



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

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**Council File Number: 16-1045, 13-1478-S3**

1 message

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**Paul Elmi** <elmoid@gmail.com>

Thu, Jan 26, 2017 at 11:18 AM

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

**Dear Councilmember,**

**In the near future you will be voting on the Proposed Small Lot Subdivision ordinance number 16-1045 / 13-1478-S3 which does not address the big issues that citizens are concerned about and only improves a few of the small ones. The big issues are Height, Massing, Setbacks and Style and simply using a few architectural design elements does not make these huge SLS projects compatible with the existing neighborhoods. We strongly request that when this ordinance comes to your attention that you send it back to the Planning Department with specific instructions to fix these issues. Specific items should include:**

- 1. Front setbacks should be the Prevailing setback as determined by the city's "Setback Calculator".**
  
- 2. Building heights should not exceed the average height of the buildings that fall within the zoning height limitation (on the project side of the street).**
  
- 3. The median Floor Area Ratio (FAR) for the project side of the street can easily be determined and the FAR for the new project should not exceed 20% of that.**
  
- 4. Require projects be contextual with neighborhood/NC Land Use recommendations.**

Sincerely,

**Paul Elmi**



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

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**Council File Number: 16-1045, 13-1478-S3**

1 message

Tina Nakane &lt;tinoi@me.com&gt;

Thu, Jan 26, 2017 at 11:31 AM

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

Dear Councilmembers,

Regarding: **Item Number: 16-1045**

**We suggest standards not be changed without public participation. Address cumulative impact of multiple projects: Upon 25th unit of new housing during 2-year period within 2000' radius, City shall conduct a traffic/infrastructure study before additional housing approved. We urge the following:**

- 1.Codify into enforceable rules. Retain all existing zoning codes, setbacks, requirements for landscaping, parking, massing, scale, compatibility with neighborhood character.**
- 2.Maintain all present zoning codes/regulations with regard to height, without variances, to prevent negative precedents.**
- 3.Determine prevailing height of surrounding area. When zoning allows different height, project conforms to the more restrictive.**
- 4.Mandate GROUND LEVEL open space.**
- 5.Encourage open, not rooftop, decks.**
- 6.Restrict rooftop decks to where encouraged by NCs. No doghouses permitted. Limit area to 1/3 roof area, face decks to interior.**
- 7.Require projects be contextual with neighborhood/NC Land Use recommendations.**
- 8.Apply guest-parking rules regardless of number/units. A 2 unit project must have min one guest parking space.**
- 9.FAR of all structures on lot shall occupy no more than 65% lot area.**
- 10.Require setbacks: front shall follow underlying zone. Rear setbacks shall be 10-15 feet depending on zone. Side setbacks five feet plus one additional foot for each story after two stories.**
- 11.Require on-site trash pick-up from private vendor for four units or more.**
- 12.No cantilevering allowed over common driveway.**
- 13.Require developers provide proof from Housing Department Ellis Act applied and terms of Act followed.**
- 14.Require ALL projects visit NC with completed project maps showing adjacent properties, site plans, scaled renderings, elevations, floor and landscape plans. Adaptive Reuse for multi-unit properties: Apply provision to properties of 2+ units, rather than limiting to 5+ units. Waive parking requirements and min lot size to encourage adaptive reuse of older properties.**

Thank you for your service and attention.

Sincerely,

Cristina Nakane



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

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**Council File Number: 16-1045, 13-1478-S3**

1 message

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**Jim Altschuler** <proptyjha@ca.rr.com>

Thu, Jan 26, 2017 at 2:18 PM

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

**Dear Councilmember,**

**In the near future you will be voting on the Proposed Small Lot Subdivision Ordinance, number 16-1045 / 13-1478-S3, which does not address what I and many of my neighbors and peers consider the big issues as it only improves a few of the small issues. The big issues are Height, Massing, Setbacks and Style. Simply using a few architectural design elements does not make these huge SLS projects compatible with the existing neighborhoods. . We strongly request that when this ordinance comes to your attention that you send it back to the Planning Department with specific instructions to fix these issues. Specific items should include:**

- 1. Front setbacks must be the prevailing setback as determined by the city's "Setback Calculator".**
- 2. Building heights should not exceed the average height of the buildings that fall within the zoning height limitation (on the project side of the street).**
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- 4. Require projects to be contextual with neighborhood/NC Land Use recommendations.**

**I believe that any new project in an existing neighborhood must be required to conform to the majority of the buildings and properties there. Despite the variance in the different neighborhoods, if this Small Lot Subdivision Ordinance is written as outlined above it will be applicable to all neighborhoods without having to spell out the differences and will eliminate the need for neighborhood specificity. Your immediate and thorough consideration will be greatly appreciated. Thank you.**

**Sincerely,**

Jim Altschuler

proptyjha@ca.rr.com



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

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**Council File Number: 16-1045, 13-1478-S3**

1 message

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**Kari Adamsen** <kariaway@gmail.com>

Thu, Jan 26, 2017 at 3:40 PM

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

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- 4. Require projects be contextual with neighborhood/NC Land Use recommendations.**

Sincerely,

Kari Adamsen



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

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**Small Lot Subdivision**

1 message

**Diane Medak** <diane.medak@yahoo.com>

Thu, Jan 26, 2017 at 4:47 PM

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

**Subject: Council File Number: 16-1045, 13-1478-S3**

Dear Councilmember,

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4. Require projects be contextual with neighborhood/NC Land Use recommendations.

Sincerely,

Diane Medak

Owner

805-809 N. McCadden Place