

From: "Diane Edwardson" <diane.edwardson@earthlink.net>
To: "Barbara Greaves" <Barbara.Greaves@lacity.org>
CC: "Mitch Ofarrell" <Mitch.Ofarrell@lacity.org>, "Noel Hyun" <Noel.Hyun...>
Date: 6/12/2009 5:08 PM
Subject: Council File # 09-1390 - PLUM 6-16-09 - Hillside Area Definitions

Hi Barbara,
 Please include the message (below) which I sent earlier to the City Planner,
 Erick Lopez, as my official comments for Council File # 09-1390, in PLUM
 6-16-09.

Thanks,
 Diane Edwardson
 2630 Corralitas Drive
 Los Angeles CA 90039
 213-910-9826

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

> From: Diane Edwardson [mailto:diane.edwardson@earthlink.net]
 > Sent: Tuesday, May 26, 2009 5:43 PM
 > To: 'Erick Lopez'
 > Cc: 'Council Member Garcetti'; 'Council Member LaBonge'; 'Councilmember
 > Reyes'; 'Mitch Ofarrell'; 'Renee Weitzer'; 'Doug Mensman';
 > 'susan.wong@lacity.org'; 'Elizabeth Bougart-Sharkov';
 > 'Noel Hyun';
 > Subject: Hillside Area Definitions comments - Silver Lake

>
 > Erick,

>
 > I find the rewriting of the Hillside Area Definitions coming with far more
 > consequences than have been publicly considered. The unintended (or
 > perhaps, they are intended) consequences outweigh the benefits of rushing
 > through these definitions.

>
 > It would seem areas in Silver Lake being removed from the Hillside Area
 > Definition are not just to enable the Hillside Mansionization Ordinance.
 > These are multi-family zoned neighborhoods that are not affected by it.
 > So why remove them from the Hillside Area Definition if not to enable
 > other relaxation of regulations in Hillside Areas?

>
 > The environmental impacts of removing large parts of the City that are
 > currently considered Hillside Areas may further threaten protected native
 > trees. The Protected Tree Ordinance ONLY covers trees in Designated
 > Hillside Areas. Older Hillside neighborhoods are where we encounter large
 > specimens of protected trees, where they have been nurtured by generations
 > of families. Some of these neighborhoods are zoned multi-family and are
 > ripe for redevelopment. While the protections for native trees are weak
 > at best, they recognize some native species are threatened and deserve
 > specific environmental review.

>
 > Similarly, height, parking, viewsheds, public safety and site plan review
 > would all have different meanings in Hillside neighborhoods.

>
 > In my Silver Lake neighborhood you have removed Allesandro Elementary
 > School, but not Ivanhoe Elementary. Yet the two are very similarly
 > situated on their artificially flattened lots.

>

- > Allesandro Elementary (2210 Riverside Drive) should be included in the
- > Hillside Area. It is surrounded on 3 sides by Substandard Hillside
- > Streets. The only access to the Hillside Neighborhood behind Allesandro
- > Elementary School is via one, one-way, access road. Riverside Terrace
- > narrows to about 20 feet in width directly adjacent to the school. The
- > school fronts on Riverside Drive, with a retaining wall varying from 6'-
- > 12' in height. The school itself is a good 15' -20' above grade on
- > Riverside Drive. This is a dramatic grade change.
- >
- > The homes surrounding Allesandro Elementary are primarily single story,
- > single family homes on lots as small as 800 sq ft. Views from this very
- > dense immediate neighborhood, as well as views from homes on Lake View Ave
- > and Silver Ridge Ave would be affected should LAUSD choose to build
- > housing or taller buildings on site. The Hillside Area Definition is
- > important to this multi-family zoned neighborhood that is unduly impacted
- > by the school already.
- >
- > Similarly, areas on Glendale Blvd from Silver Lake Ave to and around
- > Fletcher should also be included in the Hillside Area Definition.
- > Viewsheds, parking and height are all affected in this area too. Parts of
- > Lake View Ave, Silver Ridge Ave, India and other area streets have views
- > of the Silver Lake Reservoir.
- >
- > Our Community Plan recognizes viewsheds as important in our Hillside
- > Neighborhood. The views of not only marquee attractions, like the Silver
- > Lake Reservoir and the San Gabriel Mountains, but also of the hillsides
- > themselves, give value to our neighborhood.
- >
- > The "unintended" consequences of rushing the removal of these areas from
- > the Hillside Area Definition has not been adequately considered. I urge
- > you to replace Allesandro Elementary School and the above described areas
- > around Glendale Blvd back INTO the Hillside Area Definition.
- >
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