

From: "Diane Edwardson" <diane.edwardson@earthlink.net>
To: "Barbara Greaves" <Barbara.Greaves@lacity.org>
CC: "Mitch Ofarrell" <Mitch.Ofarrell@lacity.org>, "Jonathan Strait" <jvs...
Date: 6/15/2009 3:51 PM
Subject: FW: Council File # 09-1390 - PLUM 6-16-09 - Hillside Area Definitions

HI Barbara - I'm not seeing the email below show up in the City Council File 09-1390. Nor is there any comment from the public in the file on line. I know my neighbor Jonathan Strait also sent an email to you last Friday. Please confirm.
 Diane

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

> From: Diane Edwardson [mailto:diane.edwardson@earthlink.net]
 > Sent: Friday, June 12, 2009 5:08 PM
 > To: 'Barbara Greaves'
 > Cc: 'Mitch Ofarrell'; 'Noel Hyun'; 'Erick Lopez'; 'Elizabeth Bougart-Sharkov'
 > 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

af
 CF# 09-1390

> > 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.

> >

> > Diane Edwardson

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