeting – although boundary maps were prominently displayed at the meeting with new July 2005 dates on them no discussion took place either by the councilperson or staff from CD14 nor was discussion allowed by attendees;
 4. There were only four 'breakout' sessions, none of which had anything to do with Open Space or "feasibility" or "boundaries to be covered".
- 5) This is no longer an "Open Space" proposal for an ICO (note that this phrase which was central to the original motion disappeared when the motion was amended and referred to the Planning Department/City Attorney)
- 6) If the motion is no longer about Open Space, if there is no "feasibility study" or public discussion as to "boundaries" or criteria utilized to establish boundaries, then what is this Motion about?:
 1. The Committee file does not reflect anything about changes in boundaries from the original motion (by the way it required a Public Records Act request to obtain the relevant CD 14 memo to the Chair);
 2. There are evidently boundaries as indicated on the maps presented first by CD 14 on June 30 2005 by Jim Bickhart (then of CD 14 staff, now of the Mayor's staff)
 3. At the June 30 'Open House' meeting, Mr. Bickhart refused to discuss anything about the overlay areas on the maps or to explain how they got there;
 4. With respect to the maps, again city officials have been less than forthcoming (I have attached Public Records Act requests to the Planning Department to try and obtain these maps);
 5. At this same meeting, Mr. Bickhart handed out "Draft" language for the proposed Northeast ICO, without explaining who drafted it or how it fit in to the PLUM Committee motion While the Draft purported to be prepared by the Department of City Planning, but the staff person present indicated that

he had spent about 4 hours total on the ICO since the November 2004 referral, and declined to say much more. (a copy of page one of the Draft is attached);

6. Currently, there is not even a sitting Councilperson for CD 14, rendering it impossible for the elected representative of the constituents to even participate in any public policy debate over these issues;

At the Workshop meeting of August 3rd, Mr. Reyes indicated that there is no ICO and we are starting from scratch or words to that effect. If so, then what is Agenda Item #2 about?

With all respect our elected officials, to date this process of a proposed ICO for the Northeast has been neither open nor transparent, and there has been no showing of how anyone would be disadvantaged by withdrawal or voting down this motion and starting over in an open and transparent manner. I urge you to do so.

Sincerely,

A handwritten signature in black ink that reads "Tony Butka". The signature is stylized, with the first name "Tony" written in a cursive-like script and the last name "Butka" in a more blocky, slightly cursive style.

Tony Butka
Resident CD1
Property Owner CD14

Cc: Jack Weiss, CD5
Tony Cardenas, CD6
Barbara Greaves, Committee Consultant

Tony Butka & Paula Bagasao
642 Moulton Ave #W-9
Los Angeles CA 90031
tel: 323-221-3357
e-mail: tony@tonypaula.com

May 9, 2005

Jim Bickhart, Policy Consultant
Council District 14
200 N. Spring Street
Room 425
Los Angeles, CA 90012

Re: Public Records Request

Dear Mr. Bickhart:

At the PLUM Committee meeting of November 10, 2004, you filled out a speaker card and testified regarding Item #4 (File #04-1880) having to do with "MOUNT OLYMPUS /FLATTOP/PARADISE HILL/DWP ROSE HILLS/OPEN SPACE AREAS". In the tape of your testimony, you referred to a 'staff memo' or something to that effect which evidently specified some 9 new areas to be included in the proposed ICO, said areas not being included in the publicly noticed documentation.

A review of the Committee file reveals no written documents in connection with your testimony. Pursuant to the Public Records Act, Government Code Sections 6250 et. Seq., I am requesting a copy of this document and any and all other material which was submitted by you or Council District 14 to either PLUM or to Councilperson Reyes in connection with File #04-1880.

I am submitting this request to you by both e-mail as well as regular mail, and would like to thank you in advance for your anticipated courtesy and cooperation. If you have any questions, please feel free to write or call; my cell phone number is 213-220-2237.

Sincerely,

A handwritten signature in black ink that reads "Tony Butka". The signature is stylized, with the first letters of the first and last names being capitalized and prominent.

Tony Butka

November 10, 2004

To: Planning and Land Use Management Committee
From: Councilmember Antonio R. Villaraigosa, 14th District
Re: Amendments to Northeast Hillside ICO affected territories

I hereby request that the following areas within Council District 14 be added to the acreage to be regulated by the proposed Northeast Hillside Interim Control Ordinance:

The area in El Sereno generally bounded by Collis Avenue, Edison Street, El Sereno Avenue, Novgorad Street, Tampico Avenue, Portola Street, and the Los Angeles/South Pasadena city boundary.

The area in El Sereno generally bounded by Multnomah Street, Gateside Drive, Kewanee Street, Cato Street, Beagle Street, Quose Street and North Soto Street.

The area in Glassell Park and Mt. Washington generally bounded by Rome Drive, Sundown Street, Division Street, Inglis Street, Mimosa Drive, Crestmoore Place, Paseo Drive, Hines Drive and Sundown Drive.

The area in Mt. Washington generally bounded by Cazador Street, Rome Drive, Division Street, Hines Drive, Lavell Drive, Brilliant Drive, and Parrish Avenue.

The area in Mt. Washington generally bounded by Marmion Way, Stanley Avenue, Avenue 48, Sonata Lane, the boundary of Heidelberg Park, Moon Avenue, San Rafael Avenue, Cynthia Avenue, San Andreas Avenue, Seaview Avenue, San Rafael Avenue, Glenalbyn Drive, Dove Drive, Quail Drive, Wren Drive, Museum Drive, Crane Boulevard and Museum Drive.

The staff of CD 14 and the other Council Offices are available to consult with staff in clarifying these approximate boundaries for the purposes of creating working maps of the areas proposed for coverage.

Tony Butka
642 Moulton Ave #W-9
Los Angeles CA 90031
tel: 323-221-3357
e-mail: tony@tonypaula.com

July 1, 2005

Charlie Rausch
City Planning Department
200 N. Spring Street. 5th Flr
Los Angeles, CA 90012

Re: Public Records Request

Dear Mr. Rausch:

On Wednesday, June 21, 2005, CD14 conducted an 'Open House' regarding the proposed Northeast Interim Control Ordinance. The chief spokesperson at that meeting was Jim Bickhart from CD 14's Office. At that meeting, three large maps were pasted up on the walls, pertaining to File #04-1880.

- 1) My Olympus*Paradise Hill*Rose Hill Areas, dated March 2005
- 2) El Sereno Area, dated November 2004
- 3) Mt. Washington Area, dated March 2005

Pursuant to the Public Records Act, Government Code Sections 6250 et. Seq., I am requesting a full-size copy of each of these three documents and any and all other material which was submitted by you by Council District 14 in connection with File #04-1880.

I am submitting this request to you by both e-mail as well as regular mail, and would like to thank you in advance for your anticipated courtesy and cooperation. If you have any questions, please feel free to write or call; my cell phone number is 323-791-7367.

Sincerely,

Tony Butka

Tony Butka
642 Moulton Ave #W-9
Los Angeles CA 90031
tel: 323-221-3357
e-mail: tony@tonypaula.com

July 27, 2005

Charlie Rausch
City Planning Department
200 N. Spring Street. 6th Floor
Los Angeles, CA 90012

Re: Followup to Public Records Request

Dear Mr. Rausch:

On July 1, 2005, I wrote you a letter pursuant to the Public Records Act, Government Code Sections 6250 et. Seq., requesting full-size copies of three maps and any and all other material which was submitted by you by Council District 14 in connection with File #04-1880. This request was sent by mail and e-mail. A week later, I telephoned your office to ask as to the status of the request.

As of the writing of this letter, I have heard nothing from you or the Planning Department about my request. As far as I know, the records that I have requested meet the criteria of an 'identifiable public records' under the Act, and if there was any problem or claim of exemption, you have failed to assert such by failing to contact or respond to my request. I believe that when a record is requested, the agency shall determine within ten days whether to comply with the request, and has an obligation to promptly respond to the requestor of its decision and the reasons therefore.

I further believe that the statute does not permit an agency to delay or obstruct the inspection or copying of public records, and requires that any denial of a written request be itself in writing. Please consider this letter a final attempt for me to ask that you and your agency comply with the law and produce the records. Since you have evidently chosen not to respond to me at all I believe that there is no exemption possible at this time.

Further, I should inform you that as I understand the statute:

"6258. Any person may institute proceedings for injunctive or declarative relief or writ of mandate in any court of competent jurisdiction to enforce his or her right to inspect or to receive a copy of any public record or class of public records under this chapter..."

As before, I am submitting this request to you by both e-mail as well as regular mail. If you have any questions, please feel free to write or call; my cell phone number is 323-791-7367.

Sincerely,

Tony Butka

Cc: Rocky Delgadillo, City Attorney

CD 14

CD 1

PROPOSED NORTHEAST HILLSIDE ICO

DRAFT DEVELOPMENT STANDARDS **PRELIMINARY LANGUAGE**

NOTE: Pursuant to a Motion (Reyes – Villaraigosa) initiating a study of hillside areas and considered by the City Council's Planning and Land Use Management (PLUM) Committee on 11/10/04, the Department of City Planning has prepared the following preliminary draft language for further Council consideration.

The City Charter requires any proposed ordinance to be considered by the City Planning Commission, City Council and Mayor. At this time, no action or formal votes have been taken on this draft language. The Planning Commission and Council will be holding hearings to allow public input on any proposed ordinance prepared by Planning staff.

The Council's PLUM Committee anticipates holding a public hearing on this proposal end of July or early-August. To confirm the schedule, you may contact Barbara Greaves, Legislative Assistant, at 213-978-1068 or Bgreaves@clerk.lacity.org.

The following summary includes: definition of some key terms included in the proposed ICO, a suggested sliding-scale floor-area-ratio (FAR) formula, grading standards, native tree protections and slope density requirements.

NOTE: MAPS SHOWING RIDGELINES, VIEW CORRIDORS AND OTHER FEATURES MENTIONED BELOW HAVE NOT YET BEEN PREPARED.

JOYCE DILLARD
P.O. Box 31377
Los Angeles, CA 90031
Email: dillardjoyce@yahoo.com

*Pl Submitted
in Court 8-10-05
CF 04-1880*

August 10, 2005

Chairman Ed P. Reyes
Councilmember Jack Weiss
Councilmember Tony Cardenas
Planning and Land Use Management Committee
Los Angeles City Hall
200 N. Spring St. Room 1010
Los Angeles, CA 90012

Re: Special Meeting-August 10, 2005
- Agenda Item No. 2
CFI 04-1880

Chairman Reyes and Councilmembers,

Please be advised that the notices that were mailed by the Planning Department do not appear to have been delivered to the property owners in the Lincoln Heights area. There is a continuous problem with the Postal Service upon delivery of timely mail regarding meetings and important papers. Many of us in the area have experienced no mail delivery of summons or other court papers, property taxes and the like.

The workshop was a disappointment. We expected the Northeast Community Plan to be available as well as the State laws regarding the issues. Maps of the proposed areas were not passed around. Maps should have been available to every participant.

Developers clearing had an upper hand in knowledge of the system. We, who live in the hillside areas bounded by this Interim Control Ordinance, were dominated. No problem solving or possible compromise solutions were evident during the group discussions.

Our areas are part of the original Spanish land grants with early maps and early development. That means we have new building technologies mixed with old construction in census areas that are considered in poverty.

Chairman Ed P. Reyes ET AL
August 10, 2005
Page 2

Parcels were divided for smaller homes in the late 1800s. Current standards require more floor space and building innovation has advanced. Floor area ratios need analysis.

The geology of the entire area needs reassessment. We live and can see possible mudslide situations, but our warnings were ignored. Some areas are marked as landslide or liquefaction areas, but other parts are not. Those not considered "landslide" had landslides.

Underground water and caves need to be mapped.

The Repetto Hills were once under the ocean. The code only concerns the individual parcel, yet hillside areas are held together. Once deterioration starts, it can jeopardize the rest of the parcels. Archaeological finds have been and may be a possibility.

Fire is a major concern in hillsides. Homes too close together or difficult to reach by fire trucks can jeopardize the rest of the area.

Lack of parking can result in the streets being overcrowded. During peak times, such as parties, streets may be blocked entirely and police, fire and emergency vehicles are prohibited access by mere overcrowding.

Hillside living is rural living.

The City has not taken enough consideration the Building and Safety issues in permitting development in the area. That is foremost in State law. The City has put the homeowner at risk of loss with the loose building permit process, variances and approvals.

State laws need comparison with an actual timeline parcel division.

Insurance is difficult to obtain. California Fair Plan is the only option. Any disturbance of land movement can be straight financial loss. Again, the census income levels are low.

Escalated property values at extremely rapid rates permeate the area. Speculators are prevalent with disregard to the existing property owner. High growth rates are inconsistent with stability. Highs produce lows. Growth should be steady to be maintained.

Chairman Ed P. Reyes ET AL
August 10, 2005
Page 3

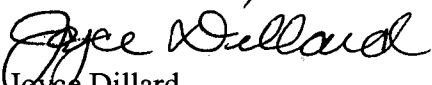
This is poor economic planning for the City. That issue is not directly related to the Planning Department but should be a consideration of this Committee.

This Interim Control Ordinance should be the beginning of establishing guidelines conducive to an older, fragile landscape area. Wildlife should be considered as well as Cultural Landscapes and Historical Preservation.

This Planning should cover more than land, but be a basis of economic planning.

Input from all groups need to be welcomed.

Very truly yours,


Joyce Dillard

JD/j

FLUM

y mthedi
Cnfe 8-10-05
Brian Fitzburgh
11176 Penrose Street, Unit #8
Sun Valley, CA 91352
email: fitzburgh@sbcglobal.net

August 7th, 2005

CF 04-1880

Jose Carlos Romero-Navarro
Department of City Planning
City Hall Room 667
200 North Spring Street
Los Angeles, CA 90012

RE: OPPOSED to Northeast Hillside ICO

Dear Department of City Planning / Jose Carlos Romero-Navarro,

I want to question why an ICO is even being considered. It seems that development has become the scapegoat of problems related to hillside communities and hillside infrastructure problems.

Let's assume that there are infrastructure problems in the hillsides of Los Angeles. Now let's imagine that all construction activity ceased today. Would the problems go away? No. The narrow roads would still exist. The cars parked on the narrow roads would still exist. The delivery trucks to the existing homes would still drive around. You get the point. Construction is not the problem.

In fact, it can be argued that construction/development improves the situation in the hillsides. New construction typically requires roads to be built, paved, and/or widened. New construction is required to provide off-street parking. New construction must meet exacting standards to provide housing that is resistant to earthquakes, fire. New construction must be demonstrated to be geologically safe as well.

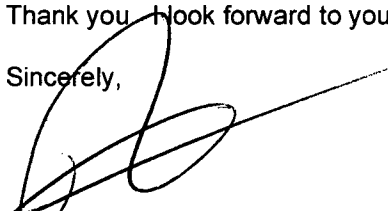
What's more, development provides much needed jobs (construction jobs and jobs in related and supporting fields), much needed housing, and increases tax revenue.

Most of the problems in the hillsides are a result of the numerous existing homes. Many of the existing homes are older (pre-1975) and have inadequate off-street parking, unsafe drainage, sub-standard construction, and geologically unsafe by today's standards.

To demonize development and developers and blame them as the cause of hillside problems is inaccurate, irresponsible, and will not lead to fixing the problems.

Thank you. I look forward to your reply.

Sincerely,



Brian Fitzburgh
Stakeholder

CC: CD-1 (213) 473-7001, CD-14 (213) 473-7014

Brian Fitzburgh
11176 Penrose Street, Unit #8
Sun Valley, CA 91352
email: fitzburgh@sbcglobal.net

August 8th, 2005

Jose Carlos Romero-Navarro
Department of City Planning
City Hall Room 667
200 North Spring Street
Los Angeles, CA 90012

RE: OPPOSED to Northeast Hillside ICO

Dear Department of City Planning / Jose Carlos Romero-Navarro,

Currently there is a presumption that an ICO is needed and that development is behind hillside community problems. I request that before any further consideration of an ICO moves forward, that accurate information be obtained so as to find the best manner in which to improve hillside communities.

The following studies should be done:

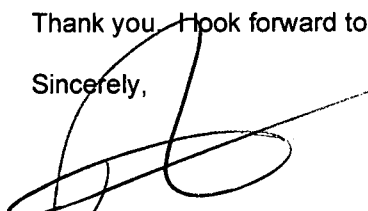
1. How many vacant lots exist in the northeast area (categorized by zoning) and if all vacant lots were developed to their current zoning maximum, how many new dwelling units would be created?
2. How many existing homes exist in the northeast area (categorized by zoning). This should detail the number of single-family residences, the number of condominiums/townhomes, the number of apartments, etc?
3. How many parks currently exist in the northeast area and the total acreage of these parks?
4. Which streets are 20' wide or less. These streets are the most critical and might be on a priority list for being improved for access and safety?
5. What is the economic benefit of construction activity in the northeast in terms of jobs (directly related to construction as well as jobs in supporting industry)?
6. What is the economic benefit to the City for building permits and fees related to construction activity in the northeast?
7. What is the economic benefit to the tax revenue created by new construction projects?

The above list is not meant to be exhaustive but is a minimum that would allow a better analysis of the hillside community and a basis for evaluating possible solutions.

I would like to know what the Planning Department is doing to obtain critical information on the hillside community so that effective solutions can be created- not just demonizing new construction activity as the cause of hillside problems.

Thank you. I look forward to your reply.

Sincerely,



Brian Fitzburgh
Stakeholder

CC: CD-1 (213) 473-7001, CD-14 (213) 473-7014

Brian Fitzburgh
11176 Penrose Street, Unit #8
Sun Valley, CA 91352
email: fitzburgh@sbcglobal.net

August 6th, 2005

Jose Carlos Romero-Navarro
Department of City Planning
City Hall Room 667
200 North Spring Street
Los Angeles, CA 90012

RE: OPPOSED to Northeast Hillside ICO

Dear Department of City Planning / Jose Carlos Romero-Navarro,

As an owner of vacant land in the northeast, I have considerable concerns about the proposed creation of and ICO for this area. I am currently in the process of building a home in Glassell Park which is subject to the Mount Washington/Glassell Park Specific Plan. The amount of time it took to go through the Specific Plan Project Permit and Plan Check was considerable.

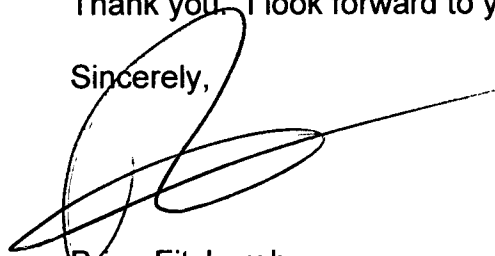
I am opposed to any further restrictions on building as the existing code requirements are extensive and comprehensive.

In order to prevent any further restrictions to effectively become a moratorium on building (by extending the time to obtain entitlements), there must be assurances that adequate staff, knowledgeable on the matters that any ICO might create, be employed and trained so as not to make the process of obtaining a building permit (plan check) take any longer than the current process.

Should an ICO be implemented, please let me know what the Department of Planning is will do to train and provide appropriate staffing to insure that the plan check process will not increase.

Thank you. I look forward to your reply.

Sincerely,



Brian Fitzburgh
Stakeholder

CC: CD-1 (213) 473-7001, CD-14 (213) 473-7014

Brian Fitzburgh
11176 Penrose Street, Unit #8
Sun Valley, CA 91352
email: fitzburgh@sbcglobal.net

August 9th, 2005

Jose Carlos Romero-Navarro
Department of City Planning
City Hall Room 667
200 North Spring Street
Los Angeles, CA 90012

RE: OPPOSED to Northeast Hillside ICO

Dear Department of City Planning / Jose Carlos Romero-Navarro,

I have heard a number of suggestions to improve the conditions of hillside community- most of these suggestions place the burden and responsibility on people that build new homes. The stress on the infrastructure in the hillsides is caused by all activity in the hillsides- the current residents as well as people that build new homes. Given that existing homes substantially outnumber new home projects, the contribution of stress on the infrastructure by existing homes is substantially higher than the stress caused by new construction.

In order to be fair, any new restrictions applied to people that build new homes should also apply to people that own existing homes.

Here are some of the suggestions that I have heard and I will also give the counter-point that should also apply to existing home owners:

DEVELOPER Requirement: Developers should pay into an infrastructure fund for each home that they build a new home. Developers make huge profits so they can afford to pay into the fund.

HOMEOWNER Requirement: When homeowners sell their property, a percentage of their capital gain (profit) equal to the percentage required by Developers, should be paid into the infrastructure fund.

DEVELOPER Requirement: Developers should have to coordinate with other developers to coordinate construction projects so that there is not too much construction traffic/activity at any one time.

HOMEOWNER Requirement: Homeowners should have to coordinate with other homeowners if they are having any home deliveries by FedEx, UPS, DHL, etc. so that there isn't too much delivery traffic/activity at any one time. Homeowners that are moving should have to coordinate with other homeowners so that there is not too much moving related traffic/activity (moving trucks, etc.) at any one time. Homeowners that are having guests or parties should have to coordinate with other homeowners so that there are not too many cars/party activity in an area at any one time. Also, Homeowners doing home improvements should have to coordinate their activities with all the other construction related activity.

DEVELOPER Requirement: Developers seeking a building permit must meet all current building codes and off street parking requirements, fire/safety requirements, geologic safety requirements, etc.. or their permit is not granted. Developers must also widen the road in front of their property to a minimum of 20' and provide a continuous 20' access from the driveway apron to the edge of the hillside boundary.

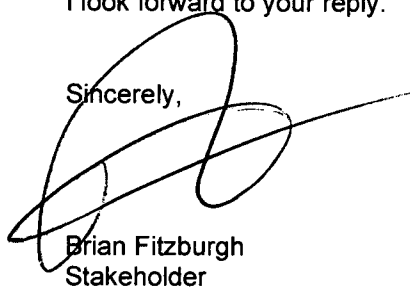
HOMEOWNER Requirement: Homeowners seeking to obtain a building permit for any home improvements or additions should have to bring the entire structure up to current building code standards (earthquake retro-fit foundations, interior sprinklers, off-street parking, etc.) or their permits should not be granted. Also, Homeowners should have to widen the road in front of their property and provide a continuous 20' access from their driveway apron to the edge of the hillside boundary.

If the suggested requirements for new construction are fair and reasonable, then the equivalent homeowner requirement is also fair. Let's not put all the blame for hillside issues on new construction when clearly all those that are active in the hillsides are part of the problem.

The burden of the solutions should be born by Homeowners as well as people that build new homes. What is the Planning Department doing to insure that all the parties that contribute to the issues in the hillsides are contributing to the solutions?

I look forward to your reply.

Sincerely,

A handwritten signature in black ink, appearing to read "Brian Fitzburgh", written over the word "Sincerely,".

Brian Fitzburgh
Stakeholder

CC: CD-1 (213) 473-7001, CD-14 (213) 473-7014

Brian Fitzburgh
11176 Penrose Street, Unit #8
Sun Valley, CA 91352
email: fitzburgh@sbcglobal.net

August 8th, 2005

Jose Carlos Romero-Navarro
Department of City Planning
City Hall Room 667
200 North Spring Street
Los Angeles, CA 90012

**RE: OPPOSED to Northeast Hillside ICO
Create "Hillside Parking Permit" to Raise Funds for Infrastructure Improvements**

Dear Department of City Planning / Jose Carlos Romero-Navarro,

There is growing concern that the infrastructure in the hillside communities is not adequate and that improvements need to be made. There is also growing controversy as to how infrastructure improvements should be funded. I would like to propose an idea that would utilize existing laws and parking regulations to provide a reliable method of funding. Furthermore, I believe that the proposed "hillside parking permit" will fairly charge the parties that are part of the problem with the responsibility to pay their fair share for the solution.

Existing laws and parking regulations prohibit parking on both sides of the street if the street is 20' wide or less. That being said, there are many streets in the hillsides that have cars parked on these same narrow streets.

Although many hillside streets are narrow, it is the parked cars that further reduce the ability for these narrow streets to function in a safe way. If all the cars parked on the narrow hillside streets were removed, the improvement to access and public safety would be dramatically improved immediately. Making the roads wider will take time and money.

Admittedly, it will be very inconvenient (to say the least) for residents of homes on these narrow streets to not be able to park on the streets at all. However, these same cars could and should be parked on the owner's property off of the street. Many existing homes simply do not have adequate off-street parking, or the garages have been converted to storage space or un-permitted living space so as to reduce or eliminate the off-street parking and further congest the narrow hillside streets.

I propose a "Hillside Parking Permit" to be required for all cars parked on narrow hillside streets. Since existing law prohibits parking on narrow hillside streets, and fines (tickets) can be issued for illegal parking, then the Hillside Parking Permit would effectively be a way for someone to pay a fine as a result of illegally parking.

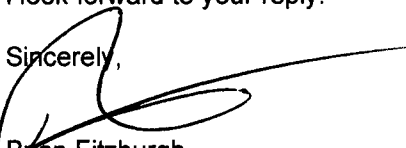
The Hillside Parking Permit would have to be displayed in or on the vehicle that is parked on the designated narrow hillside streets between the hours of 6:PM to 6:AM (or some other time period- maybe excluding Sundays). If the Hillside Parking Permit is not displayed, then a ticket and/or towing would follow. This would provide a very reliable revenue source to fund the actual widening of these narrow roads and other improvements to hillside infrastructure.

The basic idea of the Hillside Parking Permit is to say that "if you are in the way, you have to pay". For homeowners that use their property and garages for off-street parking, they do not incur any new fees/fines. Only those that choose to park on these narrow streets- those that contribute the most to the compromised ability for the existing roads to provide adequate access- would be asked to contribute.

This approach would also provide an incentive for homeowners to find a way to make their property better suited for increased off-street parking. It would not rely upon enforcement but would rely in incentive while at the same time funding much needed improvements.

I look forward to your reply.

Sincerely,


Brian Fitzburgh
Stakeholder

CC: CD-1 (213) 473-7001, CD-14 (213) 473-7014



Jeffer Mangels
Butler & Marmaro LLP

um Submitted
mi
Conte
8-10-05
2
cf 04-1880

Benjamin M. Reznik
Direct: (310) 201-3572
Fax: (310) 712-8572
BMR@jmbm.com

1900 Avenue of the Stars, 7th Floor
Los Angeles, California 90067-4308
(310) 203-8080 (310) 203-0567 Fax
www.jmbm.com

August 10, 2005

VIA E-MAIL AND HAND-DELIVERY

Hon. Ed Reyes, Chairman
Planning and Land Use Management Committee
City Hall, Room 410
200 North Spring Street
Los Angeles, CA 90012

**Re: Monterey Hills Partners, LLC
Tract No. 35022
Project Address: 4470 N. Ringold Dr.
Hearing Date: August 10, 2005 (Agenda Item #2)**

Dear Chairman Reyes and Honorable Committee Members:

Our office represents Monterey Hills Partners, LLC ("Monterey Hills") in connection with the development of a 26-lot subdivision project at 4470 N. Ringold Dr. (the "Site"). Monterey Hills understands that the City Council is considering today whether to direct the Planning Department to work with the City Attorney in preparing an Interim Control Ordinance (ICO) for certain areas in Northeast Los Angeles which may include Monterey Hills. For the reasons set forth herein, we would like to request that the City Council exempt this tract from any proposed ICO.

Monterey Hills obtained a final, recorded map more than a year ago on July 14, 2004. It has also obtained a grading permit – which has been recently extended to November 2005. As of this date, Monterey Hills has paid \$638,891.86 in total fees to the City of Los Angeles for Tract #35022. Furthermore, Monterey Hills has engaged engineers and other professionals to assist in site preparation.

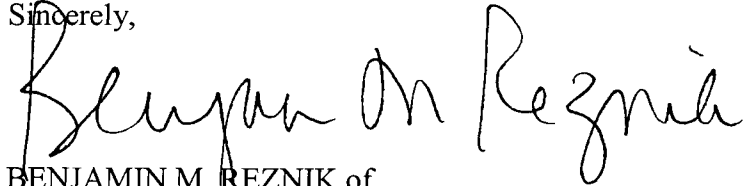
August 10, 2005

Page 2

For these reasons, we believe an exception or exemption should be provided within this ICO for projects such as Monterey Hills that have spent more than a year in preparation as well as hundreds of thousands of dollars with the City for permit fees.

We appreciate your careful consideration of this matter.

Sincerely,

A handwritten signature in black ink, reading "Benjamin M. Reznik". The signature is fluid and cursive, with the first name "Benjamin" being larger and more prominent than the last name "Reznik".

BENJAMIN M. REZNIK of
Jeffer, Mangels, Butler & Marmaro LLP

BMR:DJJ

cc: Hon. Tony Cardenas
Hon. Jack Weiss
Barbara Greaves
Robert H. Sutton, Deputy Director of Planning

- ☐ REQUEST FOR ALTERATION OF MATERIAL OR METHOD OF CONSTRUCTION (1951d H. & S.C.)
- ☐ REQUEST FOR HARDSHIP EXEMPTION OR EQUIVALENT FACILITATION (19957 H. & S.C.)

For above requests, complete sections 1, 2, & 3 in duplicate by printing in ink or typing.

DISTRIBUTION

- ☒ Owner ☐ P1
- ☒ Petitioner ☒ In
- ☐ Fire ☐ B
- ☐ Health ☐

JOB ADDRESS **4470 N. RINGGOLD Drive**

LOT(S) **1-22** BLK **BLK**
 TRACT **35022**

Owner **Monterey Hills Partners**
 Address **3 CIVIC Plaza #240**
Newport Beach Zip **92660**
 1 Daytime Phone (949) **720-3600**

District Office **LA** Type **LA**
 Plan Ck No. **LA** Stories **LA**
 Zone **LA** Occ. **LA**
 Permit No. **04030-10K-00870** No. Units **LA**
 Job Order No. **LA** F. D. **LA**
 Bureau/Division **Grading** D. M. **LA**
 Use of Bldg. **LA** C. D. **LA**
 Job Status **LA**

Petitioner **Sandy Zundell / B & E Engineers**
 Address **24 St. Joseph**
ARCADIA Zip **91007**
 Daytime Phone (661) **446-4449**

- ☐ YARD NOTICE (COM-784) RECEIVED FROM PETITIONER
- ☐ POSTCARD (COM-3) NAME/ADDRESS COMPLETED BY PETITIONER
- ☐ SIGN NOTICE RECEIVED FROM PETITIONER

2 REQUEST: Submit plans if necessary to illustrate request. Additional sheets or data may be attached

TO ALLOW AN EXTENSION OF TIME UNTIL 11.14.05 IN WHICH TO START GRADING WORK FOR PERMIT ISSUED ON 7.14.04 UNDER PCIS 04030-10000-00870

Dept. Comment **Expiration of permits** Code Sections: L.A.M.C. - **98.0602**

3 JUSTIFICATION/FINDINGS OF EQUIVALENCY: Title 24 -

OWNER HAS VALUE ENGINEERED GRADING PLANS & HAS SUBMITTED REVISED GRADING PLAN TO THE DEPARTMENT FOR REVIEW. SUPPLEMENTAL P.C. FEES HAVE BEEN PAID.

Petitioner Signature **Sandy Zundell** Position **Project Coord.** Date **7/6/05** Reviewed By **LA** Date **7/15/05**

DEPARTMENT ACTION: In accordance with ☐ Sect. 98.0403 L.A.M.C. ☐ Sect. 17951d H. & S.C. ☐ Sect. 19957 H. & S.C.

The Request is ☐ Granted (See attached letter). ☐ Denied (See reverse for appeal information.)

- ☐ Written concurrence from the (Fire) (Transportation) (Health) () Dept. is required.
- ☒ Request (IS) (IS NOT) in conformity with the spirit and purpose of Code Section involved.
- ☐ Condition (DOES) (DOES NOT) provide (EQUIVALENCY) (EQUIVALENT FACILITATION)

Department Action By **LA** Date **7-15-05**

Conditions Of Approval: (Reasons For Appeal in Case of Denial)

1) **Install water test control + permit for grading inspection 30 days prior to the start of grading. Item # 12 of the tentative permit approval letter # 35022 dated March 9, 1993 that control to be approved by grading inspection.**

Department of Building and Safety
 29 076733 07/15/05 08:12AM

APPLIC. FEE \$100.00

Total Due: \$100.00

Check (Cashier Use Only) \$100.00

No. of Items **1**

Fee due **\$100.00**

Fee verified **LA**

APPEAL OF DEPARTMENT ACTION TO BOARD OF BUILDING AND SAFETY COMMISSIONERS/HANDICAPPED ACCESS APPEALS COMMISSION

(Signature, statement of reasons for appeal and filing fees are required.)

Signature of Owner or Applicant submitting notarized declaration (B & S COMM-832) - Hd. Res. No. 832

X Print Name _____ Position _____ Date _____

SCALE : 1" = 20'
SCALE : 1" = 60'
SCALE : 1" = 100'

SHEET 1 OF 6 SHEETS

TRACT NO. 35022

IN THE CITY OF LOS ANGELES
STATE OF CALIFORNIA
FOR SUBDIVISION PURPOSES

BEING A MERGER AND RESUBDIVISION OF LOTS 63 AND 65 TO 77, INCLUSIVE, AND 96 OF TRACT NO. 3455 AS PER MAP RECORDED IN BOOK 37, PAGES 74 AND 75, OF MAPS, AND BLOCK 65 OF THE PASADENA VILLA TRACT, AS PER MAP RECORDED IN BOOK 3, PAGES 5 TO 8, INCLUSIVE, OF MAPS, AND A PORTION OF RINGGOLD DRIVE AND AN ALLEY AS SHOWN ON MAP OF SAID TRACT NO. 3455, ALL RECORDS OF LOS ANGELES COUNTY.

COPY of Document Recorded
04-1983332
Has not been compared with original.
Original will be returned when
processing has been completed.
LOS ANGELES COUNTY REGISTRAR-RECORDER

OWNER'S STATEMENT:

WE HEREBY STATE THAT WE ARE THE OWNERS OF, OR ARE INTERESTED IN THE LANDS INCLUDED WITHIN THE SUBDIVISION SHOWN ON THIS MAP WITHIN THE DISTINCTIVE BORDER LINES, AND WE CONSENT TO THE PREPARATION AND FILING OF SAID MAP AND SUBDIVISION.

WE HEREBY DEDICATE TO THE PUBLIC USE ALL STREETS, HIGHWAYS, AND OTHER PUBLIC WAYS SHOWN ON SAID MAP, AND WE ALSO HEREBY GRANT AND DEDICATE TO THE CITY OF LOS ANGELES AN EASEMENT FOR SIDEWALK PURPOSES OVER THE STRIPS OF LAND SO DESIGNATED ON SAID MAP.

MONTEREY HILLS PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNER

by: WDF MONTEREY, LLC, A DELAWARE LIMITED LIABILITY COMPANY,
MANAGING MEMBER

by: William Foote
WILLIAM FOOTE, MANAGER

GREENHILLS INVESTMENT CORPORATION, A CALIFORNIA CORPORATION,
BENEFICIARY UNDER DEED OF TRUST RECORDED AUGUST 19, 2003, AS
INSTRUMENT NO. 05-2395712 OF OFFICIAL RECORDS, RECORDS OF LOS
ANGELES COUNTY.

NAME FRANCISCO L. CARRILLO
TITLE PRESIDENT

NAME
TITLE

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } SS.

ON June 23, 2004 BEFORE ME Kim N. Kikawa

PERSONALLY APPEARED William Foote
PERSONALLY KNOWN TO ME TO BE OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT THE PERSONS, OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE Kim N. Kikawa

PRINT NAME Kim N. Kikawa

COUNTY OF LOS ANGELES

MY COMMISSION EXPIRES: June 26, 2005

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } SS.

ON JUNE 24, 2004 BEFORE ME ZARE TAKATLIAN

PERSONALLY APPEARED FRANCISCO L. CARRILLO
PERSONALLY KNOWN TO ME TO BE OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT THE PERSONS, OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE Zare Takatlian

PRINT NAME ZARE TAKATLIAN

COUNTY OF LOS ANGELES

MY COMMISSION EXPIRES: 9/27/2006

NOTIFICATION OF STREET LIGHTING MAINTENANCE ASSESSMENTS
NOTICE IS HEREBY GIVEN that assessments may be levied for the costs of maintenance and energy for any street lighting facilities installed with this subdivision. The initial billing may be for a period of up to three years with subsequent billings annually. For further information, call the Bureau of Street Lighting at (213) 847-6384.

CERTIFICATE OF SPECIAL ASSESSMENT
I HEREBY CERTIFY that according to the records of the City Engineer of the City of Los Angeles none of the lines of lots or parcels of the subdivision shown on this subdivision map will divide any land subject to any special assessment which may be paid in full.

DATE July 7, 2004

City Engineer by J. A. Bond

CERTIFICATE OF COMPLIANCE

I HEREBY CERTIFY that I have examined this map and that the subdivision as shown hereon is substantially the same as it appeared on the tentative map and any approved alterations thereof and that all provisions of Division 2 of Title 7 of the Government Code, State of California, and of all local ordinances applicable at the time of approval of the tentative map have been complied with.

DATE July 14, 2004

City Engineer by Edward Yau

I HEREBY CERTIFY that I am satisfied that this map is technically correct.

DATE July 14, 2004

Engineer of Surveys by Paul J. Smith

CERTIFICATE OF ACCEPTANCE

I HEREBY CERTIFY that the City Council of the City of Los Angeles approved this map and accepted on behalf of the public all offers of dedication shown hereon unless otherwise rejected, except those marked "Future Street," "Future Alley," or "Future Easement" provided that nothing herein contained shall be construed as an acceptance of the improvements made in or upon any street, alley or easement shown on this map.

DATE 7-22-2004

by Gloria P. Smith Deputy

CERTIFICATE OF TITLE

I HEREBY CERTIFY that there is on file in the office of the City Engineer of the City of Los Angeles, State of California, a Certificate made by the STEWART TITLE OF CALIFORNIA INC. of said City Order No. 330119113-S Dated July 7, 2004 certifying that it appears from the records of said City and County that MONTEREY HILLS PARTNERS, LLC GREENHILLS INVESTMENT CORPORATION

are the only persons whose consent is required for the recording of this map by law.

DATE July 14, 2004

City Engineer by Edward Yau

ENGINEER'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF MONTEREY HILLS PARTNERS, LLC ON JAN. 2004. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP; THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA; THAT THIS MAP CONSISTING OF 6 SHEETS, CORRECTLY REPRESENTS A TRUE AND COMPLETE SURVEY MADE BY ME OR UNDER MY DIRECTION ON JANUARY 2004; THAT THE MONUMENTS OF THE CHARACTER AND LOCATIONS SHOWN HEREON ARE SUFFICIENT TO ENABLE THE SURVEY TO BE READILY RETRACED; THAT BOTH BOUNDARY AND CENTERLINE MONUMENTS ARE IN PLACE OR WILL BE IN PLACE WITHIN 6 MONTHS AFTER BEING NOTIFIED OF THE DATE OF ACCEPTANCE OF THE STREET IMPROVEMENTS, NOT TO EXCEED 24 MONTHS FOLLOWING THE FILING DATE OF THIS MAP; AND THAT REQUIRED TIE NOTES TO CENTERLINE MONUMENTS SHOWN AS "TO BE SET" WILL BE ON FILE IN THE OFFICE OF THE CITY ENGINEER WITHIN THE TIME LIMITATIONS STATED ABOVE.

James T. Emerson
JAMES T. EMERSON R.C.E. 16531
LICENSE EXPIRES 6/30/05



BASIS OF BEARINGS:

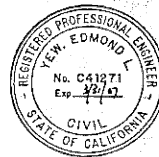
THE BEARING SHOWN HEREON ARE BASED ON THE NORTHERLY LINE OF TRACT NO. 3455 SHOWN AS S 89°29' W ON THE MAP OF TRACT NO. 3455 AS FILED IN BOOK 36, PAGES 74 AND 75 OF MAPS, RECORDS OF LOS ANGELES COUNTY, AND ROTATED TO READ N 89°31'12" E HEREON.

ABANDONMENT NOTE:

I HEREBY CERTIFY THAT PURSUANT TO SECTION 66499.20 1/2 OF THE STATE GOVERNMENT CODE, THE FILING OF THIS MAP CONSTITUTES THE MERGER AND ABANDONMENT OF PORTIONS OF RINGGOLD DRIVE AND AN ALLEY AS SHOWN ON THE MAP OF TRACT NO. 3455, AS PER MAP RECORDED IN BOOK 37, PAGES 74 AND 75, OF MAPS, RECORDS OF LOS ANGELES COUNTY.

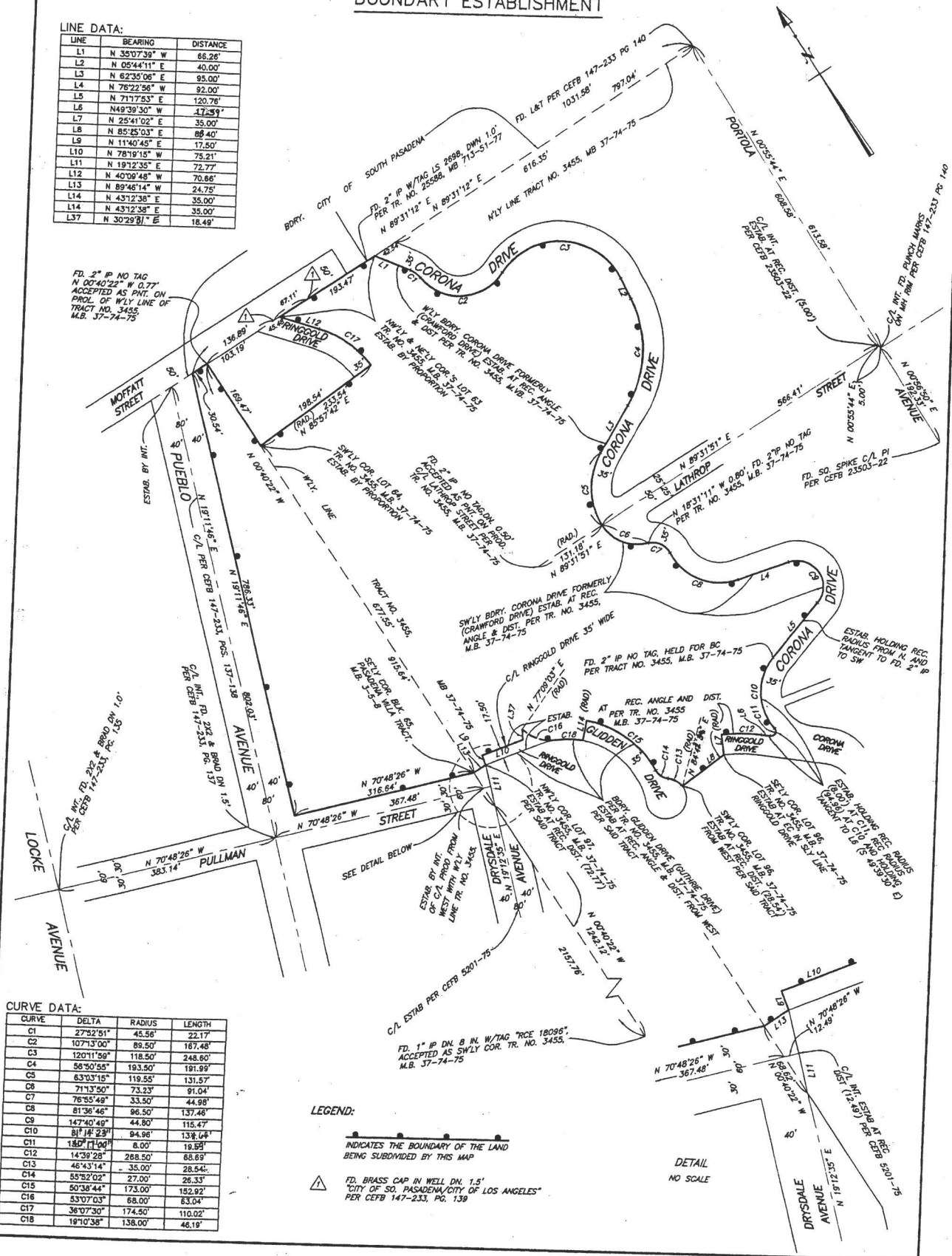
[Signature]
CITY CLERK, CITY OF LOS ANGELES

7-22-04
DATE

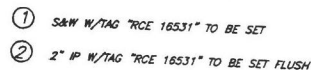


BOUNDARY ESTABLISHMENT

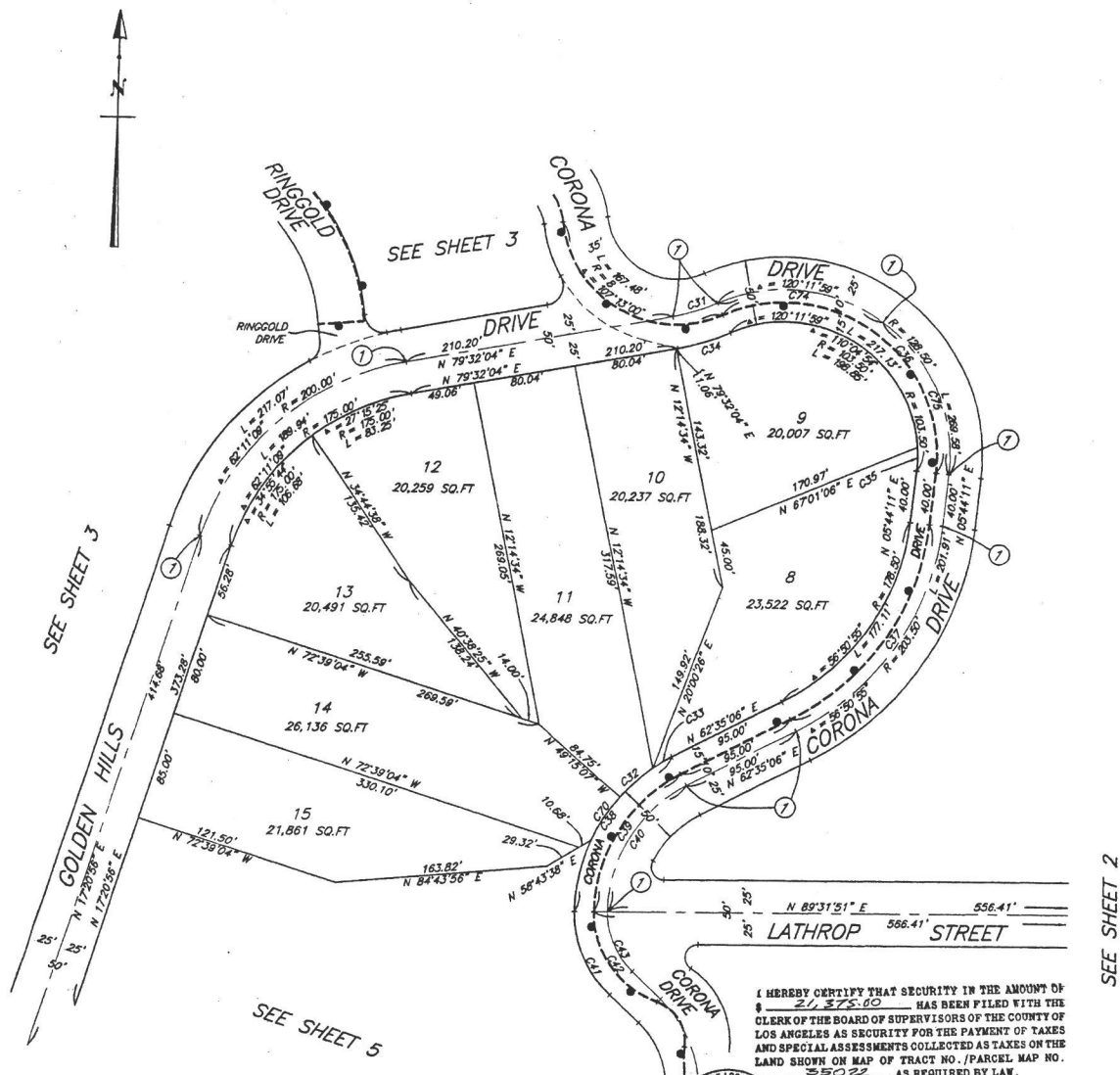
L1	BEARING	DISTANCE
L2	N 35°07'39" W	66.26'
L2	N 05°44'11" E	40.00'
L3	E 62°35'06" E	95.00'
L4	N 76°22'56" W	92.00'
L5	N 71°17'53" E	120.76'
L6	N49°39'30" W	173.99'
L7	N 25°41'02" E	35.00'
L8	E 85°15'03" E	86.40'
L9	N 11°45'15" E	17.50'
L10	N 78°19'15" W	75.21'
L11	N 18°12'35" W	79.73'
L12	N 00°08'48" W	70.66'
L13	N 89°46'14" W	24.75'
L14	N 43'12'38" E	35.00'
L15	N 43'12'38" E	35.00'
L37	N 30°29'19" E	18.49'



IN THE CITY OF LOS ANGELES
STATE OF CALIFORNIA



TRACT NO. 35022

IN THE CITY OF LOS ANGELES
STATE OF CALIFORNIA

CURVE DATA:

CURVE	DELTA	RADIUS	LENGTH
C31	13°59'52"	150.00'	36.85'
C32	14°16'15"	134.55'	33.51'
C33	07°33'58"	134.55'	17.77'
C34	13°59'52"	175.00'	42.75'
C35	10°07'05"	103.50'	18.28'
C36	120°11'59"	118.50'	248.60'
C37	56°50'55"	193.50'	191.99'
C38	63°03'15"	134.55'	148.07'
C39	63°03'15"	119.55'	131.56'
C40	63°03'15"	109.55'	120.56'
C41	58°42'56"	88.23'	90.42'
C42	71°13'50"	73.23'	91.04'
C43	57°30'34"	63.23'	63.83'
C70	18°57'13"	134.55'	39.81'
C74	60°05'59"	128.50'	134.79'
C75	60°06'00"	128.50'	134.79'

LINE DATA:

LINE	BEARING	DISTANCE
L18	N 18°14'31" E	30.90'
L19	N 11°40'15" E	6.83'

I HEREBY CERTIFY THAT SECURITY IN THE AMOUNT OF
\$ 21,375.00 HAS BEEN FILED WITH THE
CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF
LOS ANGELES AS SECURITY FOR THE PAYMENT OF TAXES
AND SPECIAL ASSESSMENTS COLLECTED AS TAXES ON THE
LAND SHOWN ON MAP OF TRACT NO. /PARCEL MAP NO.
35022 AS REQUIRED BY LAW.



EXECUTIVE OFFICER-CLERK OF THE BOARD
OF SUPERVISORS OF THE COUNTY OF LOS
ANGELES, STATE OF CALIFORNIA
BY ORIGINAL SIGNED B-E-D
DEPUTY



I HEREBY CERTIFY THAT ALL CERTIFICATES HAVE BEEN
FILED AND DEPOSITS HAVE BEEN MADE THAT ARE
REQUIRED UNDER THE PROVISIONS OF SECTIONS 66492
AND 66493 OF THE SUBDIVISION MAP ACT.

EXECUTIVE OFFICER-CLERK OF THE BOARD
OF SUPERVISORS OF THE COUNTY OF LOS
ANGELES, STATE OF CALIFORNIA
BY ORIGINAL SIGNED B-E-D
DEPUTY

LEGEND:

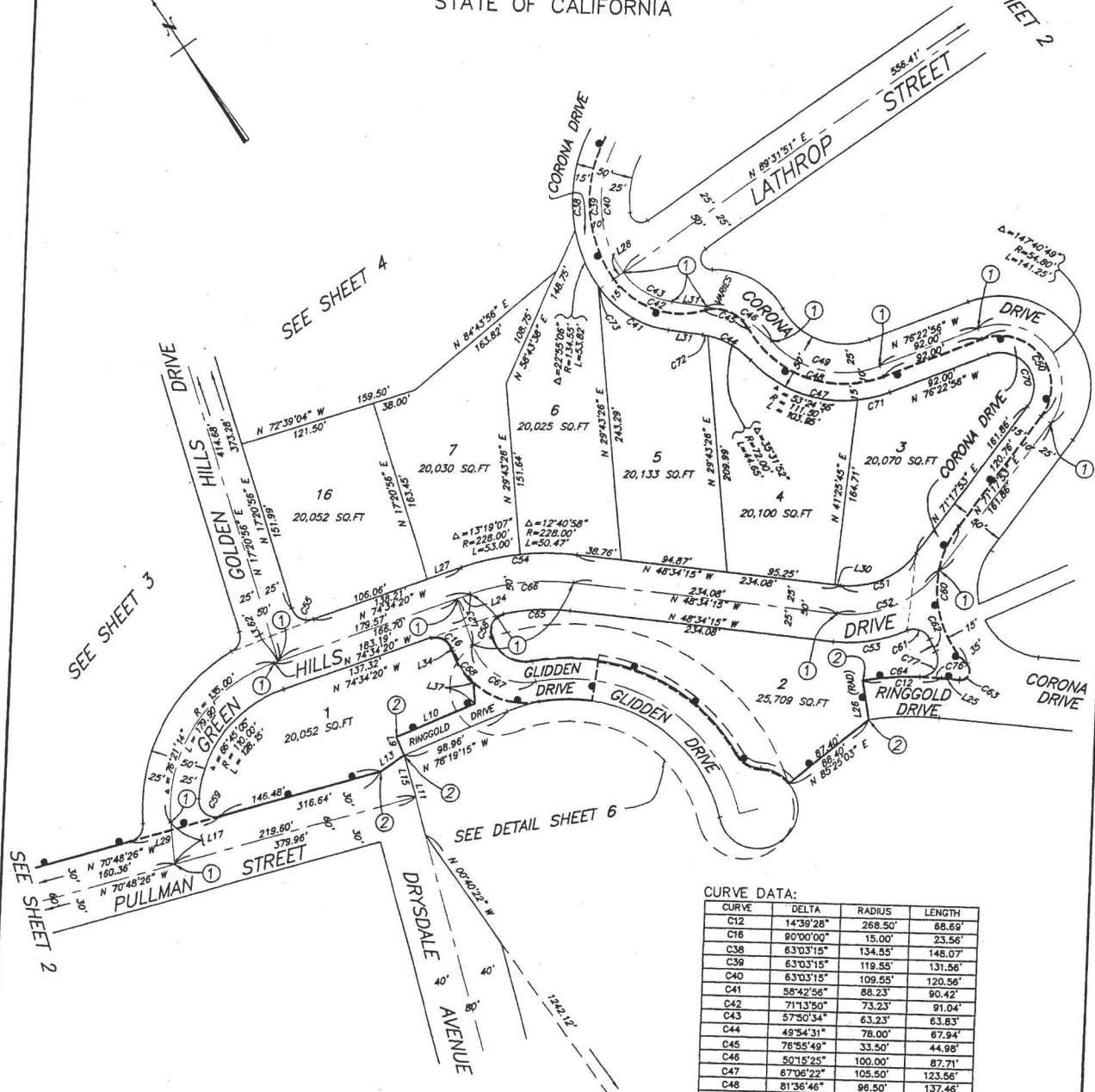
INDICATES THE BOUNDARY OF THE LAND
BEING SUBDIVIDED BY THIS MAP

① SAW W/TAG "RCE 16531" TO BE SET

TRACT NO. 35022

IN THE CITY OF LOS ANGELES
STATE OF CALIFORNIA

SEE SHEET 2



LEGEND:

INDICATES THE BOUNDARY OF THE LAND
BEING SUBDIVIDED BY THIS MAP

- ① S&W W/TAG "RCE 16531" TO BE SET
② 2" IP W/TAG "RCE 16531" TO BE SET FLUSH

LINE DATA:

LINE	BEARING	DISTANCE
L9	N 11°40'45" E	17.50'
L10	N 78°19'15" W	75.21'
L11	N 19°12'35" E	72.77'
L13	N 89°46'14" W	24.78'
L15	N 19°12'35" E	38.23'
L17	N 29°04'26" E	37.03'
L23	N 15°25'40" E	42.96'
L24	N 74°34'20" W	12.87'
L25	N 49°39'30" W	17.59'
L26	N 25°41'02" E	35.00'
L27	N 74°34'20" E	32.15'
L28	N 89°31'51" E	10.00'
L29	N 70°48'26" W	82.55'
L30	N 46°34'15" W	5.20'
L31	N 47°18'36" W	31.15'
L34	N 15°25'40" W	2.96'
L37	N 30°29'31" E	18.49'

CURVE DATA:

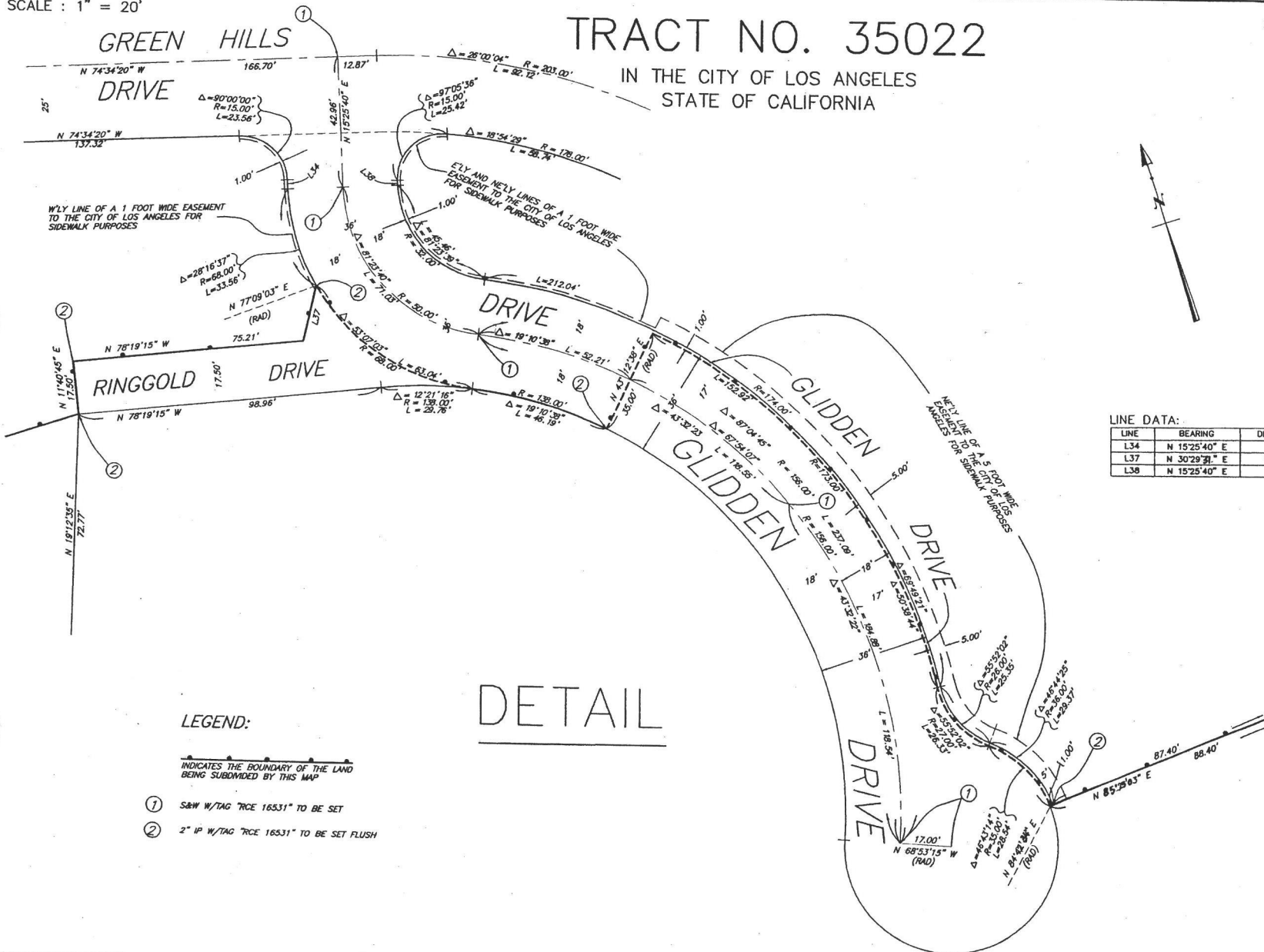
CURVE	DELTA	RADIUS	LENGTH
C12	14°39'28"	268.50'	68.69'
C16	90°00'00"	15.00'	23.56'
C38	63°03'15"	134.55'	148.07'
C39	63°03'15"	119.55'	131.56'
C40	63°03'15"	109.55'	120.56'
C41	58°42'56"	68.23'	90.42'
C42	71°13'50"	73.23'	91.04'
C43	57°50'34"	63.23'	63.63'
C44	49°54'31"	78.00'	67.94'
C45	76°55'49"	33.50'	44.98'
C46	50°15'25"	100.00'	87.71'
C47	67°06'22"	105.50'	123.56'
C48	81°36'46"	96.50'	137.46'
C49	68°19'38"	83.50'	99.58'
C50	147°40'49"	44.80'	115.47'
C51	60°07'51"	72.00'	75.56'
C52	60°07'51"	97.00'	101.80'
C53	30°48'21"	122.00'	65.59'
C54	26°00'04"	228.00'	103.47'
C55	91°55'15"	15.00'	24.66'
C57	90°33'47"	15.00'	23.71'
C58	97°05'36"	15.00'	25.42'
C59	109°29'01"	15.00'	28.66'
C60	81°43'23"	94.98'	136.66'
C61	90°41'38"	15.00'	23.74'
C62	86°34'22"	109.98'	12.53'
C63	140°17'00"	8.00'	14.58'
C64	10°56'41"	268.50'	51.29'
C65	16°54'29"	178.00'	58.74'
C66	26°00'04"	203.00'	92.12'
C67	81°23'40"	50.00'	71.03'
C68	28°16'37"	66.00'	33.56'
C70	147°40'49"	29.80'	76.81'
C71	14°54'43"	111.50'	29.02'
C72	03°43'27"	72.00'	4.68'
C73	01°20'42"	134.55'	3.16'
C76	03°42'47"	268.50'	47.40'
C77	121°50'04"	15.00'	31.40'

SCALE : 1" = 20'

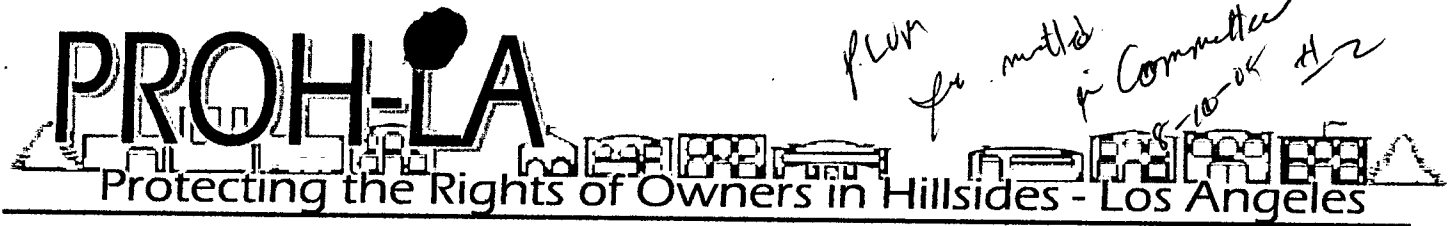
TRACT NO. 35022

SHEET 6 OF 6 SHEETS

IN THE CITY OF LOS ANGELES
STATE OF CALIFORNIA



1292 / 40



August 9, 2005

ED REYES, COMMITTEE CHAIR
PLANNING AND LAND USE MANAGEMENT
(PLUM) COMMITTEE c/o City Clerk's Office
CITY HALL 3rd Floor Room 395
200 North Spring Street
Los Angeles, CA 90012

RE: **Council File No. 04-1880**
Opposition Letter to the Draft ICO

Committee Chair Reyes:

PROH-LA, a Coalition of Los Angeles City Stakeholders and Professionals advocating for responsible growth, education, and protection of hillside property owner's rights is in opposition to the proposed Northeast Los Angeles Hillside "Open Space" Interim Control Ordinance for the following reasons:

- The Building & Safety and Grading Division have strict construction and development standards that currently govern hillside residential developments.
- The Development Rights of Private Property Owners will be further restricted if legislation is created to further regulate residential development standards.
- The existing language that is proposed does not address the intent and purpose of the General Plan, consider current planning & zoning codes regulations, or the objectives of the Los Angeles Municipal Codes as it pertains to public safety, improvements, and consistent development standards.
- There has never been any explanation, basis, reason, or justification to further regulate the privately-owned hillside areas proposed by the ICO and the highlighted Boundary Maps drafted.

PROH-LA does support the initial motion introduced on November 10, 2004 that includes measures to govern Public Property/Public Land Ownership including legislation that may restrict said lands greater than thirty (30) acres as needed. Thank-you for providing PROH-LA the opportunity to represent the interests of Private Land Owners and the Professional Fields of Land Use, Real Estate, Land Acquisition, and the Construction & Development Profession.

Respectfully,

Bradley
PROH-LA Interim Chair
CC: **TONY CARDENAS**
JACK WEISS

Submitted Plan
Comment concerning Subject (2)
04-1880 - CDs 1 & 14

8-10-05

at-1880

My concern is for owner-occupied single family residences that are going through Plan check Now!

That we not be given any additional Regs to comply with.

and That The Floor Area Ratio ~~be expanded to account for~~
~~bonus rooms~~ no longer include garages. Since that is Not heated space!

Messiri M. Freeman

To: LA Councilmember, off Council Member
From: Paula Y. Boggs, 642 Melton Ave W-9,
LA CA 90045
FAX TRANSMITTAL
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Total Pages = 18

Plom / Submitted in
Date 8-10-05
CF. 04-1880

To:

CD14 Councilmember and Mayor-elect Antonio Villaraigosa
CD 14 Chief of Staff, Jim Blackman

CC:

Mr. Jim Bickhart
Mr. Mike Cathey
Ms. Krista Kline
CD Ed Reyes

From:

PROH-LA (Protecting Rights of Owners in Hillsides)
Bradley, Interim Chair and NELA Property Owner

Re:

Opposition Letters: Against NELA Open Space ICO (Council File No. 04-1880)

Date:

Wednesday, June 29, 2005.

Please find:

- Cover Letter to CD14 Councilmember and Mayor-elect Antonio Villaraigosa
- Opposition Letter (2 pages)
- Signatures (14 pages)

These documents have just been sent by email to your office, as well, with copies to several staff members.

We look forward to meeting with you regarding this request.

PROH-LA
P.O. Box 41109
Highland Park, CA 90041
Tel: 323-871-8597
Fax: 818-301-2585
INFO@PROH-LA.Com
www.proh-la.com

Subj: **PROH-LA Opposed NELA Open Space ICO: Council File No. 04-1880**
Date: 6/29/2005 2:52:29 PM Pacific Standard Time
From: Gksinc
To: villaraigosa@council.lacity.org, jblackma@council.lacity.org
CC: JBickhar@COUNCIL.LACITY.ORG, kkline@council.lacity.org, MCathey@COUNCIL.LACITY.ORG, reyes@council.lacity.org, bradley@ebeassociates.com

Dear CD 14 Councilmember and Mayor-elect Antonio Villaraigosa:

PROH-LA (Protecting Rights of Owners in Hillside, Los Angeles) submits here - Opposition Letters to Proposed NELA Open Space ICO (Council File No. 04-1880). Please find nearly 170 signatories, and more to come at -

<http://www.petitiononline.com/PROHLA/>

If you or your staff have any questions, do not hesitate to contact me at PROH-LA. We will call your office to set up an appointment for a meeting with your Council Office regarding our request. We congratulate you on your recent successful election as the new Mayor of the City of Los Angeles, perhaps we will also meet with you in your new Office at City Hall on this important matter.

Sincerely,

Bradley
Interim Chair, PROH-LA
Property Owner in NELA

PROH-LA

P.O. Box 41109

Highland Park, CA 90041

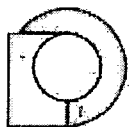
Tel: 323-871-8597

Fax: 818-301-2585

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PROH-LA Opposes NELA Open Space ICO: Remove Private Properties

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To: LA City Councilmember and Mayor-elect Antonio Villaraigosa

June 17, 2005

COUNCILMEMBER and MAYOR-ELECT ANTONIO VILLARIAGOSA
OFFICE – FOURTENTH COUNCIL DISTRICT
CITY HALL COUNCIL CHAMBERS
City Hall 4th Floor Room 425
200 North Spring Street
Los Angeles, CA 90012

RE: Council File No. 04-1880
Opposition Letter to Proposed NELA Open Space ICO

Dear CD14 Councilmember and Mayor-elect Antonio Villaraigosa:

PROH-LA is a Coalition of Los Angeles City stakeholders and professionals advocating for responsible growth, education, and protection of hillside property owners' rights for development compatible with surrounding neighborhood standards. PROH-LA works to protect the future of our properties, local communities, businesses and workers. And, it works to ensure that we are included in LA City land use/planning public policy deliberations and debate.

WE, THE UNDERSIGNED, are strongly opposed to ANY language contained within the proposed Northeast Hillside "Open Space" ICO (Moratorium) No. 04-1880 that includes PRIVATE PROPERTIES in the regulatory language.

We ask that you and the other LA City elected officials focus, instead, on more immediate needs in our Northeast LA communities (and across the City), for instance – reducing crime, addressing affordable housing needs, growing businesses, increasing employment, street improvements, and balancing the City of Los Angeles budget. Often neglected, Northeast LA is in dire need of your attention to these urgent problems.

③

The proposed ICO is bad public policy. It responds to and benefits a privileged few in Northeast LA at the expense of the numerous ethnic/racial minority, middle-class residents, businesses, landowners and workers as well as those supporting the professional fields of construction, real estate, and labor.

WE, THE UNDERSIGNED, urge you to reconsider your support for the proposed Northeast Hillside "Open Space" Interim Control Ordinance (No. 04-1880). DO NOT allow PRIVATE PROPERTIES to be included in the proposed ICO regulatory language. But DO make sure we are involved in all the ICO discussions.

Sincerely,

The Undersigned

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The [PROH-LA Opposes NELA Open Space ICO: Remove Private Properties](#) Petition to LA City Councilmember and Mayor-elect Antonio Villaraigosa was **created by PROH-LA Members Supporters and written by Bradley** (gksinc@aol.com). This petition is hosted here at www.PetitionOnline.com as a public service. There is no endorsement of this petition, express or implied, by [Artifice, Inc.](#) or our sponsors. For technical support please use our simple [Petition Help](#) form.

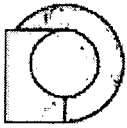
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PROH-LA Opposes NELA Open Space ICO: Remove Private Properties

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Name	Comments	zipcode	Type of Stakeholder
169. Scott McCormac	I Opposes ICO	90278	Land Owner
168. Linh Pham	I Opposes ICO	90022	Land Owner
167. Thanh Pham	I Opposes ICO	92887	Land Owner (2 lots)
166. Thanh Pham	I Opposes NELA Open Space ICO: Remove Private Properties	92887	
165. mark hanson		90041 & 90032	home and land
164. arthur hanson		90041 & 90032	household and landowner
163. anthony caulder			property owner of several lots on moss ave.
162. Corinne Simon-Duneau		90032	
161. J. Iceland		90065	constituent
160. Grover Walker	If you support this ICO, you have clearly forgotten your roots, and are not a man of the common people, whom you claim to represent!	90065	Land Owner
159. Julio C. Villegas		90032	Property and Lot owner within CD#14

Jim Saxton For Congress
Re-Elect Congressman Jim Saxton
Republican Candidate in NJ 3 CD

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Land

5

158.	Rafael Villegas		90032	Ownwer/Council Distric Resident
157.	CHRISTIAN VARELA			
156.	Hossein Eftekhari	I am already in the process of developing My properties.		
155.	Pablo Nerguizian		90065	
154.	Craig Scott	Mt Washington Specific Plan is already incredibly restrictive. A new ICO would be akin to a severe anti-growth ordinance. This is wrong from an economic point-of-view for an already struggling City of LA as well as a personal rights point-of-view. Stop this madness!	90065	Land owner
153.	Douglas Whitney	Stop this open space ico	90650	ower of lots in LA
152.	Patrick Boblak		90065	Homeowner
151.	Dr Nii Laye			
150.	Mia Valdez-Gonzales	I finally saved my money for 40 yrs. and bought a little hilly property at tax auction. I find out that now my councilman wants to place more hurdles for me and my dream home to finally retire. I am very hurt by this as a hardworker Hispanic Woman who raised 4 boys in the barrio from taking drugs & gangs. Why Antonio why?	90032	
149.	Leonard WhiteFox	I know that there are evil minded people who want to change what already is so. They will charge huge fees to process and regulate the hillsides. I SAY NO CHANGE. No more stealing from the pockets of the hard working people. These evil people are a bunch of thieves and bandits.	90031	
148.	Asya Villadiego	I am very concerned as a land owner! Why doesn't the city regulate the existing owners for contributing to parking problems, too many people living in one house, no sprinklers, and using their garages as storages-if they have garages? Why does the city always pick on people of color when we try to uplift ourselves by owning prime property in hills like others?	90065	
147.	John B. Larroquette			
146.	Nathan Hardcastle			
145.	Alisandro R		90255	Land Owner

144.	Ruben Arroyo		90255	Land Owner
143.	HAMID ESMAILI			
142.	Neal Frezier		90065	homeowner
141.	Pam Probst		90041	
140.	ARTHUR SHU		CA.91007	
139.	Yvonne Castillo	oppose	90032	homeowner
138.	Liz Herron		90065	
137.	Jose Castillo			
136.	Warren Christensen		90065	
135.	John Castor		90065	
134.	Curt McGrew			General Contractor
133.	Megan Dostal		90042	
132.	Bruce Clyde			Land owner
131.	CARLOS A GARCIA JR	ALLOW ME TO HAVE MY DREAM	90032	LAND OWNER

FIGHT THE NORTH EAST OPEN SPACE
 ICO #04-1880. THE PROPERTY U SAVE
 COULD BE YOUR OWN! a friend wrote this
 up on a flyer for "WeThePeopleSpeak.com" As
 a Realtor, I have to disclose to my clients about
 this HOT ISSUE! Log on to:
<http://www.WeThePeopleSpeak.com> to view
 documents & listen to meetings that "private
 properties owners were not given an invite to
 attend this meeting. Hey, they sure did not
 forget to include "private properties" in the
 Propose ICO #04-1880. Properties Owners
 come to an "Open House" that is being
 presented by Our New Mayor Elected,
 Councilmember Antonio Villaraigosa. Today at
 Eagle Rock Library Community Room 5207
 Casper Ave. L.A. 90041 (one block south of
 Colorado Blvd. one block east of Eagle Rock
 Blvd.) Time: 6-8pm Come and learn the facts
 according to Councilmember Antonio
 Villaraigosa. Come find out what properties
 covered by the proposed ordinance & proposed
 regulatory language. If U did not get your
 personal invite from Councilmember Antonio
 Villaraigosa, come anyways.

130.	Cristina H. Garcia		90032	Realtor
------	--------------------	--	-------	---------

7

- Our dwelling was demolished due to the 1994 earthquake. We are finally in a position to rebuild it in full compliance with current codes. We hope to do so in 2006, and this ICO would unfairly preclude us from doing so, and from moving back into our neighborhood.
129. Ricardo Accorsi 90027 Land Owner
128. Joselyn Todd Torzecki
127. Tadeusz Torzecki
126. Carol Boyd Home owner
125. Gregory Wiliams 90068 owner
124. kristin sekula
123. Edyta Rusek Home owner
122. Carlos A. Garcia 90032 U want the Truth on this ICO logon to <http://www.WeThePeopleSpeak.com> "View the documents and Hear PLUM Meetings" IS THIS A LAND GRAB?
121. Janusz Rusek home owner
120. Chris Salas Home owner, designer
119. Larry Finley soil engineer

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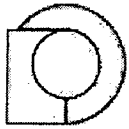
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PROH-LA Opposes NELA Open Space ICO: Remove Private Properties

We endorse the PROH-LA Opposes NELA Open Space ICO: Remove Private Properties Petition to LA City Councilmember and Mayor-elect Antonio Villaraigosa.

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Name	Comments	zipcode	Type of Stakeholder
119. Larry Finley			soil engineer
118. Stefania Krupa			lot owner
117. Johnny Carbajal		90032	
116. Antoinette [Toni] Rose		89144	
115. Oscar Garza	I have been waiting 13yrs. to be in a possition to build and now because of the ICO it's going to make it much harder to build or not at all. I don't want anyone or anything to keep me from realizing my dream. I have already spent a lot of time ,money and energy to achieve this dream. Help us.!!		owner of lot
114. George T. Riddlespriger, MD	I oppose ICO		
113. Mia Ann Lee			
112. Mrs. Charles Driver	My nephew will be attending the meeting along with neighborhood/city PROH-LA supporters.		
111. Mark Semotiuk			
110. Eugene Mandelcorn	I am a retired City Employee and I feel the City of L.A. needs to do more work to improve these Communities and not to restrict the hard work others wish to do to improve the communities. We need to work together to improve our city and the communities that are part of it.		Property Owner in City of L.A. and Retired Employee of the City of L.A.

Tony

(9)

Deval Patrick in 2006

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Join Senator Boxer's PAC for a Change. Help build a better America

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- | | | | | |
|----|-------------------|---|-------|--|
| 8. | Gerson Rivera | Very bad policy for small business and laboreres alike. | 90065 | Small business owner |
| 7. | David Rodriguez | | 90065 | House owner |
| 6. | Laura Gomez | | 90041 | Land Owner |
| 5. | Edel Vera | Please remove privately owned properties from the ICO | 90065 | Vacant Land Owner |
| 4. | Michele Arce | | 90033 | Executive Board Member BHCC |
| 3. | Trinidad Campbell | Everybody should have the same right to build a house on their property. That those who have already their houses do not want to be inconvenienced by new construction which would affect their views or their tranquility is not a reason to stop landowners from building on their lots. It is contrary to the American system of equal rights for all and is also too selfcentered a proposal. | 90027 | |
| 2. | Tony Butka | PLEASE! | 90031 | property owner, constituent |
| 1. | Dr. Paula Bagasao | I fully support this PROH-LA Petition. Vacant land owners have a right to be involved in ICO discussions. | 90031 | NELA Resident and 90065 Hillside Vacant Land Owner |

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109. Zaragoza

90065 Home owner

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our campaign today**Join Barbara Boxer today**Join Senator Boxer's PAC for a Change. Help
build a better AmericaAds by Goooooogle108. Kim
Ohannenson

90065 Home owner

107. Marty
Axelrod

90065 Home owner

106. David
Corrado90066 Home owner,
contractor105. Honor
Corrado90066 Home owner,
contractor104. Ralph
Corrado90066 Home owner,
contractor

103. Avi Rezvah

90036 Home owner,
contractor102. Joanna
Maleski

90027 Home owner

101. Joanna
Maleski

90027 Home owner

100. Andrew
Maleski

90027 Home owner

99. James
MilitelloI think that you should have lost - Your' a liar just
like the rest of the polititions!!!!98. Reuben M.
Thropay97. Alexandra
Wong

90065 home owner

96. Alexandra
Wong

90065 home owner

95. Denise Wong

90065 home owner

94. John Wong

90065 home owner

93. Elliott Fink

Please don't take away our jobs and cause home
prices to go up even further. Please don't be the
mayor who helps the rich get richer and forgets
about his original working supporters.

90023

92. Bernadeen
Siuda

90065 home owner

91. Natalia
Nyczak

90065 home owner

90. Zbigniew
Nyczak

90065 home owner

89. Ewa Nyczak

90065 home owner

88. Sarah_Flesh

87. Patrick

90065

10

	Sanders		
86.	Pat Rollie		90065
85.	Richard Snow		91387 Owner
84.	charles wu		91754
83.	Joseph Lucey		90065 property owner / businessman
82.	Yu-Ling Tse		90065 Property Owner
81.	Henry Plascencia		90065 Property Owner
80.	Christopher	I think that "Open Space" is important and should continue to be supported, however there is no need to put a freeze on development and potentially forbid a land owner from the rights they bought when they paid for that piece of land. By doing so, you are hurting the innocent land owner. If the Santa Monica Conservancy wants to buy the land to keep as open space then they should do so at the developed market value.	90065 resident
79.	Roberto A. Sanchez		Owner, Developer, Realtor
78.	Robert B Lamishaw		91401 homeowner - non hillside
77.	Linda Zavaleta	No to the ICO	90065 Work in Glassell Park
76.	Mildred Gonzalez	No to ICO	
75.	Javier Alanis	I strongly oppose the proposal for an ICO in the Northeast!	90032 Vacant lot owner
74.	matt cabral		90004
73.	Ed Ruiz		90033
72.	Edgardo Bernal	no to the I.C.O	90065 Land Owner
71.	Erick Molinar		90023 Work in the Glassell PARK
70.	Damian Alvarez	Leave along private property!!!	90240 Own land in El Serenio
69.	Neil Wyzanowski		90027- 3054

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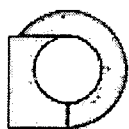
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PROH-LA Opposes NELA Open Space ICO: Remove Private Properties

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Name	Comments	zipcode	Type of Stakeholder
69. Neil Wyzanowski		90027-3054	
68. John Ahrens			
67. Rebecca Martinez		90032	
66. Betsy Ceder		91602	
65. Amador C. Solis	If you want peace, work for justice.	90039	Business Owner
64. Amador H. Solis	Fairness First	90039	Business Owner & Commercial Property Owner
63. Lenore M. Solis	Justice for All!!	90039	Business Owner
62. Ayala Davidovicz		91307	
61. Daniel Davidovicz		91307	
60. Michele Stith	take responsibility for this issue		home owner
59. JOHN CHRISTOPHER		90027	REAL ESTATE BROKER

Deval Patrick in 2006

MA Candidate for Governor Get involved in our campaign today

Bush Delay Cheney

What values? bumper stickers mugs hats t-shirts

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58. Cynthia

90065 Homeowner

13

Contreras			
57. Kevin McCarthy			
56. kenneth richard ikkanda			
55. Robert Ohanian		90065	property owner
54. Christopher Knowland			Property Owner
53. Oscar Mancilla	I stongly oppose the ICO	90032	Land owner
52. Romualdo Creus			
51. Marshall Dostal			
50. Jay Vanos	This ordinance represents an unreasonable burden to new property owners and those that would choose to enjoy their properties in the same manner as their neighbors. All neighbors should enjoy equal rights and responsibilities.		Architect
49. Lila Byall		90031	property owner
48. Richard Haga		90031	property owner
47. Susan Clancy	Wise Growth Policies are needed in these targeted areas.	91103	Realtor working with Los Angeles Developers
46. Marlene Clements			
45. Randolph Ruiz	urban infill development is an important part of sustainability		property owner
44. Mike Loghavi		90065	property owner
43. Manny Hernandez		90042	hillside
42. Tony Huen		94611	vacant lot owner
41. Richard Puz	There are already enough constraints, rules and regulations for property development	90065	resident
40. MIODRAG JEREMIC			
39. Kati Konersman		90065	landowner
38. William Konersman		90065	landowner
37. marco garcia	stop this ico and protect land rights	90065	propertie owner
36. Garrett Spencer		91364	
35. Larry Andrews		90016	Homeowner

RIGHTS. This must be illegal! It certainly is wrong. I am under the impression that Mr. Villaraigosa is concerned with preserving minority rights & expanding minority opportunities. Many owners of vacant land are also racially in a minority. Taking away their right to develop their property is a dangerous idea. There are already so many restrictions on development in LA. MORE RESTRICTIONS ARE SIMPLY NOT NEEDED. The entire idea of THE ICO IS WRONG.

23. GODWIN
IWUNZE

22. cheri uno Do not include private property owners in this ICO. 90065

21. joseph sola

20. Stephen NO on the ICO! Highland Property
Andrews Park Owner

19. MIA OSINSKI 90065

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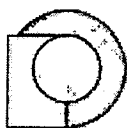
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Name	Comments	zipcode	Type of Stakeholder
19. MIA OSINSKI		90065	
18. THEA OSINSKI		90065	
17. CHARLES ARNOLDI		90291	
16. STAN KRUPA		90065	
15. EWA OSINSKI		90065	
14. TOMAS OSINSKI		90065	
13. molly ann squire		90041	trustee
12. Eddie Flores		90042	own hillside lot in glassel park
11. Todd Ramcke	I strongly oppose the ICO	91042	owner
10. B. Bradley	NO to the ICO! This is an effort to place a "For Sale" sign on our properties. As an African- American Property Owner, I am offended. This is Un-American!	90065	Resident
9. E. Anne Bagasao-Dennis		90042	concerned citizen and possible future land owner

From: victoria francis <vickyfrancis@earthlink.net>
To: <mayor@lacity.org>
Date: 08/10/2005 10:43:41 AM
Subject: ICO

Dear Mayor Villaraigosa,

Last week, I attended the public workshop for council districts 1 & 14.

Although much was accomplished, I found it disturbing that the PROH-LA members were purposely disruptive and rude to the individuals who were in charge of the meeting, and those who disagreed with them.

I have lived on 4115 Berenice Place since 1964 and have seen many changes. However, many of the recent changes have not considered the people who live in the neighborhood, but developers who wish to make some quick money at the expense of the low income neighbors who have been residing in this area for many years.

There is a lack of concern for the environment and the conditions of the hillsides which have many beautiful trees and wonderful birds and small animals. The PROH-LA group which I believe is backed by various developers who don't live or intend to live in the area have been inciting the small landowners by not telling the truth. Thereby making the landowners feel threatened that they can not build a home on their lot because of the IOC proposal.

I believe it is important for individuals of low and moderate income which includes many who are retired to have the same quality of life as those with money and influence. This is why the IOC should be implemented without making unethical compromises to those with money and power.

Sincerely,

Victoria Francis

CC: <Bgreaves@clerk.lacity.org>

From: Martha Espelage-Alvarez <mespelage-alvarez@JonesDay.com>
To: <bgreaves@clerk.lacity.org>
Date: 08/10/2005 12:52:06 PM
Subject: Fw: We need your support for the Northeast Interim Control Ordinance

See photos at the bottom of this letter of 5 year old construction project referenced in letter. Thank you.

To
reyes@council.lacity.org,
ggubatan@council.lacity.org,
lsarno@council.lacity.org
cc
mayor@lacity.org,
weiss@council.lacity.org,
cardenas@council.lacity.org
Subject
We need your support for the
Northeast Interim Control Ordinance

Dear Council Member Reyes and Ms. Sarno:

I am a homeowner in Mt. Washington and recently spearheaded the battle to save Red Hawk Canyon which is just behind my home on San Andreas Avenue. A Valley developer planned to destroy 90% of the native trees and plants on the property and cram a 7 home subdivision on one acre of land surrounded by retaining walls. After two long years of educating myself and organizing the community in an attempt to stop this assault on the environment and our quality of life, the City Planning Advisory Agency, in an unprecedented move denied the application to subdivide. The community won one small battle - but it's not over. The developer is planning to try for five homes instead. Even with the Mt. Washington/Glassell Park Specific Plan in place, in this case and many others attempts are made to violate the plan. If not for a diligent and informed community pressing the City to abide by the rules, this project probably would have been rubber-stamped right through.

My street, San Andreas alone is under seige from developers. Presently one small home is under construction on a very dangerous curve and long before the Red Hawk Canyon fight, we already had two disastrous single family home projects on San Andreas located on a double lot. In February of 2000, an unlicensed builder bulldozed and removed 900 truckloads of trees, plants and earth and damaged the street. After wading through the maze of Building & Safety Departments, filing nuisance complaints and writing letters to top level officials for over two years, I discovered the owner

never submitted any plans. Since that time the property has changed hands at least 3 times and owner after owner let their applications expire and/or apply for extensions. In February of this year, after 5 years of enduring this eyesore, someone submitted plans but once again construction has been halted and no one has worked on the property for over 4 months. As of today, only one-half of the retaining walls are constructed and we're back to square one. The city needs to carefully look at the laws governing the length of time property owners and developers have to build and the conditions neighborhoods are subjected to during the construction process.

The fight for even the smallest open space in the Northeast is never ending. The developers who have discovered what little land is left in Los Angeles mostly come from outside our area. They don't care what happens to the character of our neighborhood because they don't live here. It's all about profit. The small property owner who wants to build their dream house on a little piece of land, or a existing homeowner who wants to remodel will not be adversely affected by passing this Ordinance. On the contrary, they will be benefit from it because their quality of life will be protected. We desperately need this Ordinance in order to have the time to reassess what is happening to our community. Development is moving too fast and important concerns are falling through the cracks.

The Northeast simply cannot withstand another onslaught of developers. We urge you to do your utmost to make sure Building & Safety and City Planning stay on top of these situations and put more pressure on deceitful and unscrupulous developers. Fighting the kinds of battles mentioned above is very time consuming and difficult for homeowners, especially for working families. Most of the time, we aren't informed until it's too late and the damage is done. The community needs your help and passing the Interim Control Ordinance is a chance to begin to do just that. I strongly request your support for the ICO and help the communities involved preserve what little green space is left in Los Angeles for all of us and for future generations before it's too late.

Sincerely,

Martha Alvarez
4663 San Andreas Avenue
Los Angeles, CA 90065
(323) 258-1980

1

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3

4

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6

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The preceding e-mail message (including any attachments) contains information that may be confidential, be protected by the attorney-client or other applicable privileges, or constitute non-public information. It is intended to be conveyed only to the designated recipient(s). If you are not an intended recipient of this message, please notify the sender by replying to this message and then delete it from your system. Use, dissemination, distribution, or reproduction of this message by unintended recipients is not authorized and may be unlawful.

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=====

CC: Jim Bickhart <Jim.Bickhart@lacity.org>, Michael Cathey <MCathey@COUNCIL.LACITY.ORG>, Monica Garcia <MGarcia@COUNCIL.LACITY.ORG>



SEVENTH FLOOR
1900 AVENUE OF THE STARS
LOS ANGELES, CALIFORNIA 90067-4308
TELEPHONE: (310) 203-8080
FACSIMILE: (310) 203-0567

August 10, 2005

Deliver to	Company	Facsimile	Telephone
Hon. Ed Reyes	CD1	(213) 485-8907	(213) 473-7001
Hon. Jack Weiss	CD 5	(213) 978-2250	(213) 473-7005
Hon. Tony Cardenas	CD6	(213) 847-0549	(213) 473-7006
Barbara Greaves		(213) 978-1040	(213) 978-1068
Robert H. Sutton		(213) 978-1275	(213) 978-1274

From: Ben Reznik

Client #: 57893-0022 **Client Name:** Monterey Hills Partners

Regarding: August 10 Hearing

Total number of pages (including this page): 10 If you do not receive this number of pages, please contact our FAX operator at (310) 201-3528.

Message:

This FAX is intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are not the intended recipient, any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone and return the original FAX to us at the above address by the US Postal Service. Thank you.



Benjamin M. Reznik
Direct: (310) 201-3572
Fax: (310) 712-8572
BMR@jmbm.com

1900 Avenue of the Stars, 7th Floor
Los Angeles, California 90067-4308
(310) 203-8080 (310) 203-0567 Fax
www.jmbm.com

August 10, 2005

VIA E-MAIL AND HAND-DELIVERY

Hon. Ed Reyes, Chairman
Planning and Land Use Management Committee
City Hall, Room 410
200 North Spring Street
Los Angeles, CA 90012

**Re: Monterey Hills Partners, LLC
Tract No. 35022
Project Address: 4470 N. Ringold Dr.
Hearing Date: August 10, 2005 (Agenda Item #4)**

Dear Chairman Reyes and Honorable Committee Members:

Our office represents Monterey Hills Partners, LLC ("Monterey Hills") in connection with the development of a 26-lot subdivision project at 4470 N. Ringold Dr. (the "Site"). Monterey Hills understands that the City Council is considering today whether to direct the Planning Department to work with the City Attorney in preparing an Interim Control Ordinance (ICO) for certain areas in Northeast Los Angeles which may include Monterey Hills. For the reasons set forth herein, we would like to request that the City Council exempt this tract from any proposed ICO.

Monterey Hills obtained a final, recorded map more than a year ago on July 14, 2004. It has also obtained a grading permit – which has been recently extended to November 2005. As of this date, Monterey Hills has paid \$638,891.86 in total fees to the City of Los Angeles for Tract #35022. Furthermore, Monterey Hills has engaged engineers and other professionals to assist in site preparation.

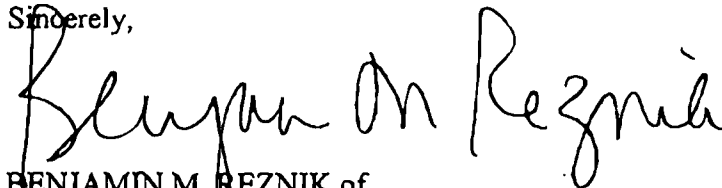
August 10, 2005

Page 2

For these reasons, we believe an exception or exemption should be provided within this ICO for projects such as Monterey Hills that have spent more than a year in preparation as well as hundreds of thousands of dollars with the City for permit fees.

We appreciate your careful consideration of this matter.

Sincerely,

A handwritten signature in black ink, reading "Benjamin M. Reznik". The signature is fluid and cursive, with the first name "Benjamin" being larger and more prominent than the last name "Reznik".

BENJAMIN M. REZNIK of
Jeffer, Mangels, Butler & Marmaro LLP

BMR:DJJ

cc: Hon. Tony Cardenas
Hon. Jack Weiss
Barbara Greaves
Robert H. Sutton, Deputy Director of Planning

☐ REQUEST FOR ALTERNATE MATERIAL OR METHOD OF CONSTRUCTION (17951d H. & S.C.)

☐ REQUEST FOR HARDSHIP EXEMPTION OR EQUIVALENT FACILITATION (19957 H. & S.C.)

For above requests, complete sections 1, 2, & 3 in duplicate by printing in ink or typing.

DISTRIBUTION

☒ Owner ☐ P1
☒ Petitioner ☒ In
☐ Fire ☐ B
☐ Health ☐

JOB ADDRESS **4470 N. RINGGOLD Drive**

LOT(S) **1-22** TRACT **35022** BLK

Owner **Monterey Hills Partners**
 Address **3 Civic Plaza #240**
Newport Beach Zip **92660**

1 Daytime Phone (949) **720-3600**

Petitioner **Sandy Zundell / B & E Engineers**
 Address **24 St. Joseph**
ARCADIA Zip **91007**
 Daytime Phone (626) **446-4444** K14

District Office **174** Type
 Plan Ck No. **174** Stories
 Zone **174** Occ.
 Permit No. **04030-10K-00870** No. Units
 Job Order No. **174** F.D.
 Bureau/Division **Grading** D.M.
 Use of Bldg. **174** C.D.
 Job Status

☐ YARD NOTICE (COM-784) RECEIVED FROM PETITIONER
☐ POSTCARD (COM-3) NAME/ADDRESS COMPLETED BY PETITIONER
☐ SIGN NOTICE RECEIVED FROM PETITIONER

2 REQUEST: Submit plans if necessary to illustrate request. Additional sheets or data may be attached.

TO ALLOW AN EXTENSION OF TIME UNTIL 11.14.05 IN WHICH TO START GRADING WORK FOR PERMIT ISSUED ON 7.14.04 UNDER PCIS 04030-10000-00870

Dept. Comment **Expiration of permits**

Code Sections: L.A.M.C. - **98.0602**

3 JUSTIFICATION/FINDINGS OF EQUIVALENCY:

Title 24 -

OWNER HAS VALUE ENGINEERED GRADING PLANS & HAS SUBMITTED REVISED GRADING PLANS TO THE DEPARTMENT FOR REVIEW. SUPPLEMENTAL P.C. FEES HAVE BEEN PAID.

Petitioner Signature **Sandy Zundell** Position **Project Coord.** Date **7/6/05**

Reviewed By **Stu** Date **7/6/05**

DEPARTMENT ACTION: In accordance with ☐ Sect. 98.0403 L.A.M.C. ☐ Sect. 17951d H. & S.C. ☐ Sect. 19957 H. & S.C.

The Request is ☐ Granted (See attached letter). ☐ Denied (See reverse for appeal information.)

☐ Written concurrence from the (Fire) (Transportation) (Health) () Dept. is required.
☒ Request (IS) (IS NOT) in conformity with the spirit and purpose of Code Section involved.
☐ Condition (DOES) (DOES NOT) provide (EQUIVALENCY) (EQUIVALENT FACILITATION)

Department Action By **Stu**

Date **7-5-05**

Conditions Of Approval: (Reasons For Appeal in Case of Denial)

1) Install water for creek & riparian for grading inspection 30 days prior to the start of grading work at the top of the TROTTING TRAIL. Approval letter # 35022 dated March 9, 1993. First contact to be approved by grading inspection.

Department of Building and Safety
 29 076733 07/15/05 08:20AM

APPLIC. FEE \$100.00
 Total Due \$100.00
 Cash/Cashier Use Only \$100.00

No. of Items **1**
 Fee due **4/0000**
 Fee verified **Stu**

APPEAL OF DEPARTMENT ACTION TO BOARD OF BUILDING AND SAFETY COMMISSIONERS/HANDICAPPED ACCESS APPEALS COMMISSION

(Signature, statement of reasons for appeal and filing fees are required.)

Signature of Owner or Applicant submitting notarized declaration (B & S COMM-832) - Bd. Res. No. 832

X Position Date

Print Name

BACCOM-31 08/10

SCALE: 1" = 20'
SCALE: 1" = 60'
SCALE: 1" = 100'

SHEET 1 OF 6 SHEETS

TRACT NO. 35022

IN THE CITY OF LOS ANGELES
STATE OF CALIFORNIA
FOR SUBDIVISION PURPOSES

BEING A MERGER AND RESUBDIVISION OF LOTS 63 AND 65 TO 77, INCLUSIVE, AND 86 OF TRACT NO. 3455 AS PER MAP RECORDED IN BOOK 37, PAGES 74 AND 75, OF MAPS, AND BLOCK 65 OF THE PASADENA VILLA TRACT, AS PER MAP RECORDED IN BOOK 3, PAGES 5 TO 8, INCLUSIVE, OF MAPS, AND A PORTION OF RINGGOLD DRIVE AND AN ALLEY AS SHOWN ON MAP OF SAID TRACT NO. 3455, ALL RECORDS OF LOS ANGELES COUNTY.

COPY of Document Recorded
04-198332
Has not been compared with original
Original will be returned when
processing has been completed.
LOS ANGELES COUNTY REGISTRAR-RECORDER

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF, OR ARE INTERESTED IN THE LANDS INCLUDED WITHIN THE SUBDIVISION SHOWN ON THIS MAP WITHIN THE DISTINCTIVE BORDER LINES, AND WE CONSENT TO THE PREPARATION AND FILING OF SAID MAP AND SUBDIVISION.

WE HEREBY DEDICATE TO THE PUBLIC USE ALL STREETS, HIGHWAYS, AND OTHER PUBLIC WAYS SHOWN ON SAID MAP, AND WE ALSO HEREBY GRANT AND DEDICATE TO THE CITY OF LOS ANGELES AN EASEMENT FOR SIDEWALK PURPOSES OVER THE STRIPS OF LAND SO DESIGNATED ON SAID MAP.

MONTEREY HILLS PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNER

BY WOF MONTEREY, LLC, A DELAWARE LIMITED LIABILITY COMPANY,
MANAGING MEMBER

BY William Foote
WILLIAM FOOTE, MANAGER

GREENHILLS INVESTMENT CORPORATION, A CALIFORNIA CORPORATION,
BENEFICIARY UNDER A DEED OF TRUST RECORDED AUGUST 18, 2003 AS
INSTRUMENT NO. 03-238327 OF OFFICIAL RECORDS, RECORDS OF LOS
ANGELES COUNTY.

NAME FRANCISCO L. CARRILLO NAME
TITLE PRESIDENT TITLE

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS.

ON JUNE 23, 2004 BEFORE ME KIM N. KIKAWA

PERSONALLY APPEARED William Foote
PERSONALLY KNOWN TO ME TO BE OR PROVED TO ME ON THE BASIS OF SATISFACTORY
EVIDENCE TO BE THE PERSONS, WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN
INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN
THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURES
ON THE INSTRUMENT THE PERSONS, OR THE ENTITY UPON BEHALF OF WHICH THE
PERSONS ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE Kim N. Kikawa

PRINT NAME Kim N. Kikawa

COUNTY OF LOS ANGELES

MY COMMISSION EXPIRES JUNE 24, 2005

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS.

ON JUNE 24, 2004 BEFORE ME ZABE TOKATIYAN

PERSONALLY APPEARED FRANCISCO L. CARRILLO
PERSONALLY KNOWN TO ME TO BE OR PROVED TO ME ON THE BASIS OF SATISFACTORY
EVIDENCE TO BE THE PERSONS, WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN
INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN
THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURES
ON THE INSTRUMENT THE PERSONS, OR THE ENTITY UPON BEHALF OF WHICH THE
PERSONS ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE Zabe Tokatiyan

PRINT NAME ZABE TOKATIYAN

COUNTY OF LOS ANGELES

MY COMMISSION EXPIRES 9/27/2006

**NOTIFICATION OF STREET LIGHTING
MAINTENANCE ASSESSMENTS**
NOTICE IS HEREBY GIVEN THAT assessments
may be levied for the costs of maintenance
and energy for any street lighting facilities
installed with this subdivision. The initial billing
may be for a period of up to three years with
subsequent billings annually. For further
information, call the Bureau of Street Lighting
at (213) 847-6304.

CERTIFICATE OF SPECIAL ASSESSMENT

I HEREBY CERTIFY that according to the
records of the City Engineer of the City of
Los Angeles none of the items of lots or parcels
of this subdivision shown on this subdivision
map will divide any land subject to any special
assessment which may be levied in the future.

DATE July 7, 2004

City Engineer by [Signature]

CERTIFICATE OF COMPLIANCE

I HEREBY CERTIFY that I have examined this
map and that the subdivision as shown therein is
substantially the same as it appeared on the
original map and any proposed alterations thereof
and that all provisions of Division 2 of Title 7 of the
Government Code, State of California, and of all local
ordinances applicable to the time of approval of
the tentative map have been complied with.

DATE July 14, 2004

City Engineer by [Signature]

I HEREBY CERTIFY that I am satisfied
that this map is technically correct.

DATE July 14, 2004

Engineer of Surveys [Signature]

CERTIFICATE OF ACCEPTANCE

I HEREBY CERTIFY that the City Council
of the City of Los Angeles approved this
map and accepted on behalf of the public all
of the subdivision shown herein, within
the limits of the map, except those marked
"Future Street", "Future Alley", or "Future
Easement" provided that nothing herein
contained shall be construed as an
acceptance of the improvements made in or
upon any street, alley or easement shown on
this map.

DATE 7-22-2004

City Engineer [Signature]

CERTIFICATE OF TITLE

I HEREBY CERTIFY that there is no file in
The office of the City Engineer of the City of
Los Angeles, State of California, a Certificate
made by the RECORDS DIVISION of the
City of Los Angeles, State of California, dated
of said City Order No. 23010115-3 dated July 7, 2004 certifying that it appears from the
records of said City and County that
this map is correct and that
no other person whose consent is
required for the recording of this map by law.

DATE July 14, 2004

City Engineer by [Signature]



BASE OF BEARINGS

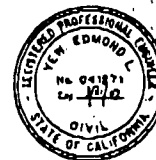
THE BEARING SHOWN HEREON ARE BASED ON THE NORTHERLY LINE OF TRACT NO. 3455 SHOWN AS S 89°28' W ON THE MAP OF TRACT NO. 3455 AS FILED IN BOOK 36, PAGES 74 AND 75 OF MAPS, RECORDS OF LOS ANGELES COUNTY, AND ROTATED TO READ N 89°31'12" E HEREON.

ABANDONMENT NOTE

I HEREBY CERTIFY THAT PURSUANT TO SECTION 88489.20 1/2 OF THE STATE GOVERNMENT CODE, THE FILING OF THIS MAP CONSTITUTES THE MERGER AND ABANDONMENT OF PORTIONS OF RINGGOLD DRIVE AND AN ALLEY AS SHOWN ON THE MAP OF TRACT NO. 3455, AS PER MAP RECORDED IN BOOK 37, PAGES 74 AND 75, OF MAPS, RECORDS OF LOS ANGELES COUNTY.

CITY CLERK, CITY OF LOS ANGELES

DATE



1292 / 36

SCALE : 1" = 100'

SHEET 2 OF 6 SHEETS

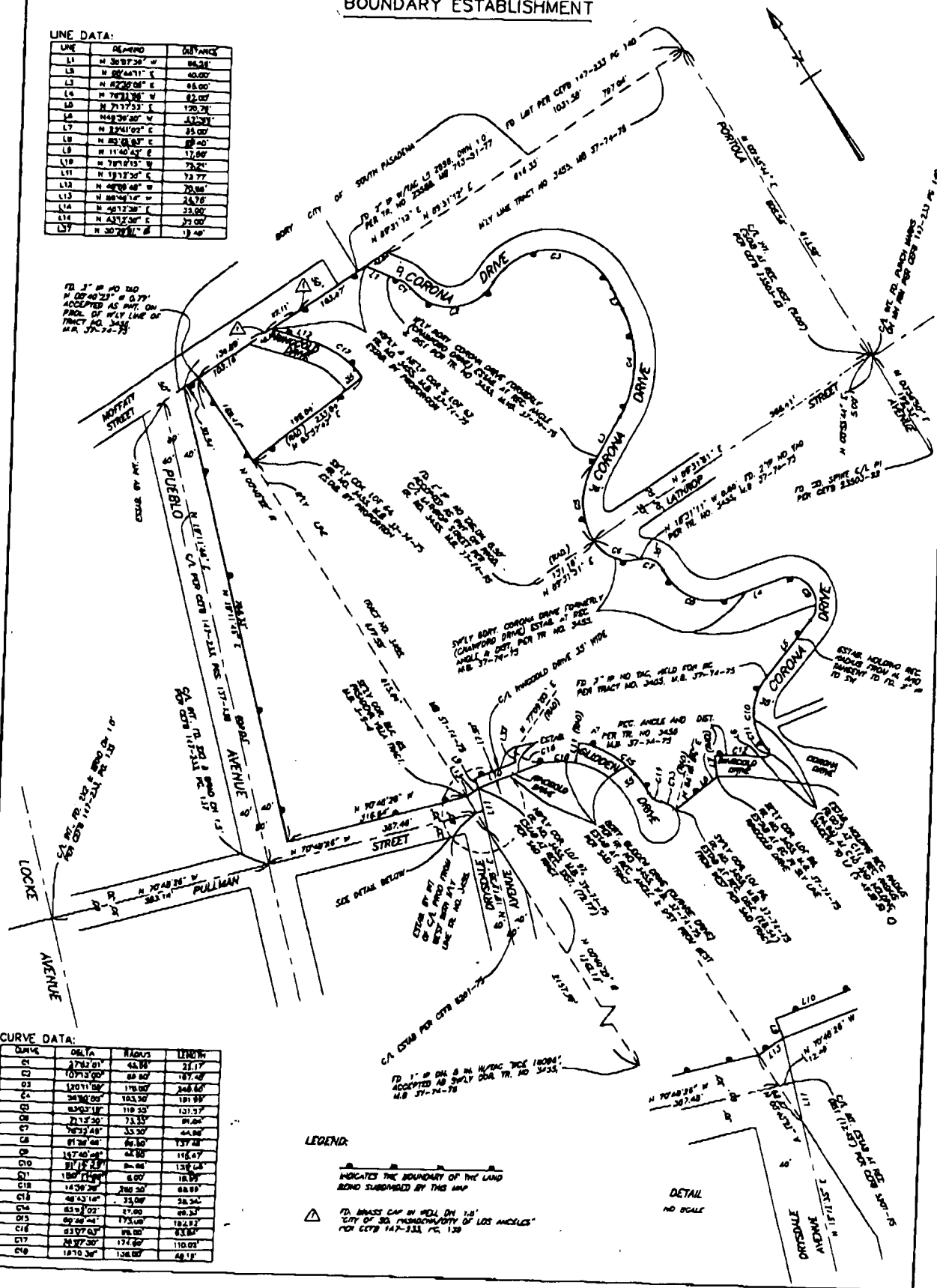
TRACT NO. 35022

IN THE CITY OF LOS ANGELES
STATE OF CALIFORNIA

BOUNDARY ESTABLISHMENT

UNE DATA:

LINE	DEPART	DEPART
L1	M 07:20:30 W	08:21
L2	M 07:40:11 E	09:07
L3	M 07:59:00 E	09:00
L4	M 08:18:30 W	09:07
L5	M 08:37:53 E	10:20
L6	M 08:57:00 W	10:20
L7	M 09:16:11 E	09:07
L8	M 09:35:00 E	09:00
L9	M 09:54:43 E	10:00
L10	M 10:13:30 W	09:07
L11	M 10:32:53 E	10:20
L12	M 10:52:00 W	09:07
L13	M 11:11:20 E	10:00
L14	M 11:30:30 W	09:07
L15	M 11:49:53 E	10:00
L16	M 12:09:00 W	09:07



CURVE DATA:

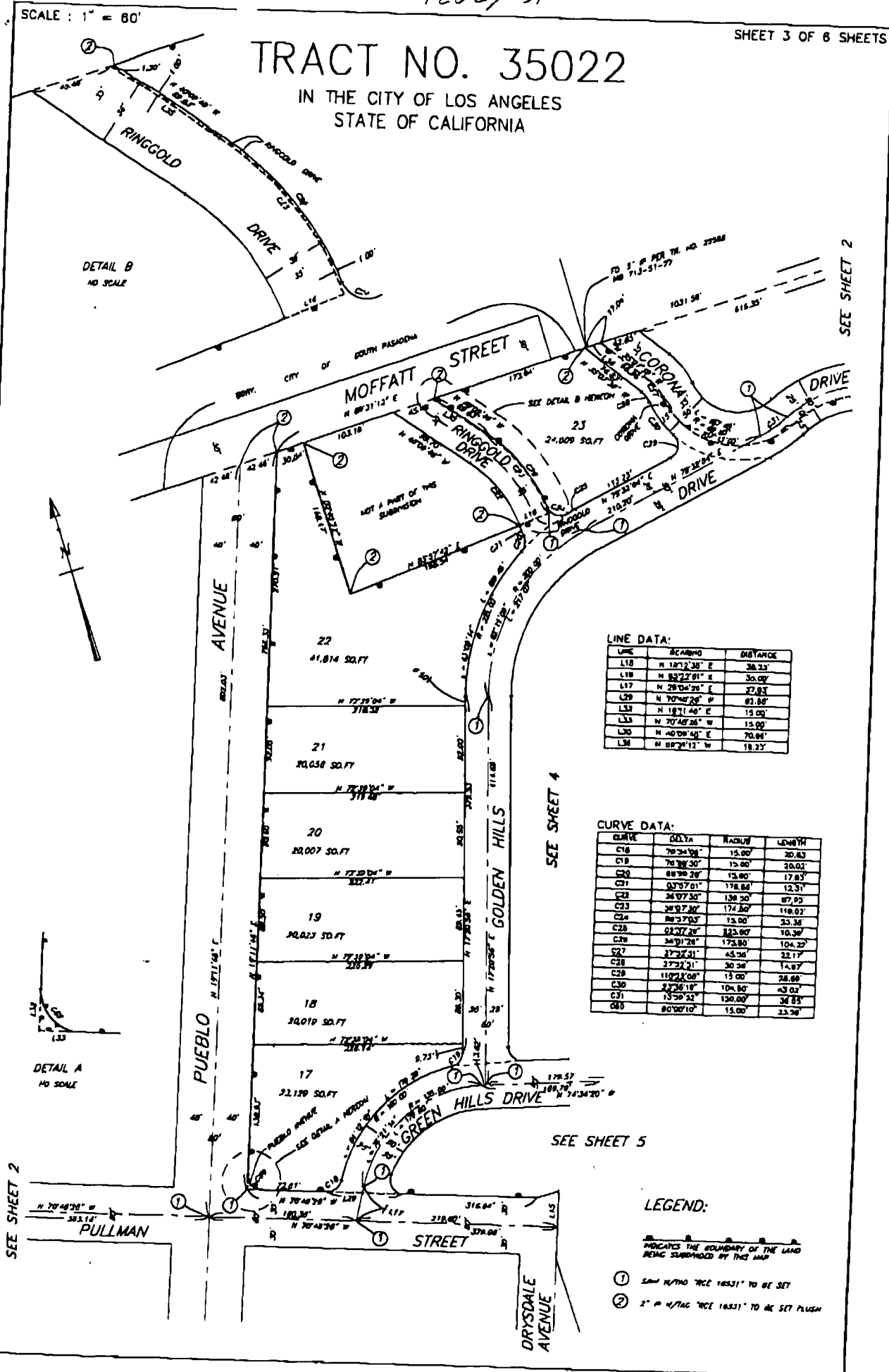
DATE	TIME	RAJES	LINE
01	06:17	44.50	21.17
02	07:13:00	50.80	187.48
03	12:01:10	118.00	246.50
04	20:10:00	163.30	191.95
05	04:33:10	118.30	121.57
06	21:13:30	73.35	99.60
07	18:32:48	33.30	44.88
08	01:38:40	69.30	127.48
09	14:47:40	44.85	116.47
10	18:17:20	86.46	139.68
11	14:36:30	8.00	18.00
12	04:33:10	200.30	68.89
01A	08:53:10	33.09	38.54
02A	05:33:07	71.80	46.53
03A	09:48:44	173.00	46.53
04A	03:07:03	98.00	83.84
05A	04:37:30	174.00	110.02
06A	18:10:30	136.00	48.18

1292/37

SCALE: 1" = 80'

SHEET 3 OF 8 SHEETS

TRACT NO. 35022

IN THE CITY OF LOS ANGELES
STATE OF CALIFORNIA

LINE DATA:

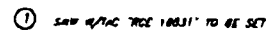
LINE	BEARING	DISTANCE
L18	N 187°2'38" E	38.23'
L19	N 82°22'01" E	35.09'
L17	N 28°04'20" E	27.83'
L29	N 70°46'28" W	81.88'
L33	N 187°14'0" E	15.00'
L35	N 70°46'28" W	15.00'
L30	N 40°09'48" E	70.88'
L34	N 82°22'01" W	18.25'

CURVE DATA:

CURVE	CHORD	RADIUS	LENGTH
C18	70°34'58"	15.00'	20.83'
C19	70°36'50"	15.00'	20.03'
C20	88°38'28"	15.00'	17.83'
C21	83°37'01"	178.84'	12.31'
C22	36°07'36"	158.50'	87.05'
C23	36°07'36"	174.82'	118.02'
C24	88°37'05"	15.00'	25.36'
C25	81°37'28"	183.00'	10.39'
C26	34°31'28"	173.80'	104.22'
C27	37°34'31"	45.56'	22.17'
C28	37°34'31"	30.58'	14.87'
C29	110°24'00"	15.00'	28.86'
C30	47°36'18"	104.80'	43.02'
C31	75°50'32"	130.80'	38.85'
C40	80°00'10"	15.00'	23.56'

SHEET 4 OF 6 SHEETS

IN THE CITY OF LOS ANGELES
STATE OF CALIFORNIA

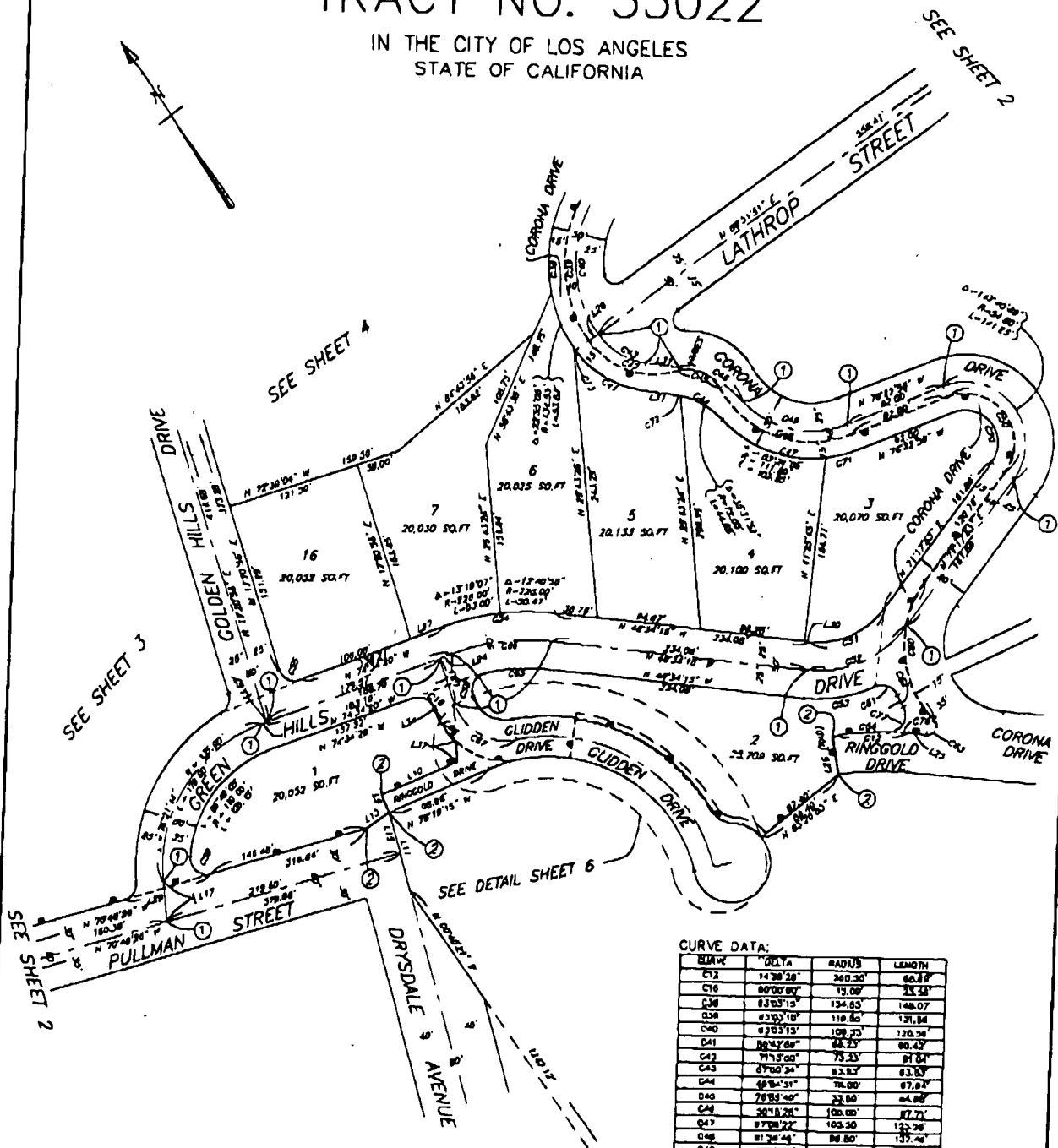


1292/39

SCALE: 1" = 60'

SHEET 5 OF 6 SHEETS

TRACT NO. 35022

IN THE CITY OF LOS ANGELES
STATE OF CALIFORNIA

LEGEND:

INDICATES THE BOUNDARY OF THE LAND
BEING SUBMITTED BY THIS MAP

- ① 5/8" W/TAC "10031" TO BE SET
② 1" W/TAC "10031" TO BE SET FLUSH

LINE DATA:

LINE	BEARING	DISTANCE
L0	N 11°40'15" E	17.00
L10	N 78°18'18" W	70.21
L11	N 10°12'35" E	72.77
L12	N 88°48'14" W	24.72
L13	N 10°18'35" E	38.23
L17	N 28°42'26" E	37.03
L22	N 13°22'40" E	42.88
L24	N 74°24'20" W	12.87
L25	N 48°28'30" W	17.59
L26	N 22°11'02" E	38.00
L27	N 74°24'20" E	32.15
L28	N 88°21'01" E	10.00
L29	N 70°40'20" W	82.33
L30	N 48°34'15" W	5.80
L31	N 47°18'38" W	21.12
L34	N 15°25'40" W	2.88
L37	N 30°18'31" E	18.49

CURVE DATA:

CURVE	DELT A	RADIUS	LENGTH
C12	14°38'28"	360.30	60.47
C16	80°00'00"	15.00	23.28
C36	83°03'15"	134.63	148.07
C38	83°03'10"	118.80	131.84
C40	83°03'15"	109.25	120.38
C41	88°42'08"	88.25	80.42
C42	71°55'00"	75.33	81.84
C43	87°00'34"	82.82	83.89
C44	48°54'31"	78.00	87.84
C45	78°55'40"	22.00	44.88
C46	28°15'28"	100.00	87.71
C47	87°28'22"	100.20	122.26
C48	81°28'49"	88.80	137.40
C49	88°18'30"	83.25	98.68
C50	147°40'49"	44.80	112.47
C51	60°27'31"	72.00	73.38
C52	60°27'31"	87.00	101.80
C53	30°48'21"	122.00	83.58
C54	28°00'04"	270.00	103.49
C55	81°05'15"	16.00	24.00
C57	80°23'47"	13.00	23.71
C58	87°05'36"	12.00	25.42
C59	108°28'01"	18.00	28.88
C60	87°14'11"	84.84	136.64
C61	80°41'38"	18.00	23.74
C62	96°34'53"	109.88	173.85
C63	108°17'08"	8.00	14.58
C64	10°56'41"	298.50	37.24
C65	10°56'28"	178.00	28.74
C66	28°00'04"	203.00	82.18
C67	81°23'40"	50.00	71.03
C68	28°18'37"	88.00	33.84
C70	147°40'40"	28.80	78.81
C71	167°48'45"	111.50	28.03
C72	03°47'27"	72.00	4.68
C73	01°10'42"	124.88	3.16
C76	88°28'57"	288.00	47.40
C77	121°48'04"	13.00	23.40

TRACT NO. 35022

IN THE CITY OF LOS ANGELES
STATE OF CALIFORNIA

SCALE : 1" = 20'

GREEN HILLS

DRIVE

WLY LINE OF A 1 FOOT WIDE CURBMENT
TO THE CITY OF LOS ANGELES FOR
SPECIAL PURPOSES

100' CITY AND NEELY LINES OF A 1 FOOT MARK
EQUIDISTANT TO THE CITY OF LOS ANGELES
FOR SIDEWALK PURPOSES

RINGGOLD 1750. DRIVE

DRIVE

GLIDDEN

DRIVE

LEGEND:

INDICATES THE BOUNDARY OF THE LAND
BEING SUBSIDIZED BY THIS MAP

- ① SAW W/DC "ICE 16531" TO BE SET
- ② 1" IP W/DC "ICE 16531" TO BE SET / 16531

UNE DATA:

LINE	BEARING	DISTANCE
L34	N 15°25'40" E	2.06'
L37	N 30°23'31" E	18.05'
L38	N 15°25'40" E	1.71'

ONLY USE OF A 3 FOOT WIDE
CORRIDOR TO THE CITY OF LOS
ANGELES FOR STREET PURPOSES

P.10/10

10 16

Jeffer Mangels et al 10th

AUG-10-2005 11:10

May 3, 2005

RECEIVED
CITY CLERK'S OFFICE
2005 AUG 10 AM 11:22
CITY CLERK
BY _____
DEPUTY

COUNCILMEMBER ED REYES'S OFFICE
FIRST COUNCIL DISTRICT
CITY HALL COUNCIL CHAMBERS
City Hall 4th Floor Room 410
200 North Spring Street
Los Angeles, CA 90012

RE: Council File No. 04-1880
Opposition Letter to ICO

Councilman Reyes:

My name is Bradley and I am against the proposed Northeast Los Angeles Open Space Interim Control Ordinance (ICO) currently being considered under Council File No. 04-1880 including areas that are privately owned as amended on November 16, 2004. I have never been contacted by council on the draft language which may include eventual acquisition of my private property to observe view sheds, open space vistas, and ridgelines. I cannot support any legislation that further restricts private property rights, will decrease the market rate value of my land, and create significant hardships to businesses that benefit from commerce and tax revenues generated from the jobs created by development. We already have numerous code restrictions that make it extremely difficult to maintain similar development standards that others in the surrounding areas enjoy.

The State of California has laws that protect my rights as a property owner and any proposed language contrary to the state law is a violation of my rights. The suggestion that language should be drafted to observe view sheds and maintain environmental protections when the State of California has some of the strictest environmental laws in the Nation currently being used citywide, clearly is another attempt to deny us of our property rights. Also, many of us have owned Family Plots for decades. Further restrictions will make the land useless and without value passing on an empty inheritance to our children. This is un-American and is bad policy for the City of Los Angeles. Please do not include private property in the amended language of the Northeast Open Space ICO. Thank-you for representing my interest!

Respectfully,

Bradley

Property / Business Owner

CC: TONY CARDENAS

JACK WEISS

JACKIE GOLDBERG, ASSEMBLYMEMBER, 45TH DIST.

CAROL LIU, ASSEMBLYMEMBER, 44TH DIST.

DIANE FEINSTEIN, SENATOR

XAVIER BECERRA, CONGRESSMAN, 31ST DIST.

From: "Rhonda Mills" <rhonda@ceert.org>
To: <ggubatan@council.lacity.org>, <bgreaves@clerk.lacity.org>, <lsarno@council.lacity.org>
Date: 08/09/2005 11:38:39 PM
Subject: COMMENTS: PLUM-ICO HEARING

MARX-MILLS RESIDENCE

249 SOUTH AVENUE 51

LOS ANGELES, CA 90042

323-578-2912

September 10, 2005

Councilmember Ed P. Reyes
Council District 1
Los Angeles City Council

200 N. Spring St., Rm. 410
Los Angeles, CA 90012

Dear Council Member Reyes:

We are homeowners in Highland Park that urge you to strongly support the proposed Northeast Hillside Interim Control Ordinance (ICO). It is imperative that lawmakers and planners thoughtfully approach the pace and locations for development on hillsides and in already overcrowded communities in Los Angeles. Neighborhoods like El Sereno, Glassell Park, Montecito Heights and Mount Washington should not be subject to unsafe and over-developed neighborhoods -- simply because there are parcels that do not yet have structures on them.

The recent property damage and tragedies from landslides in Highland Park, Hollywood Hills, Laguna Beach and Ventura County dictate the need to control development in sensitive areas.

Furthermore, Northeast Los Angeles is beset by speculative developers whose actions threaten to undermine our community infrastructure and make our neighborhoods less livable. The rush to develop parcels once considered unsuitable for building endangers neighboring properties, the character of our community, as well as the Northeast's most valuable natural resource--our hillsides.

I urge you to strongly support the proposed Northeast Hillside ICO. This important measure would provide some relief to this frenzy which could cause irrevocable damage to these long-standing communities. The ICO is a reasonable solution to further public safety and preserve the quality of life that attracted people to the Northeast area in the first place.

Please stand strong for the proposed ICO and work vigorously towards its enactment and enforcement.
Thank you.

Sincerely,

Eric Marx

Rhonda Mills

cc: Lisa Sarno, CAO, Council District 14

Members, Planning and Land Use Management Committee

B. Greaves, Legislative Assistant, Planning and Land Use Management Committee

From: "mgealer@juno.com" <mgealer@juno.com>
To: <reyes@council.lacity.org>
Date: 08/10/2005 12:50:15 AM
Subject: Re: I Support Northeast Hillside ICO - 04-1880

City of LA Councilmembers Reyes, Cardenas, Weiss & Ms. Sarno:

An ICO in NELA is necessary.
The language should be simply
an INTERIM hold on the development of new houses of two or more,
(till the
evaluation of valued OPEN SPACE, wildlife corridors, density, infrastructure capability, vis a vis
compliance with the General Plan and AB 283, geo stability, public safety, road access, staggered
permitting process, comprehensive City Dept. evaluation prior to hearings in the variance process, and the
general planning process.)

The current permitting and planning process in the City of LA is not adequately considering nor mitigating
the cumulative effect of the sudden proposed development in NELA Hillsides, though it is codified to do
so.

The current infrastructure cannot withstand and didn't anticipate the sudden volume of proposed building
in the NELA Hillside areas.
The geo info is inadequate. The MND's do not adequately consider public road access. Without an ICO,
public safety, our infrastructure,
and valued OPEN SPACE are in jeopardy (perhaps forever).

As a Park and Rec employee at Glassell Park I recognize the lack of area Open Space.

At some public meetings, I have been struck by the detail offered to be in the language of the ICO.
Certainly there are those that are concerned about potential risk of maximum profit. However, the larger
public welfare should trump and prevail.

I urge you to recommend a SIMPLE ICO so that THEN a comprehensive review would follow to support
the safety and quality of Hillside life for current and future residents alike.

Sincerely,
a personal perspective from
Mike Gealer
Glassell Park Hillside resident
GPNC Boardmember
GPNC Land Use Committee Member
GPIA Member
Mt. Washington School PTA
LA Parks and Rec employee

3572 Lavell Dr
LA, CA.90065
323-254-8802

CC: <cardenas@council.lacity.org>, <weiss@council.lacity.org>,
<lsarno@council.lacity.org>, <bgreaves@clerk.lacity.org>, <mayor@lacity.org>,
<Jim.Bickhart@lacity.org>, <MCathey@council.lacity.org>, <MGarcia@council.lacity.org>

From: <tscud1@earthlink.net>
To: <reyes@council.lacity.org>, <cardenas@council.lacity.org>, <weiss@council.lacity.org>, <lsarno@council.lacity.org>, <bgreaves@clerk.lacity.org>, <mayor@lacity.org>
Date: 08/09/2005 8:31:26 PM
Subject: I Support Northeast Hillside ICO - 04-1880

Councilmembers Reyes, Cardenas, Weiss & Ms. Sarno:

I am in support the proposed Northeast Hillside ICO covering sub-areas within the hillside communities of El Sereno, Glassell Park, Mt. Washington & Montecito Heights.

Since being involved in land use & planning issues in Glassell Park and seeing the changes due to the real estate speculation in Northeast Los Angeles, the Northeast Hillside ICO is a step forward to help ensure that the quality of life that makes these communities so attractive is retained.

The most critical issue that faces hillside development in the Glassell Park hills is one of public safety. Currently, there is a dangerous lack of infrastructure due to narrow hillside streets. And, many of the vacant lots are on unstable land. This information has been documented as far back as 1982 in the California Department of Conservation, Division of Mines and Geology's report entitled "Investigation and Inventory of Slope Failures That Occurred in 1978 and 1980 in the Los Angeles 7 1/2 Minute Quadrangle, Los Angeles County, California" (DMG File Report 82-26). Included in this report is a map of the areas of unstable hillsides, which corresponds with many of the undeveloped areas in the Northeast hillsides today.

As co-Chair of the Glassell Park Neighborhood Council's Land Use & Planning Committee, I have heard grave concerns expressed by scores of residents over and over again about insufficient infrastructure and issues related to slope failures. While the ICO does not address infrastructure issues, it thankfully addresses the issue of grading, which can help mitigate the slope failure concerns.

Unfortunately, there has not been a viable discussion about the ICO and its benefits in retaining the quality of life on our hillsides. Many of those who live in the Glassell Park hillsides are seniors who bought their homes 3 and 4 decades ago. Unfortunately, they don't have the resources to hire a Pasadena lobbying group to speak for them, like the developers do. The Glassell Park hills are also extremely diverse; many of whom are Latino, Asian and other people of color. I only bring this up because the specious arguments of race by the Pasadena lobbying group PROH-LA are inaccurate and ill-informed. The only color that seems to have influence in this debate is the color of money. The openly hostile, pro-development forces have obscured the real issues with a smoke-and-mirrors campaign to distract and disrupt any meaningful conversation. It's ironic that these particular developers/speculators are the ones who scream about "process" the loudest, yet they won't allow any real process to actually occur.

Others who support the ICO will be able to eloquently discuss the importance of native trees in Northeast and (quite rightly) why they should be protected. And, there are advocates supporting the ICO who can better express why this is important for the communities of El Sereno, Mt. Washington and Montecito Heights. I can say that all four of our communities view our hillsides much as the Westside views its beaches: a natural resource that should be treated as a resource that must be given special care.

The public and life safety issues must be addressed - not only for current residents, but for future residents residing in any new hillside construction. The ICO is just one tool to make sure that care is taken in development on the hillsides of El Sereno, Glassell Park, Mt. Washington and Montecito Heights.

Just as the City Council supported the more stringent ICO for Sunland-Tujunga, I ask that you support the comparatively modest Northeast Hillside ICO that is proposed before you.

A final thought: this past winter, Glassell Park saw 16 houses red tagged due to slope failures during the heavy rains. As the city increases the density on these unstable hillsides, the risk to loss of property and human life increases. The question becomes: what legacy will the City Council and the Mayor leave on this issue? I urge you to do the right thing and support this ICO.

I thank you for your time and consideration.

Sincerely,

Tony Scudellari
3601 Kinney Place
Los Angeles, CA 90065

CC: Jim Bickhart <Jim.Bickhart@lacity.org>, Michael Cathey <MCathey@council.lacity.org>,
Monica Garcia <MGarcia@council.lacity.org>

From: Brian Fitzburgh <fitzburgh@sbcglobal.net>
To: <Bgreaves@clerk.lacity.org>
Date: 08/09/2005 10:54:13 AM
Subject: Five Letters regarding stakeholder input for proposed northeast ICO

Dear City Clerk,

I am a stakeholder in the northeast area of Los Angeles where there is a proposal for an ICO. I attended a workshop/meeting at Ramona Hall last Wednesday (8-3-05). I was told that if I had any additional suggestions after the meeting was over that I should submit them.

My letters are attached- there are five letters that each address a different matter. Thank you for taking them into consideration.

Sincerely,
Brian Fitzburgh
Property Owner in 90065
818-768-6449

*Received by
3 letters
dated
8/7
8/8
8/9
BG*

Brian Fitzburgh
11176 Penrose Street, Unit #8
Sun Valley, CA 91352
email: fitzburgh@sbcglobal.net

August 9th, 2005

Jose Carlos Romero-Navarro
Department of City Planning
City Hall Room 667
200 North Spring Street
Los Angeles, CA 90012

RE: OPPOSED to Northeast Hillside ICO

Dear Department of City Planning / Jose Carlos Romero-Navarro,

I have heard a number of suggestions to improve the conditions of hillside community- most of these suggestions place the burden and responsibility on people that build new homes. The stress on the infrastructure in the hillsides is caused by all activity in the hillsides- the current residents as well as people that build new homes. Given that existing homes substantially outnumber new home projects, the contribution of stress on the infrastructure by existing homes is substantially higher than the stress caused by new construction.

In order to be fair, any new restrictions applied to people that build new homes should also apply to people that own existing homes.

Here are some of the suggestions that I have heard and I will also give the counter-point that should also apply to existing home owners:

DEVELOPER Requirement: Developers should pay into an infrastructure fund for each home that they build a new home. Developers make huge profits so they can afford to pay into the fund.

HOMEOWNER Requirement: When homeowners sell their property, a percentage of their capital gain (profit) equal to the percentage required by Developers, should be paid into the infrastructure fund.

DEVELOPER Requirement: Developers should have to coordinate with other developers to coordinate construction projects so that there is not too much construction traffic/activity at any one time.

HOMEOWNER Requirement: Homeowners should have to coordinate with other homeowners if they are having any home deliveries by FedEx, UPS, DHL, etc. so that there isn't too much delivery traffic/activity at any one time. Homeowners that are moving should have to coordinate with other homeowners so that there is not too much moving related traffic/activity (moving trucks, etc.) at any one time. Homeowners that are having guests or parties should have to coordinate with other homeowners so that there are not too many cars/party activity in an area at any one time. Also, Homeowners doing home improvements should have to coordinate their activities with all the other construction related activity.

DEVELOPER Requirement: Developers seeking a building permit must meet all current building codes and off street parking requirements, fire/safety requirements, geologic safety requirements, etc.. or their permit is not granted. Developers must also widen the road in front of their property to a minimum of 20' and provide a continuous 20' access from the driveway apron to the edge of the hillside boundary.

HOMEOWNER Requirement: Homeowners seeking to obtain a building permit for any home improvements or additions should have to bring the entire structure up to current building code standards (earthquake retro-fit foundations, interior sprinklers, off-street parking, etc.) or their permits should not be granted. Also, Homeowners should have to widen the road in front of their property and provide a continuous 20' access from their driveway apron to the edge of the hillside boundary.

If the suggested requirements for new construction are fair and reasonable, then the equivalent homeowner requirement is also fair. Let's not put all the blame for hillside issues on new construction when clearly all those that are active in the hillsides are part of the problem.

The burden of the solutions should be born by Homeowners as well as people that build new homes. What is the Planning Department doing to insure that all the parties that contribute to the issues in the hillsides are contributing to the solutions?

I look forward to your reply.

Sincerely,

Brian Fitzburgh
Stakeholder

CC: CD-1 (213) 473-7001, CD-14 (213) 473-7014

Brian Fitzburgh
11176 Penrose Street, Unit #8
Sun Valley, CA 91352
email: fitzburgh@sbcglobal.net

August 8th, 2005

Jose Carlos Romero-Navarro
Department of City Planning
City Hall Room 667
200 North Spring Street
Los Angeles, CA 90012

RE: OPPOSED to Northeast Hillside ICO

Dear Department of City Planning / Jose Carlos Romero-Navarro,

Currently there is a presumption that an ICO is needed and that development is behind hillside community problems. I request that before any further consideration of an ICO moves forward, that accurate information be obtained so as to find the best manner in which to improve hillside communities.

The following studies should be done:

1. How many vacant lots exist in the northeast area (categorized by zoning) and if all vacant lots were developed to their current zoning maximum, how many new dwelling units would be created?
2. How many existing homes exist in the northeast area (categorized by zoning). This should detail the number of single-family residences, the number of condominiums/townhomes, the number of apartments, etc?
3. How many parks currently exist in the northeast area and the total acreage of these parks?
4. Which streets are 20' wide or less. These streets are the most critical and might be on a priority list for being improved for access and safety?
5. What is the economic benefit of construction activity in the northeast in terms of jobs (directly related to construction as well as jobs in supporting industry)?
6. What is the economic benefit to the City for building permits and fees related to construction activity in the northeast?
7. What is the economic benefit to the tax revenue created by new construction projects?

The above list is not meant to be exhaustive but is a minimum that would allow a better analysis of the hillside community and a basis for evaluating possible solutions.

I would like to know what the Planning Department is doing to obtain critical information on the hillside community so that effective solutions can be created- not just demonizing new construction activity as the cause of hillside problems.

Thank you. I look forward to your reply.

Sincerely,

Brian Fitzburgh
Stakeholder

CC: CD-1 (213) 473-7001, CD-14 (213) 473-7014

Brian Fitzburgh
11176 Penrose Street, Unit #8
Sun Valley, CA 91352
email: fitzburgh@sbcglobal.net

August 7th, 2005

Jose Carlos Romero-Navarro
Department of City Planning
City Hall Room 667
200 North Spring Street
Los Angeles, CA 90012

RE: OPPOSED to Northeast Hillside ICO

Dear Department of City Planning / Jose Carlos Romero-Navarro,

I want to question why an ICO is even being considered. It seems that development has become the scapegoat of problems related to hillside communities and hillside infrastructure problems.

Let's assume that there are infrastructure problems in the hillsides of Los Angeles. Now let's imagine that all construction activity ceased today. Would the problems go away? No. The narrow roads would still exist. The cars parked on the narrow roads would still exist. The delivery trucks to the existing homes would still drive around. You get the point. Construction is not the problem.

In fact, it can be argued that construction/development improves the situation in the hillsides. New construction typically requires roads to be built, paved, and/or widened. New construction is required to provide off-street parking. New construction must meet exacting standards to provide housing that is resistant to earthquakes, fire. New construction must be demonstrated to be geologically safe as well.

What's more, development provides much needed jobs (construction jobs and jobs in related and supporting fields), much needed housing, and increases tax revenue.

Most of the problems in the hillsides are a result of the numerous existing homes. Many of the existing homes are older (pre-1975) and have inadequate off-street parking, unsafe drainage, sub-standard construction, and geologically unsafe by today's standards.

To demonize development and developers and blame them as the cause of hillside problems is inaccurate, irresponsible, and will not lead to fixing the problems.

Thank you. I look forward to your reply.

Sincerely,

Brian Fitzburgh
Stakeholder

CC: CD-1 (213) 473-7001, CD-14 (213) 473-7014

From: "Dr. Dyke" <to_dr_dyke@hotmail.com>
To: <bgreaves@clerk.lacity.org>
Date: 08/09/2005 1:08:18 AM
Subject: HHPNC Community Impact Statement and Resolution on Hillside ICO

Dear Ms. Greaves:

This follows up my phone call and also the Historic Highland Park Neighborhood Council's (HHPNC's) submission of our Community Impact Statement (CIS) on the Northeast Los Angeles Interim Control Ordinance (ICO).

Attached is our full Community Impact Statement (which did not fit in its entirety in the CIS system) and our resolution regarding the Hillside ICO. (In both statements, "Silverlake" should be "Silver Lake." I temporarily can not correct this problem.)

As part of hilly Northeast Los Angeles, the HHPNC is concerned about the effects of overdevelopment and ill-planned developments on our hillsides. We urge the Planning and Land Use Management Committee and the full City Council to enact the Hillside ICO and also a permanent solution as soon as possible.

Sincerely,
Richard Dyke, Ph.D.
First Vice President
HHPNC

CC: <presmanny3@aol.com>, <KennelCom@aol.com>, <robertmendel@sbcglobal.net>, <HKeifer101@aol.com>, <revdrmoore@netzero.com>, <cngomes@Quixnet.net>, <anjhell@hotmail.com>, <enma.espinoza@bankofamerica.com>, <augie123@hotmail.com>, <incareal@juno.com>, <tzabala@milbank.com>, <kaplanlawoffices@sbcglobal.net>, <ofelia.3@netzero.com>, <blucorn24@yahoo.com>, <BluSpark97@aol.com>, <robertjking@earthlink.net>, <CHUYRO@aol.com>, <genteunida@rock.com>, <ncwyatt1@yahoo.com>, <to_dr_dyke@yahoo.com>

HHPNC SUPPORT FOR PROPOSED
NORTHEAST HILLSIDES INTERIM CONTROL ORDINANCE (ICO)

At its general meeting on August 4, 2005, the Historic Highland Park Neighborhood Council (HHPNC) voted overwhelmingly 10-1 (one abstention) to support the proposed Northeast Hillside ICO originally proposed by Council Members Ed P. Reyes (CD 1) and Antonio Villaraigosa (CD 14—Now Mayor). The Directors of the HHPNC firmly and strongly believe that the Hillside ICO is necessary to ensure that the many hills and ridges of Northeast Los Angeles retain their scenic and unspoiled beauty and remain natural hillside free of both overdevelopment and ill-planned developments. The ICO will go far toward limiting damage to natural vegetation, trees, and wildlife habitat, and toward limiting the size of hillside homes, grading on ridges and hillside, and developments near public schools that could undermine the scenic qualities and residential character of Northeast Los Angeles.

The HHPNC further asks that the City Council develop in the near future a permanent ordinance that would include community plans for each neighborhood area that reflects the wishes of its residents and specific characteristics of its hillside housing. For now, the HHPNC urges the City Council to pass an Interim Control Ordinance immediately.

HISTORIC HIGHLAND PARK NEIGHBORHOOD COUNCIL RESOLUTION
IN SUPPORT OF A HILLSIDE INTERIM CONTROL ORDINANCE

WHEREAS Historic Highland Park Neighborhood Council (HHPNC) at its general meeting on August 4, 2005 voted overwhelmingly 10-1 to join in the actions of the Arroyo Seco Neighborhood Council (ASNC) and the Silverlake Neighborhood Council to support the preservation of the natural open spaces of Flat Top, Elephant Hill, Walnut Canyon, Red Hawk Canyon and the many other scenic hillside habitats of Northeast Los Angeles through advocacy and support for immediate passage of a Hillsides Interim Control Ordinance (Hillsides ICO);

WHEREAS HHPNC is an active partner in the Northeast Los Angeles Open Space Coalition;

WHEREAS the Northeast Community Plan Area is currently experiencing significant development activity, particularly in hillside areas and, as a result, these development trends in the Northeast are shrinking some of the remaining natural hillsides available near downtown Los Angeles;

WHEREAS affected areas in the Northeast are primarily vacant, and include: Mount Olympus /Flattop; Paradise Hill; DWP Rose Hills; Elephant Hill; Kite Hill watershed; Mount Washington Canyon; Ascot Hills; Walnut Canyon; Moss Canyon; Paseo Canyon; Barryknoll Canyon; Moon Canyon; Marmion Way Escarpment; Red Hawk Canyon; Sea View Loop area; James/Beech/Glenalbyn Canyon, and other hillside areas of Northeast Los Angeles, all of which contain native vegetation and vital wildlife habitat;

WHEREAS improvements of the abovementioned areas, should be limited to those land use intensities that can be accommodated by the existing topography, and furthermore, hillside streets should meet present City design or dedication standards to avoid adverse impacts on public safety, vehicular access, circulation, the availability of off-street parking, and the scenic quality and residential character of Northeast Los Angeles;

WHEREAS adequate permanent measures must be taken to protect prominent ridgelines from grading and/or development via the preparation of a permanent ordinance, that is consistent with the goals and objectives of the General Plan, to protect important resources and conserve the City's natural features; and

WHEREAS an Interim Control Ordinance (ICO) regulating the issuance of certain demolition and building permits on Northeast Los Angeles' hillsides is needed immediately;

BE IT THEREFORE RESOLVED that the HHPNC supports the Motion made by Council Members Reyes and Villaraigosa that the Planning Department be directed to draft appropriate land use planning strategies and tools to ensure that the open space areas of the above-mentioned areas of Northeast Los Angeles are maximized and preserved for open space purposes; and, that the City Attorney, with the assistance of the Planning Department, be directed to prepare and process an Interim Control Ordinance (ICO) to regulate the issuance of building, grading, use and foundation permits for these areas. Furthermore, since DWP/Rose Hills property is a valuable safety asset for the surrounding communities, the HHPNC supports exemption from the limitations of the ICO of City of Los Angeles Fire Department/heliport improvements.

The HHPNC joins the ASNC and Silverlake NC and other organizations in the City strongly urging the City Council to pass a Hillsides ICO as soon as possible.



August 9, 2005

ED REYES, COMMITTEE CHAIR
PLANNING AND LAND USE MANAGEMENT
(PLUM) COMMITTEE c/o City Clerk's Office
CITY HALL 3rd Floor Room 395
200 North Spring Street
Los Angeles, CA 90012

RE: **Council File No. 04-1880**
Opposition Letter to the Draft ICO

Committee Chair Reyes:

PROH-LA, a Coalition of Los Angeles City Stakeholders and Professionals advocating for responsible growth, education, and protection of hillside property owner's rights is in opposition to the proposed Northeast Los Angeles Hillside "Open Space" Interim Control Ordinance for the following reasons:

- There are LADBS and Grading Division construction and development standards that currently govern residential development.
- The Development Rights of Private Property Owners will be further restricted if legislation is created to regulate residential development standards.
- The existing language that is proposed does not address the intent and purpose of the General Plan, consider current planning & zoning codes regulations, or the objectives of the Los Angeles Municipal Codes as it pertains to public safety, improvements, and consistent development standards.
- There has never been any explanation, basis, reason, or justification to further regulate the privately-owned hillside areas referenced by the Proposed ICO and Boundary Maps Drafted.

PROH-LA does support the initial motion introduced on November 10, 2004 that includes measures to govern Public Property/Public Land Ownership including legislation that may restrict said lands greater than thirty (30) acres as needed. Thank-you for providing PROH-LA the opportunity to represent the interests of Private Land Owners and the Professional Fields of Land Use, Real Estate, Land Acquisition, and the Construction & Development Profession.

Respectfully,

Bradley
PROH-LA Interim Chair
CC: **TONY CARDENAS**
JACK WEISS

323.871.8597
California 90041

WWW.PROH-LA.COM P. O ~ 41109 Highland Park, ,

From: "Diane Edwardson" <diane.edwardson@earthlink.net>
To: "Ed Reyes" <reyes@council.lacity.org>
Date: 08/08/2005 7:50:16 PM
Subject: Northeast ICO 04-1880 - Support

Councilmember Reyes,

I support the Northeast ICO. As 13-year veteran of development battles, I believe the Northeast ICO is necessary at this critical time when real estate speculation is running amok.

The hillside streets in the northeast are similar to those in Silver Lake. Today, those streets would never have been built. Silver Lake, Echo Park and much of the Northeast are Oakland Hills Fires waiting to happen. Unlike Silver Lake and Echo Park, there are big lots and lower density in the hillside areas of the Northeast. Please consider public safety issues when it comes to subdivision or dense zoning of those areas. For more than a year, you and I have talked about these problems in our multi-family zoned hillside neighborhoods.

Consider calculating the bonds higher for construction on hillside properties (everywhere, not just the Northeast). When I attended the Northeast ICO Charrette sponsored by your office last week, I heard quite a few neighbors say a big problem is the developers who start a project; dig out the hillside; get in over their head; run out of money; abandon the site; leaving the neighbors with a problem; an eyesore and an "attractive nuisance". We've seen this in my Silver Lake neighborhood on a number of properties, including the infamous Menlo Property Wall on Riverside Drive at Fletcher, which was a failed development decades ago.

After attending 2 NE ICO meetings this summer, my impression is, the pro-development forces are dominating the discussion because the average homeowner does NOT understand the terminology (density, FAR) enough to discuss it with confidence. Even I have trouble discussing FAR with confidence. The pro-development forces have created such a hostile environment for reasonable discussion, the average concerned stakeholder isn't able to be heard.

I also hear a lot of talk about overturning the Hillside Ordinance - I think the Hillside Ordinance should be expanded to cover multi-family hillside neighborhoods. Older urban hillside neighborhoods have inadequate infrastructure for the existing density.

I applaud the retaining wall ordinance you championed by adding the

From: <Cleatscrea@aol.com>
To: <Bgreaves@clerk.lacity.org>
Date: 08/08/2005 9:18:52 PM
Subject: regarding Council File Number 04-1880 Interim Control Ordinance

Dear Ms. Greaves:

As a homeowner on the 3600 block of Lavell drive I am gravely concerned about the proposed building of numerous structures in the hills of this neighborhood without necessary scrutiny. I have resided here for nine years and know the area, the geology and ecosystem of the wash behind my property very well. I also see a delicate balance of nature and man which if disrupted on this scale may disappear forever. I have seen movement of the earth up and down these hills and experienced first hand the havoc wreaked on the residents of our street by one, single dwelling which has been over four years in the construction. During that time we have had our lives disrupted by increased traffic and the destruction of the street paving and death of our pets due to workmen racing up and down Lavell. In the case of just one structure up on our hill, reached only by a small road in disrepair and on a narrow street, the result has been disastrous to homes on this block including flooding, damage to cars, earth failures and power poles leaning precariously. The homes being planned are huge, expensive (800,000 plus) inappropriate to the neighborhood and do not alleviate any of the housing shortages in the city. They are simply a risky and ill-thought out attempt to cash in on the real estate boom that exists at this time. There has been no environmental impact reports, no geology studies or ecological concerns voiced in this area. The Interim Control Ordinance is essential on my street. It can mean the difference between my home standing or being damaged beyond repair.

I am also worried by the radical changes and destruction of the habitat of a large variety of native wildlife, birds and plants and trees in this area. Native plants such as ceanothus, manzanita, wild lupine, acacia, California Pepper, cypress, scrub oak plus many species of birds including hawks, turkey vultures, barn owls, scrub jays, crows, finches, woodpeckers and a wide variety of others may vanish completely in this saturation of dwellings. Racoons, opossums, skunks, coyotes, squirrels, and even snakes also call this area home. Many of us moved here to find peace from the overcrowding and despoiling of areas like Silver Lake. We do not want our hills to be defaced and destroyed by the greed of developers who have no idea if the hill they dump a house on will hold it. I see this endeavor as fraught with hazard and ripe for potential disaster. Please do not allow this massive development to ruin our neighborhood.

Glen Creason
3637 Lavell drive
Los Angeles, Ca.
90065
323-254-0251

CC: <eluckring@yahoo.com>, <tscud1@earthlink.net>, <ekyanez@yahoo.com>

multi-family hillsides. Builders need to build with the natural grade of the hillsides. Digging out huge amounts of earth and building giant retaining walls are not consistent with existing hillside development.

In the Northeast, we have some of the most beautiful examples of native trees on this side of town. You should not be able to just cut these trees down without regard for the environmental effects. We need native plant protections. They help hold the hillsides together.

I support the Northeast ICO, in fact I think it should cover all hillside areas.

Diane Edwardson

2630 Corralitas Drive

Los Angeles, CA 90039

323-666-1392

213-910-9826 cell

CC: <cardenas@council.lacity.org>, <weiss@council.lacity.org>, <mayor@lacity.org>, "Eric Garcetti" <garcetti@council.lacity.org>, <ekyanez@yahoo.com>, "Elizabeth Bougart-Sharkov" <e.sharkov@att.net>, "Maryann Kuk" <marykuk@earthlink.net>, <WesJoe@aol.com>, <lsarno@council.lacity.org>, "Jim Bickhart" <jbickhar@earthlink.net>, "Gerald Gubatan" <GGubatan@council.lacity.org>, <bgreaves@clerk.lacity.org>

Tony Butka
642 Moulton Ave #W-9
Los Angeles CA 90031

August 9, 2005

Ed Reyes, Chair
City of Los Angeles
Planning & Land Use Committee
City Hall Room 1010
200 N. Spring Street
Los Angeles CA 90012

Re: Item #2 (Council File 04-1880)

Dear Chairperson Reyes:

At the November 10, 2004 PLUM Committee meeting, the Chair, acting as a committee of one, heard testimony and took the following action:

"...the Committee Chair requested the Planning Department with the assistance of the City Attorney to review the feasibility of establishing a Northeast Los Angeles ICO, and requested the Planning staff to consult with Council Districts 1, 13, and 14 on the boundaries to be covered under the proposed ICO."

On Friday, August 5, 2005, the PLUM Committee released the agenda of a special meeting to be held this Wednesday, August 10, 2005, with Agenda Item #2 having the following caption:

" CONTINUED FROM 11-10-04 MEETING

Planning Department to present a summary on community input provided at the August 3, 2005, public workshop and matters related to Motion (Reyes - Villaraigosa), requesting that the Planning Department be directed to draft appropriate land-use planning strategies and tools, and that an Interim Control Ordinance (ICO) be prepared by the City Attorney with the assistance of the Planning Department for certain areas in Northeast Los Angeles, including, the Mt. Olympus Flattop, Paradise Hill and Department of Water and Power (DWP) Rose Hills areas."

There are a number of procedural difficulties with Agenda Item 2 which I believe would argue that the Committee take no action on the Item as it is not properly before the Committee at this time:

- 1) As of close of business Friday, August 5, there were no documents on file with the Committee from departmental staff or the three Council Districts pertaining to the Item;
- 2) There is no feasibility report by the Planning Department/City Attorney contained in the re-captioned Item;
- 3) The Item is not a continued Item, unless the Agenda is stating that the summary to be delivered by the Planning Department without 72 hours advance notice constitutes a "feasibility study";
- 4) The summary of a Public Workshop referred to in the Item has nothing to do with the original Motion or the amended & referred motion from November 10th of last year:
 1. The "Public Workshop" of August 3 was not convened by the Planning Department or the City Attorney – it was called by Council District 1 and the caretaker staff of CD 14. The PLUM Committee Chairperson was the lead speaker and determined the agenda and format of the workshop meeting.
 2. There was no discussion of the "feasibility" of an ICO at the meeting; in fact attendees were ruled out of order when they asked to speak on this issue;
 3. There was no discussion of the proposed 'boundaries' of the ICO at the meeting – although boundary maps were prominently displayed at the meeting with new July 2005 dates on them no discussion took place either by the councilperson or staff from CD14 nor was discussion allowed by attendees;
 4. There were only four 'breakout' sessions, none of which had anything to do with Open Space or "feasibility" or "boundaries to be covered".
- 5) This is no longer an "Open Space" proposal for an ICO (note that this phrase which was central to the original motion disappeared when the motion was amended and referred to the Planning Department/City Attorney)
- 6) If the motion is no longer about Open Space, if there is no "feasibility study" or public discussion as to "boundaries" or criteria utilized to establish boundaries, then what is this Motion about?:
 1. The Committee file does not reflect anything about changes in boundaries from the original motion (by the way it required a Public Records Act request to obtain the relevant CD 14 memo to the Chair);
 2. There are evidently boundaries as indicated on the maps presented first by CD 14 on June 30 2005 by Jim Bickhart (then of CD 14 staff, now of the Mayor's staff)
 3. At the June 30 'Open House' meeting, Mr. Bickhart refused to discuss anything about the overlay areas on the maps or to explain how they got there;
 4. With respect to the maps, again city officials have been less than forthcoming (I have attached Public Records Act requests to the Planning Department to try and obtain these maps);
 5. At this same meeting, Mr. Bickhart handed out "Draft" language for the proposed Northeast ICO, without explaining who drafted it or how it fit in to the PLUM Committee motion. While the Draft purported to be prepared by the Department of City Planning, but the staff person present indicated that

he had spent about 4 hours total on the ICO since the November 2004 referral, and declined to say much more. (a copy of page one of the Draft is attached);

6. Currently, there is not even a sitting Councilperson for CD 14, rendering it impossible for the elected representative of the constituents to even participate in any public policy debate over these issues;

At the Workshop meeting of August 3rd, Mr. Reyes indicated that there is no ICO and we are starting from scratch or words to that effect. If so, then what is Agenda Item #2 about?

With all respect our elected officials, to date this process of a proposed ICO for the Northeast has been neither open nor transparent, and there has been no showing of how anyone would be disadvantaged by withdrawal or voting down this motion and starting over in an open and transparent manner. I urge you to do so.

Sincerely,



Tony Butka
Resident CD1
Property Owner CD14

Cc: Jack Weiss, CD5
Tony Cardenas, CD6
Barbara Greaves, Committee Consultant

Tony Butka & Paula Bagasao
642 Moulton Ave #W-9
Los Angeles CA 90031
tel: 323-221-3357
e-mail: tony@tonypaula.com

May 9, 2005

Jim Bickhart, Policy Consultant
Council District 14
200 N. Spring Street
Room 425
Los Angeles, CA 90012

Re: Public Records Request

Dear Mr. Bickhart:

At the PLUM Committee meeting of November 10, 2004, you filled out a speaker card and testified regarding Item #4 (File #04-1880) having to do with "MOUNT OLYMPUS /FLATTOP/PARADISE HILL/DWP ROSE HILLS/OPEN SPACE AREAS". In the tape of your testimony, you referred to a 'staff memo' or something to that effect which evidently specified some 9 new areas to be included in the proposed ICO, said areas not being included in the publicly noticed documentation.

A review of the Committee file reveals no written documents in connection with your testimony. Pursuant to the Public Records Act, Government Code Sections 6250 et. Seq., I am requesting a copy of this document and any and all other material which was submitted by you or Council District 14 to either PLUM or to Councilperson Reyes in connection with File #04-1880.

I am submitting this request to you by both e-mail as well as regular mail, and would like to thank you in advance for your anticipated courtesy and cooperation. If you have any questions, please feel free to write or call; my cell phone number is 213-220-2237.

Sincerely,



Tony Butka

November 10, 2004

To: Planning and Land Use Management Committee
From: Councilmember Antonio R. Villaraigosa, 14th District
Re: Amendments to Northeast Hillside ICO affected territories

I hereby request that the following areas within Council District 14 be added to the acreage to be regulated by the proposed Northeast Hillside Interim Control Ordinance:

The area in El Sereno generally bounded by Collis Avenue, Edison Street, El Sereno Avenue, Novgorad Street, Tampico Avenue, Portola Street, and the Los Angeles/South Pasadena city boundary.

The area in El Sereno generally bounded by Multnomah Street, Gateside Drive, Kewanee Street, Cato Street, Beagle Street, Quose Street and North Soto Street.

The area in Glassell Park and Mt. Washington generally bounded by Rome Drive, Sundown Street, Division Street, Inglis Street, Mimosa Drive, Crestmoore Place, Paseo Drive, Hines Drive and Sundown Drive.

The area in Mt. Washington generally bounded by Cazador Street, Rome Drive, Division Street, Hines Drive, Lavell Drive, Brilliant Drive, and Parrish Avenue.

The area in Mt. Washington generally bounded by Marmion Way, Stanley Avenue, Avenue 48, Sonata Lane, the boundary of Heidelberg Park, Moon Avenue, San Rafael Avenue, Cynthia Avenue, San Andreas Avenue, Seaview Avenue, San Rafael Avenue, Glenalbyn Drive, Dove Drive, Quail Drive, Wren Drive, Museum Drive, Crane Boulevard and Museum Drive.

The staff of CD 14 and the other Council Offices are available to consult with staff in clarifying these approximate boundaries for the purposes of creating working maps of the areas proposed for coverage.

Tony Butka
642 Moulton Ave #W-9
Los Angeles CA 90031
tel: 323-221-3357
e-mail: tony@tonypaula.com

July 1, 2005

Charlie Rausch
City Planning Department
200 N. Spring Street, 5th Flr
Los Angeles, CA 90012

Re: Public Records Request

Dear Mr. Rausch:

On Wednesday, June 21, 2005, CD14 conducted an 'Open House' regarding the proposed Northeast Interim Control Ordinance. The chief spokesperson at that meeting was Jim Bickhart from CD 14's Office. At that meeting, three large maps were pasted up on the walls, pertaining to File #04-1880.

- 1) My Olympus*Paradise Hill*Rose Hill Areas, dated March 2005
- 2) El Sereno Area, dated November 2004
- 3) Mt. Washington Area, dated March 2005

Pursuant to the Public Records Act, Government Code Sections 6250 et. Seq., I am requesting a full-size copy of each of these three documents and any and all other material which was submitted by you by Council District 14 in connection with File #04-1880.

I am submitting this request to you by both e-mail as well as regular mail, and would like to thank you in advance for your anticipated courtesy and cooperation. If you have any questions, please feel free to write or call; my cell phone number is 323-791-7367.

Sincerely,

Tony Butka

Tony Butka
642 Moulton Ave #W-9
Los Angeles CA 90031
tel: 323-221-3357
e-mail: tony@tonypaula.com

July 27, 2005

Charlie Rausch
City Planning Department
200 N. Spring Street. 6th Floor
Los Angeles, CA 90012

Re: Followup to Public Records Request

Dear Mr. Rausch:

On July 1, 2005, I wrote you a letter pursuant to the Public Records Act, Government Code Sections 6250 et. Seq., requesting full-size copies of three maps and any and all other material which was submitted by you by Council District 14 in connection with File #04-1880. This request was sent by mail and e-mail. A week later, I telephoned your office to ask as to the status of the request.

As of the writing of this letter, I have heard nothing from you or the Planning Department about my request. As far as I know, the records that I have requested meet the criteria of an 'identifiable public records' under the Act, and if there was any problem or claim of exemption, you have failed to assert such by failing to contact or respond to my request. I believe that when a record is requested, the agency shall determine within ten days whether to comply with the request, and has an obligation to promptly respond to the requestor of its decision and the reasons therefore.

I further believe that the statute does not permit an agency to delay or obstruct the inspection or copying of public records, and requires that any denial of a written request be itself in writing. Please consider this letter a final attempt for me to ask that you and your agency comply with the law and produce the records. Since you have evidently chosen not to respond to me at all I believe that there is no exemption possible at this time.

Charlie Rausch

July 27, 2005

Page Two

Further, I should inform you that as I understand the statute:

"6258. Any person may institute proceedings for injunctive or declarative relief or writ of mandate in any court of competent jurisdiction to enforce his or her right to inspect or to receive a copy of any public record or class of public records under this chapter..."

As before, I am submitting this request to you by both e-mail as well as regular mail. If you have any questions, please feel free to write or call; my cell phone number is 323-791-7367.

Sincerely,

Tony Butka

Cc: Rocky Delgadillo, City Attorney

CD 14

CD 1

PROPOSED NORTHEAST HILLSIDE ICO

DRAFT DEVELOPMENT STANDARDS PRELIMINARY LANGUAGE

NOTE: Pursuant to a Motion (Reyes – Villaraigosa) initiating a study of hillside areas and considered by the City Council's Planning and Land Use Management (PLUM) Committee on 11/10/04, the Department of City Planning has prepared the following preliminary draft language for further Council consideration.

The City Charter requires any proposed ordinance to be considered by the City Planning Commission, City Council and Mayor. At this time, no action or formal votes have been taken on this draft language. The Planning Commission and Council will be holding hearings to allow public input on any proposed ordinance prepared by Planning staff.

The Council's PLUM Committee anticipates holding a public hearing on this proposal end of July or early-August. To confirm the schedule, you may contact Barbara Greaves, Legislative Assistant, at 213-978-1068 or Bgreaves@clerk.lacity.org.

The following summary includes: definition of some key terms included in the proposed ICO, a suggested sliding-scale floor-area-ratio (FAR) formula, grading standards, native tree protections and slope density requirements.

NOTE: MAPS SHOWING RIDGELINES, VIEW CORRIDORS AND OTHER FEATURES MENTIONED BELOW HAVE NOT YET BEEN PREPARED.

FRANK T. MARTINEZ
City Clerk

KAREN E. KALFAYAN
Executive Officer

When making inquiries
relative to this matter
refer to File No.

CITY OF LOS ANGELES

CALIFORNIA



JAMES K. HAHN
MAYOR

Office of the
CITY CLERK
Council and Public Services
Room 395, City Hall
Los Angeles, CA 90012
Council File Information - (213) 978-1043
General Information - (213) 978-1133
Fax: (213) 978-1040

HELEN GINSBURG
Chief, Council and Public Services Division

04-1880

November 15, 2004

Con Howe, Director of Planning
Department of City Planning, Room 525, City Hall
Attn: Robert Sutton and Charlie Rausch

Rockard J. Delgadillo, City Attorney
City Hall East, Room 800
Attn: Jeri Burge

PROPOSED INTERIM CONTROL ORDINANCE (ICO) FOR NORTHEAST LOS ANGELES

At its meeting on November 10, 2004, the Chair of Planning and Land Use Management Committee(sitting as a Committee of one on this item), considered Motion (Reyes - Villaraigosa) requesting the Planning Department to draft appropriate land use planning strategies and tools to ensure that open space areas of the Mount Olympus Flattop, Paradise Hill and Department of Water and Power (DWP) Rose Hills areas of Northeast Los Angeles be examined and /or preserved for open space purposes; and requesting the City Attorney, with the assistance of the Planning Department, to prepare and process an ICO to regulate the issuance of building, grading, use and foundation permits for the Mount Olympus /Flattop, Paradise Hill and DWP Rose Hills areas; and as depicted on the attached map. The ICO shall run for one year with two six month extensions by City Council Resolution, or until the adoption of a land use planning strategy and tool to ensure that open space areas of the Mount Olympus / Flattop, Paradise Hill and DWP Rose Hills areas are maximized or preserved for open space purposes. In addition, the ICO shall include an Urgency Clause enabling the ICO to be effective upon publication.

After careful consideration of the testimony provided by staff and the public, the Committee Chair requested the Planning Department with the assistance of the City Attorney to review the feasibility of establishing a Northeast Los Angeles ICO, and requested Planning staff to consult with Council Districts 1, 13, and 14 on the boundaries to be covered under the proposed ICO.

Please transmit your report to the Council and Planning and Land Use Management Committee, in c/o Office of the City Clerk, Room 395, City Hall.


Barbara Greaves
Legislative Assistant
Planning and Land Use
Management Committee, 213-978-1068

attachment:

cc: Gerald Gubatan, CD 1

MOTION

SEP 21 2004

The Northeast Community Plan Area is currently experiencing significant development activity, particularly in hillside areas. As a result, these development trends in Northeast are shrinking some of the remaining natural hillsides available near downtown Los Angeles.

FC
new

Affected areas are all primarily vacant, and include: *Mount Olympus/Flattop*, an approximately 100 acre mountainous hillside area, a natural historical treasure; *Paradise Hill*, an approximately 60 acre mountainous hillside area, primarily consisting of natural grassland; and *DWP Rose Hills*, an 11 acre mountainous hillside including natural woodlands, wildlife habitat and water filling station.

Improvements of the abovementioned areas, Mount Olympus/Flattop, Paradise Hill and DWP Rose Hills, should be limited to those land use intensities that can be accommodated by the existing topography. Furthermore, hillside streets should meet present City design or dedication standards to avoid adverse impacts on public safety, vehicular access, circulation and the availability of off-street parking.

Adequate measures must be taken to protect prominent ridgelines from grading and/or development via the preparation of an Ordinance, that is consistent with the goals and objectives of the General Plan to protect important resources and conserve the City's natural features. Therefore, an Interim Control Ordinance (ICO) regulating the issuance of certain demolition and building permits in the abovementioned geographical areas is needed.

I THEREFORE MOVE that the Planning Department be directed to draft appropriate land use planning strategies and tools to ensure that the open space areas of the *Mount Olympus Flattop*, *Paradise Hill* and *DWP Rose Hills* areas of Northeast Los Angeles be maximized and/ or preserved for open space purposes; and,

I FURTHER MOVE that the City Attorney, with the assistance of the Planning Department, be directed to prepare and process an Interim Control Ordinance (ICO) to regulate the issuance of building, grading, use and foundation permits for the Mount Olympus/ Flattop, Paradise Hill and DWP Rose Hills areas as depicted on the attached map; and,

I FURTHER MOVE that the ICO shall run for one year with two six month extensions by City Council Resolution, or until the adoption of a land use planning strategy and tool to ensure that open space areas of the *Mount Olympus/ Flattop*, *Paradise Hill* and *DWP Rose Hills* areas are maximized or preserved for open space purposes. The ICO shall include an Urgency Clause enabling the ICO to be effective upon publication.

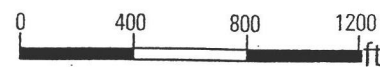
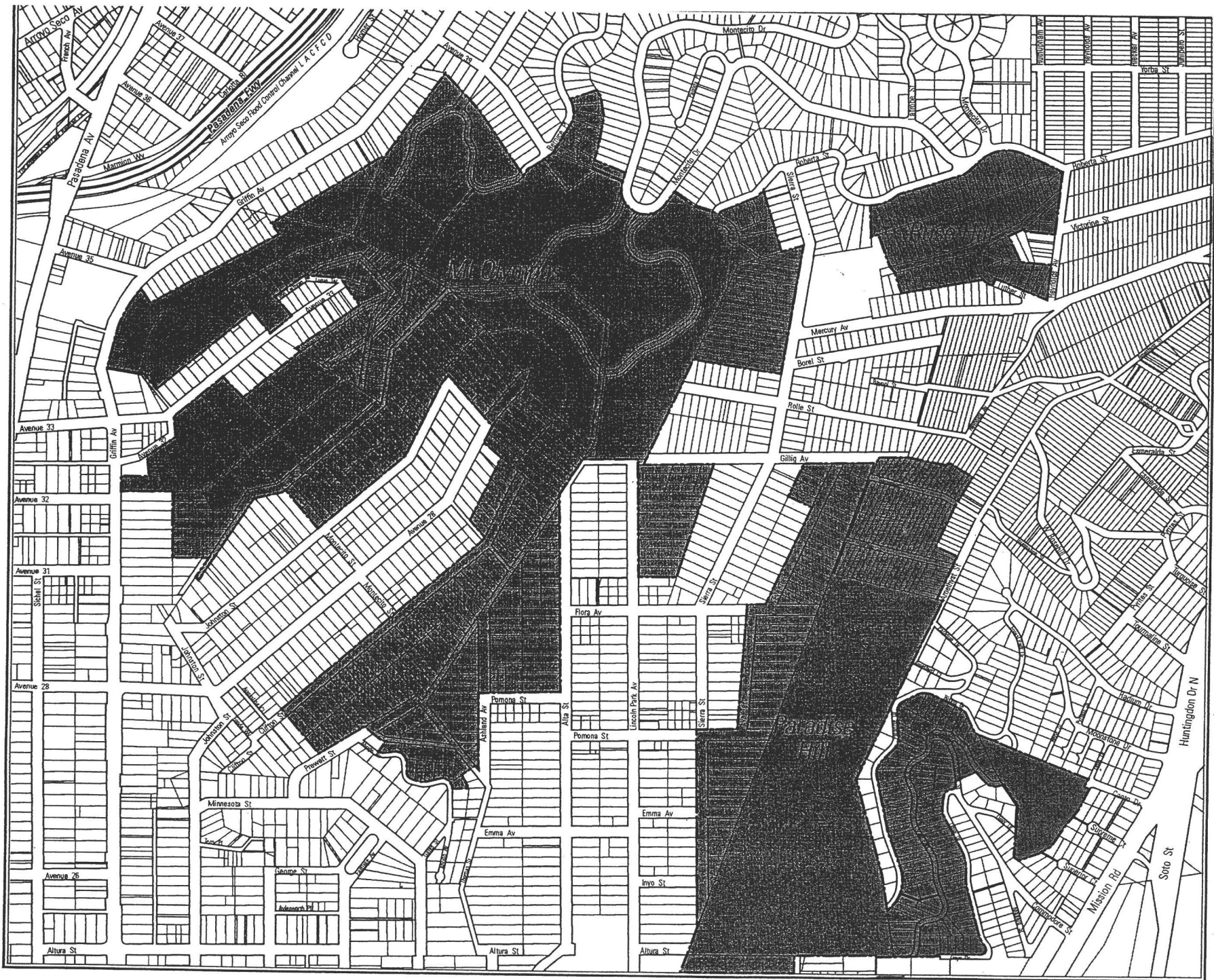
PRESENTED BY:

Ed P. Reyes

Councilmember, 1st District

SECONDED BY:

SEP 21 2004



Mt Olney
Paradise Hill

CITY OF LOS ANGELES SPEAKER BOARD

Date

11/10/04

Council File No., Agenda Item, or Case No.

04-1880

I wish to speak before the PLUM

Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? ☒ For proposal

☐ Against proposal

☐ General comments

Name: Jesus Encinas

Business or Organization Affiliation: —

Address: 5870 Benner St # 101, LA 90042

Street

City

State

Zip

Business phone: 213-891-2401 Representing: —

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

☐

Client Name: — Phone #: —

Client Address: —

Street

City

State

Zip

Please see reverse of card for important information and submit this entire card to the presiding officer or chairperson.

NOTICE OF LOBBYING REGISTRATION

If you are receiving compensation to make this appearance, the City's municipal lobbying ordinance (L.A.M.C. Section 48.01 et seq., as amended) may require you to register and report your lobbying activity. For more information about the City's lobbying law, contact the City Ethics Commission at (213) 978-1960, by fax at (213) 978-1988 or at 200 N. Spring St., 24th Fl – City Hall, Los Angeles, CA 90012.

Information about lobbying the City of Los Angeles may also be found on the Internet by accessing the Ethics Commission site on the City of Los Angeles "home page" located at <http://www.lacity.org/eth>

4

CIT F LOS ANGELES SPEAKER CARD

Date

11-10-04

Council File No., Agenda Item, or Case No.

04-1880

I wish to speak before the

PLUM

Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? (☒) For proposal

() Against proposal

() General comments

Name: CLARE MARTER WENYON

Business or Organization Affiliation: MT. WASH. ALLIANCE / NE LA OS COALITION

Address: 505 W. AVE 44 LA 90065

323

Street

City

State

Zip

Business phone: 2276491 Representing:

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

☐

Client Name: Phone #:

Client Address:

Street

City

State

Zip

Please see reverse of card for important information and submit this entire card to the presiding officer or chairperson.

CITY F LOS ANGELES SPEAKER IRD



Date

11/10/04

Council File No., Agenda Item, or Case No.

04-1880

#4

I wish to speak before the

Planning & Land Use Management Mtg

Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? ☒ For proposal☐ Against proposal☐ General comments

Name:

Elva Yanez

Business or Organization Affiliation:

Save Elephant Hill

Address:

4627 Harriman Ave, LA, 90032

Street

City

State

Zip

Business phone:

213 3804233

Representing:

Save Elephant Hill

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

☐

Client Name:

Phone #:

Client Address:

Street

City

State

Zip

Please see reverse of card for important information and submit this entire card to the presiding officer or chairperson.

CITY F LOS ANGELES SPEAKER IRD



Date

11/10/04

Council File No., Agenda Item, or Case No.

agenda # 4

I wish to speak before the

PLUM

Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda?

- ☒ For proposal
☐ Against proposal
☐ General comments

Name:

Jim Bickhart

Business or Organization Affiliation:

CD 14

Address:

200 N Spring St.

LA 90012

Street

City

State

Zip

Business phone:

473 7014

Representing:

Calvin V. Marraigosa

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

☐

Client Name:

Phone #:

Client Address:

Street

City

State

Zip

Please see reverse of card for important information and submit this entire card to the presiding officer or chairperson.

CITY : LOS ANGELES SPEAKER ORD



Date

11/10/04

Council File No., Agenda Item, or Case No.

04-1880

Item 4

I wish to speak before the

PLUM

Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? () For proposal

() Against proposal

() General comments

Name: Joan Lundy

Business or Organization Affiliation: Glassell Park Imp. Assn.

Address: 2249 Lovelan Dr. Los Angeles CA 90065

Business phone: 323 254-6414 Representing: Friends of Walnut Canyon

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

☐

Client Name: Phone #:

Client Address: Street City State Zip

Please see reverse of card for important information and submit this entire card to the presiding officer or chairperson.

CITY F LOS ANGELES SPEAKER RD



Date

11/10/04

Council File No., Agenda Item, or Case No.

#4 - 04-1880

I wish to speak before the PLANNING & LAND USE MANAGEMENT COMMITTEE
Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? () For proposal

Name: JOYCE DILLARD () Against proposal
() General comments

Business or Organization Affiliation: _____

Address: PO Box 31377 LOS ANGELES CA 90031
Street City State Zip

Business phone: _____ Representing: _____

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

☐

Client Name: _____ Phone #: _____

Client Address: _____
Street City State Zip

Please see reverse of card for important information and submit this entire card to the presiding officer or chairperson.

CITY F LOS ANGELES SPEAKER ORD

4

Date

11-16-04

Council File No., Agenda Item, or Case No.

04-1880

I wish to speak before the

PLUM Committee

Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda?

- ☒ For proposal
☐ Against proposal
☐ General comments

Name:

DIANNE F- RYAN

Business or Organization Affiliation:

Montecito Heights Improvement Assoc

Address:

Los Angeles

CA

State

90031

Business phone:

(323) 225-4071

Representing:

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

☐

Client Name:

Phone #:

Client Address:

Street

City

State

Zip

Please see reverse of card for important information and submit this entire card to the presiding officer or chairperson.

11-10-01

CLUB Committee

X

Ways - F
New York
Dining

CITY : LOS ANGELES SPEAKER CARD

Date

11/10/04

Council File No., Agenda Item, or Case No.

I wish to speak before the

Planning & Land Use Committee
Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? ☒ For proposal

Name: Donnette Thayer ☐ Against proposal
☐ General comments

Business or Organization Affiliation: Arroyo Seco Neighborhood Council

Address: 3872 Berenice PL LA CA 90031
Street City State Zip

Business phone: 323-222-8759 Representing: self

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

☐

Client Name: _____ Phone #: _____

Client Address: _____
Street City State Zip

Please see reverse of card for important information and submit this entire card to the presiding officer or chairperson.

CITY OF LOS ANGELES SPEAKER CARD

Date

11/10/04

Council File No., Agenda Item, or Case No.

04-1880

I wish to speak before the

PLUM

Name of City Agency, Department, Committee or Council

Do not wish to speak/
wish to support motion &
additions to motion
ICD

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? (☒) For proposal

Name: Charlotte Hildebrand Harjo (☐) Against proposal
(☐) General comments

Business or Organization Affiliation: _____

Address: 4267 San Rafael Ave LA, CA 90042
Street City State Zip

Business phone: _____ Representing: _____

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

☐

Client Name: _____ Phone #: _____

Client Address: _____
Street City State Zip

Please see reverse of card for important information and submit this entire card to the presiding officer or chairperson.

A 4

JOYCE DILLARD
P. O. Box 31377
Los Angeles, CA. 90031
Email: dillardjoyce@yahoo.com

November 10, 2004

Chairman Ed P. Reyes
Councilmember Jack Weiss
Councilmember Tony Cardenas
Los Angeles City Hall
200 N. Spring St. Room 1010
Los Angeles, CA 90012

Re: Planning and Land Use Management Committee
Agenda Item 4, CFI 04-1880

Dear Councilmembers Reyes, Weiss and Cardenas:

Are you prepared to purchase property for park use?

Much of the vacant land is now zoned RE20-1 but you cannot enforce that current zoning. The four-house development at Two Tree and Thomas Street should have been the test case to preserve this land. State law could not block the owners from pursuing their development.

We are attaching a schedule of land parcels by purchased by the firm Acc All City Investments Inc. of Huntington Park. As you can see, their purchase has inflated the land values in the area. Please compare the purchase price to the assessed value. This is absurd.

An analysis of open space and housing inventory needs to be taken under consideration before any interim ordinance is even written.

The residents and owners of the area need to be notified.

Our issues need to be addressed before open space can be a consideration.

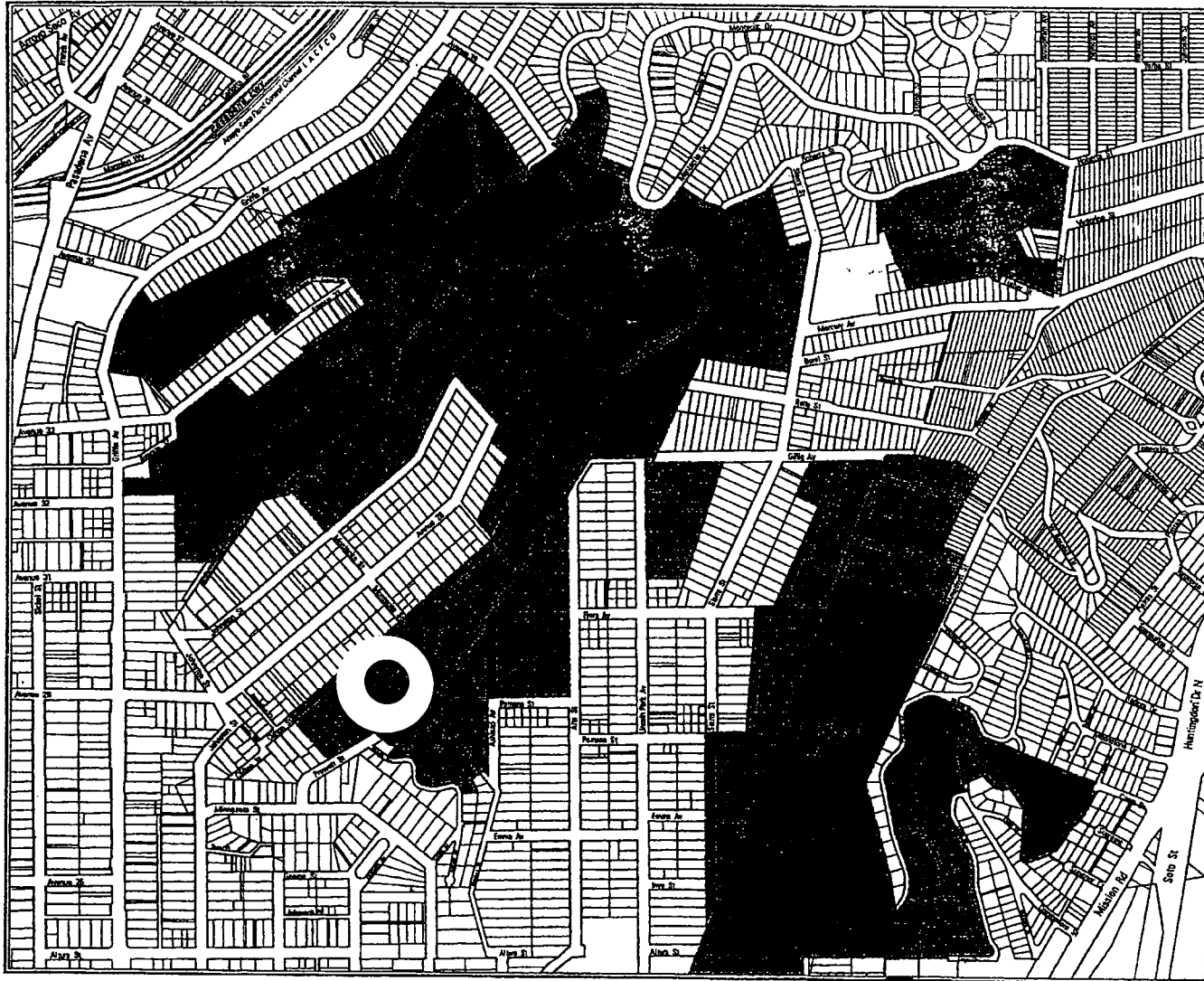
The Mt. Olympus property owned by the International Church of the Foursquare Gospel is NOT for sale. Why is the motion warranted?

Very truly yours,

Joyce Dillard

Parcel Inventory

Parcel	Address	Type	Purchase Price	Date Purchased	Assessed Value	Assessed Percentage of Market
5206 024 018	No Situs Address	Land	\$35,000	8/12/2003	\$35,700	1.02 %
5208 015 001	2830 Prewett	Land	\$450,004	4/14/2004	\$56,100	0.1246656 %
5208 015 002	2824 Prewett	Land	\$450,004	4/14/2004	\$56,100	0.1246656 %
5208 015 003	2818 Prewett	Land	\$450,004	4/14/2004	\$56,100	0.1246656 %
5208 015 004	2831 Thomas St.	Land	\$450,004	4/14/2004	\$71,400	0.1586653 %
5208 015 007	3315 Two Tree	Land	\$450,004	4/14/2004	\$67,320	0.1495987 %
5208 015 008	2810 Prewett	Land	\$450,004	4/14/2004	\$65,280	0.1450654 %
5208 015 031	2823 Thomas St.	Land	\$450,004	4/14/2004	\$86,700	0.192665 %



**Mt Olympus/Rose Hill/
Paradise Hill ICO**

Save Elephant Hill

4
submitted in
Cmte
on 11-10-04

November 9, 2004

The Honorable Members of the
Planning & Land Use Management Committee
c/o Office of City Clerk
200 N. Spring Street, Room 395
Los Angeles, CA 90012

RE: File No. 04-1880 / CDs 1 & 14 - Motion for Interim Control Ordinance for Open Space

Honorable Councilmembers:

Save Elephant Hill, a community-based alliance of residents from Northeast Los Angeles and South Pasadena, supports the Interim Control Ordinance (ICO) proposed by City Councilmember Ed Reyes. We are pleased that the ICO is moving forward since it will ensure that land use in specified Northeast communities accommodates existing topography; streets meet current standards; and the area's important natural resources are protected.

In light of the extensive efforts by Northeast Los Angeles residents this year to protect hillside open space in El Sereno from development, we ask that the proposed ICO be amended to include Elephant Hill.

Elephant Hill is the largest of the remaining open spaces in Northeast Los Angeles. Located in predominately Latino, working-class El Sereno, Elephant Hill lies east of Harriman Ave., north of Cudahy, and west of Corona, Jennings and Portola Ave. North of Elephant Hill is the city of South Pasadena. Elephant Hill covers 110-acre of rolling hillside and vitally important natural habitat supporting numerous species of resident and migratory birds, animals from coyotes to snakes, and threatened plant communities including the black walnut. The City Council has heard from hundreds of residents of El Sereno and the greater Northeast area who want to protect Elephant Hill from development that is inconsistent with the topography of the area and will eliminate an important natural resource.

Of the remaining hillside open spaces in the Northeast area, Elephant Hill is at greatest risk of development. Fifteen acres in the northeast corner of Elephant Hill will soon be lost to the development of 22 luxury homes and associated road construction that threatens to induce additional housing that is inconsistent with the character of the El Sereno community and will eliminate the environmentally-sensitive, natural buffer between the cities of Los Angeles and South Pasadena. Unlike some of the surrounding communities, El Sereno does not have a specific plan and, as a result, has suffered from the lack of protections such plans provide against poorly planned developments.

Finally, it is important to note that Council District 14, including El Sereno, has fewer park acres per capita than neighboring Council Districts. El Sereno has 2 acres or less of park space per capita. On behalf of the hundreds of residents who have written letters, made telephone calls and turned out to community meetings in defense of Elephant Hill, I urge you to include Elephant Hill in the proposed ICO.

Thank you for this progressive piece of legislation that will promote smart growth in Los Angeles. Please feel free to contact me for additional information.

Sincerely,

A handwritten signature in black ink, appearing to read 'Elva Yañez', written in a cursive style.

Elva Yañez
Save Elephant Hill

cc: Councilmember Ed P. Reyes
Councilmember Tony Cardenas
Councilmember Jack Weiss
Councilmember Antonio Villaraigosa
Northeast Los Angeles Open Space Coalition

JOYCE DILLARD
P. O. Box 31377
Los Angeles, CA. 90031
Email: dillardjoyce@yahoo.com

noted in #4
PLUM
Cmte
on 11-10-04

November 10, 2004

Chairman Ed P. Reyes
Councilmember Jack Weiss
Councilmember Tony Cardenas
Los Angeles City Hall
200 N. Spring St. Room 1010
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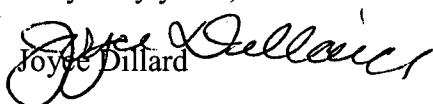
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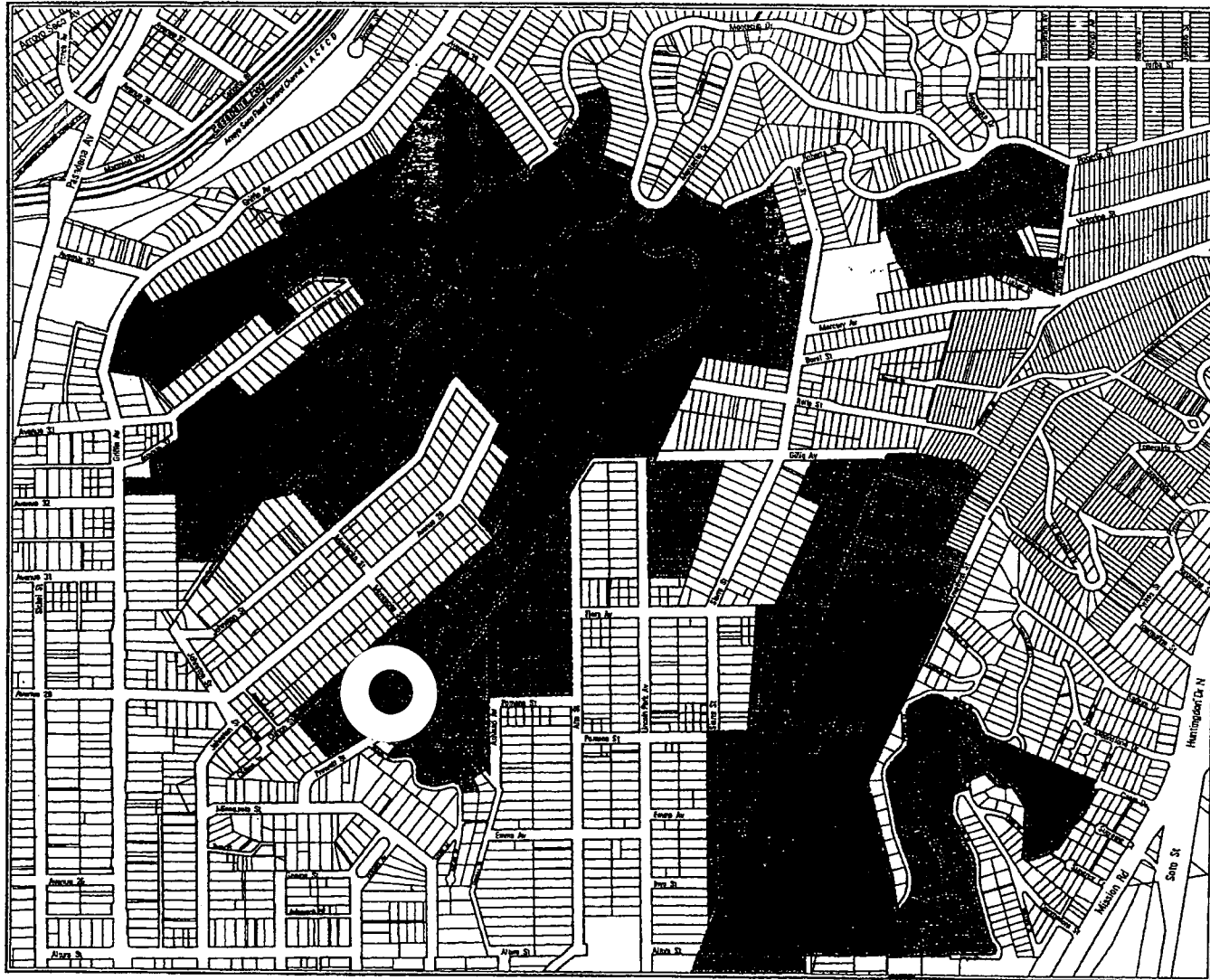
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**Mt Olympus/Rose Hill/
Paradise Hill ICO**

NORTHEAST LOS ANGELES OPEN SPACE COALITION

**The Honorable Ed Reyes, Chair
Planning and Land Use Management Committee
City Hall
200 N. Spring Street,
Los Angeles, CA 90012**

November 9, 2004

Dear Councilmember Reyes,

Agenda Item #4 File # 04-1880

The North East Los Angeles Open Space Coalition (NELA/OS) applauds you for bringing a motion to the City Council to draft land use strategies and create an Interim Control Ordinance to protect several natural hillsides in Council District One.

As you are aware, NELA/OS has begun working with Staff from Council Districts 1, 13 and 14. Our goals are: to compile an inventory of public and private open space parcels within the Northeast Community Plan area; to categorize the nature of the open space; to rank the Open Space and to draft recommendations in a report to the City through the Council Districts.

We have proposed to Council District 14 that additional areas, of both Council District 14 and Council District 1, be included in your motion to prepare an ICO while strategies are developed to assure these areas are maximized or preserved for open space purposes.

The Council District 14 areas are:

***Elephant Hill, in El Sereno;
Walnut Canyon, Moss Canyon aka Walnut Canyon West, Barryknoll Canyon, and Paseo Canyon, in Glassell Park;
Moon Canyon area, Red Hawk Canyon, Marmion Way escarpment, in Mount Washington.***

The Council District 1 areas are:

Mount Washington Drive Canyon, Kite Hill Watershed, including the James/Beech/Glenalbyn area, in Mount Washington.

We wholeheartedly support your efforts on behalf of the community's dwindling Open Space and urge you to broaden the scope of your motion by the inclusion of the above-named areas. By doing so, you will be taking positive measures to ensure that large areas of contiguous wildlife habitat, unique plants, beautiful vistas and natural spaces will be available for our children to cherish as their heritage.

We believe that our combined efforts will produce results essential to the goals of Open Space preservation and well-planned land use in the Northeast.

Thank you for your leadership in the matter,

Yours truly,

**Clare Marter Kenyon
NELA/OS Executive Committee
323-227-6491**

cc Councilmember A. Villaraigosa

Save Elephant Hill

November 9, 2004

The Honorable Members of the
Planning & Land Use Management Committee
c/o Office of City Clerk
200 N. Spring Street, Room 395
Los Angeles, CA 90012

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Finally, it is important to note that Council District 14, including El Sereno, has fewer park acres per capita than neighboring Council Districts. El Sereno has 2 acres or less of park space per capita. On behalf of the hundreds of residents who have written letters, made telephone calls and turned out to community meetings in defense of Elephant Hill, I urge you to include Elephant Hill in the proposed ICO.

Thank you for this progressive piece of legislation that will promote smart growth in Los Angeles. Please feel free to contact me for additional information.

Sincerely,

Elva Yañez
Save Elephant Hill

cc: Councilmember Ed P. Reyes
Councilmember Tony Cardenas
Councilmember Jack Weiss
Councilmember Antonio Villaraigosa
Northeast Los Angeles Open Space Coalition

<fontfamily><param>Times New Roman</param>Dear Ms. Greaves,

Please be kind enough to add this to the PLUM file 04-1880.

I will send a hard copy with letterhead.

Thank you,

Mark B. Kenyon

The Honorable Ed Reyes, Chair

Planning and Land Use Management Committee

City Hall

200 N. Spring Street,

Los Angeles, CA 90012

<bold>Agenda Item #4 File # 04-1880

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Dear Councilmember Reyes,

The Mount Washington Home Owners Alliance supports the proposal to instruct Planning to develop the appropriate strategies and tools need to protect critical open space resources in CD1, and to enact an Interim Control Ordinance (ICO) needed to implement this process.

Furthermore, we ask you to expand this process and the ICO to include additional areas in Council District 14. Unfortunately, our existing Northeast Community Plan and Specific Plans do not have the necessary planning elements needed protect the critical open space resources in these communities.

The Mount Washington-Glassell Park Specific Plan was created to counteract the deleterious effects of "mansionization" in the '80's. We were successful in cutting down the oversized houses being

constructed at that time, when the Floor Area Ratio was formulated. However, we have no ridgeline protection and there are no strategies or plans for open space preservation at all.

The level, intensity, depth, and degree of development in CD 1 and CD 14 have proceeded at an unprecedented pace over the last two years. Our communities are quickly losing the last remaining open space areas, ridgelines, view sheds, and wildlife corridors. Once they are gone, they will be lost for all time.

</fontfamily><fontfamily><param>Times</param>While our communities do need more affordable housing we have a more desperate need for open space and parks. CD 1 and CD14 have the least open space resources of any area in the City and if we do not act soon they will be lost forever. We owe it to ourselves, our neighbors, and most importantly to our children to find sensible planning measures that will help to create and protect these resources for future generations. impacts of recent development in CD 1 and CD14, and that will provide the necessary time and focus needed to create the necessary recommendations and ordinances that would help guide future development that would preserve our critical open space resources.

We, therefore, believe that a "cooling off" period is required in order to study the impacts of the recent intense development in the hillsides of CD 1 and CD14. An ICO will provide the necessary time and focus needed to create the badly needed recommendations and ordinances that would help guide future development to preserve our critical open space resources.

We thank you for sponsoring this motion and urge you to include the additional areas recommended by Northeast Los Angeles Open Space Coalition and Council District 14.

Yours very truly,

Mark B. Kenyon

Land Use Chair

Mount Washington Homeowners Alliance

cc Councilman Antonio Villaraigosa

</fontfamily><fontfamily><param>Times New Roman</param><smaller>P. O.
Box 65146 Los Angeles, CA 90065</smaller></fontfamily>

**GLASSELL PARK IMPROVEMENT ASSOCIATION**
☒ PO BOX 65881 LOS ANGELES, CA 90065  www.GPIA.com

09 NOVEMBER 2004

THE HONORABLE MEMBERS OF THE
PLANNING & LAND USE MANAGEMENT COMMITTEE
C/O OFFICE OF CITY CLERK
200 N. SPRING STREET, ROOM 395
LOS ANGELES, CA 90012

RE: FILE NO. 04-1880 - MOTION FOR ICO ON OPEN SPACE IN CDS 1 AND 14

HONORABLE COUNCILMEMBERS:

THE GLASSELL PARK IMPROVEMENT ASSOCIATION SUPPORTS THE PROPOSED ICO FOCUSING ON OPEN SPACE WITHIN NORTHEAST LOS ANGELES. WE WOULD ASK THAT THE ICO BE AMENDED TO INCLUDE FOR REVIEW OTHER AREAS OF SIGNIFICANT OPEN SPACE WITHIN CD14.

OF INTEREST AND CONCERN WITHIN GLASSELL PARK ARE WALNUT CANYON, MOSS CANYON, PASEO CANYON AND BARRYKNOLL CANYON. GLASSELL PARK IS HIGHLY UNDER-SERVED WHEN IT COMES TO OPEN SPACE. THE ABOVE-REFERENCED OPEN SPACE AREAS OFFER THE FOLLOWING SIGNIFICANT BENEFITS:

1) ALL ARE ACCESSIBLE BY PUBLIC TRANSPORTATION, WHICH IS IMPORTANT FOR THOSE IN MORE DENSELY POPULATED AREAS OF GLASSELL PARK AND NORTHEAST LOS ANGELES.

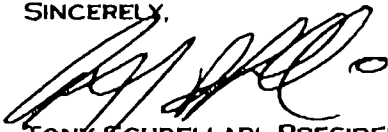
2) ALL WOULD SERVE PASSIVE RECREATION NEEDS, WHICH ARE NOT CURRENTLY AVAILABLE IN GLASSELL PARK.

3) ALL ARE ENVIRONMENTALLY SIGNIFICANT BECAUSE A) EACH SERVES AS MIGRATORY CORRIDORS FOR BIRDS AND ANIMALS, B) THEY EACH OFFER UNIQUE HABITAT CHARACTERISTICS SUCH AS WALNUT WOODLANDS, CHAPARRAL AND COASTAL SAGE SCRUB AREAS AND C) ALL ARE WATERSHED AREAS FOR THE LOS ANGELES RIVER WHICH IS LESS THAN A MILE AWAY.

GLASSELL PARK HAS ONE OF THE LOWEST RATIOS OF OPEN SPACE TO POPULATION IN THE CITY. ON BEHALF OF OUR BOARD OF DIRECTORS, THE NEARLY 500 COMMUNITY MEMBERS AND ACTIVISTS THAT MAKE UP OUR ORGANIZATION AND THE GLASSELL PARK COMMUNITY, I URGE YOU TO KEEP THE ABOVE-REFERENCED AREAS IN MIND FOR INCLUSION IN THE ICO.

I THANK YOU FOR YOUR TIME AND CONSIDERATION. SHOULD YOU HAVE ANY QUESTIONS, PLEASE FEEL FREE TO CONTACT ME AT ANY TIME.

SINCERELY,



TONY SCUDELLARI, PRESIDENT
GLASSELL PARK IMPROVEMENT ASSOCIATION

CC: COUNCILMEMBER ED P. REYES
COUNCILMEMBER TONY CARDENAS
COUNCILMEMBER JACK WEISS
COUNCILMEMBER ANTONIO VILLARAIGOSA
NORTHEAST LOS ANGELES OPEN SPACE COALITION

"PRIDE IN OUR COMMUNITY"

MOTION

SEP 21 2004

The Northeast Community Plan Area is currently experiencing significant development activity, particularly in hillside areas. As a result, these development trends in Northeast are shrinking some of the remaining natural hillsides available near downtown Los Angeles.

FC
new

Affected areas are all primarily vacant, and include: *Mount Olympus/Flattop*, an approximately 100 acre mountainous hillside area, a natural historical treasure; *Paradise Hill*, an approximately 60 acre mountainous hillside area, primarily consisting of natural grassland; and *DWP Rose Hills*, an 11 acre mountainous hillside including natural woodlands, wildlife habitat and water filling station.

Improvements of the abovementioned areas, Mount Olympus/Flattop, Paradise Hill and DWP Rose Hills, should be limited to those land use intensities that can be accommodated by the existing topography. Furthermore, hillside streets should meet present City design or dedication standards to avoid adverse impacts on public safety, vehicular access, circulation and the availability of off-street parking.

Adequate measures must be taken to protect prominent ridgelines from grading and/or development via the preparation of an Ordinance, that is consistent with the goals and objectives of the General Plan to protect important resources and conserve the City's natural features. Therefore, an Interim Control Ordinance (ICO) regulating the issuance of certain demolition and building permits in the abovementioned geographical areas is needed.

I THEREFORE MOVE that the Planning Department be directed to draft appropriate land use planning strategies and tools to ensure that the open space areas of the *Mount Olympus Flattop*, *Paradise Hill* and *DWP Rose Hills* areas of Northeast Los Angeles be maximized and/ or preserved for open space purposes; and,

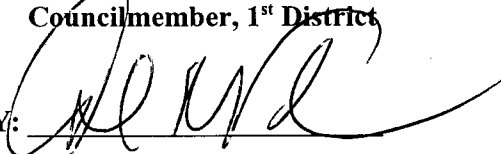
I FURTHER MOVE that the City Attorney, with the assistance of the Planning Department, be directed to prepare and process an Interim Control Ordinance (ICO) to regulate the issuance of building, grading, use and foundation permits for the Mount Olympus/ Flattop, Paradise Hill and DWP Rose Hills areas as depicted on the attached map; and,

I FURTHER MOVE that the ICO shall run for one year with two six month extensions by City Council Resolution, or until the adoption of a land use planning strategy and tool to ensure that open space areas of the *Mount Olympus/ Flattop*, *Paradise Hill* and *DWP Rose Hills* areas are maximized or preserved for open space purposes. The ICO shall include an Urgency Clause enabling the ICO to be effective upon publication.

PRESENTED BY:

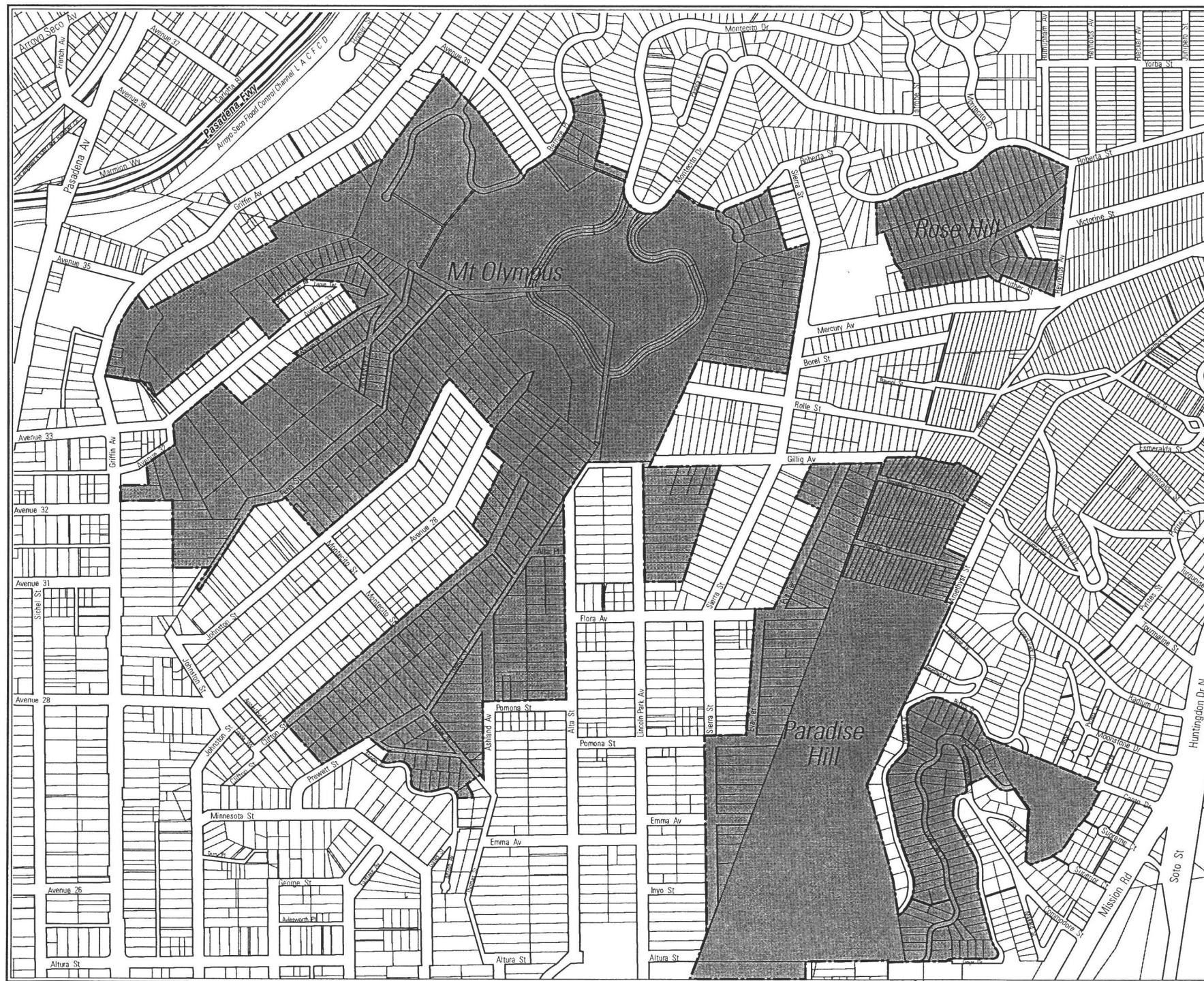

Ed P. Reyes
Councilmember, 1st District

SECONDED BY:



SEP 21 2004





Mt Olympus/Rose Hill/ Paradise Hill ICO