



Sharon Dickinson <sharon.dickinson@lacity.org>

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

1 message

rosa tran <missrosatran@gmail.com>

Mon, Jan 30, 2017 at 6:25 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,

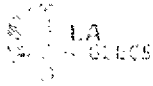
In the near future you will be voting on the Proposed Small Lot Subdivision ordinance number 16-1045 / 13-1478-S3, which was heard by the PLUM committee on January 24th but does not address the big issues that citizens are concerned about and only improves a few of the small ones. The big issues are 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 you send this proposed ordinance 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). Transitional Heights and Stepbacks (which are included in various community plans) could also be considered.
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. Projects should be required to be contextual with neighborhood/NC Land Use recommendations.

Sincerely,

Rosa Tran

PS - I live next door to the property in question. Please help the neighborhood. We are counting on your support.



Sharon Dickinson <sharon.dickinson@lacity.org>

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

1 message

Justin Valentine <justINVALentine@sbcglobal.net>

Mon, Jan 30, 2017 at 9:09 PM

Reply-To: Justin Valentine <justINVALentine@sbcglobal.net>

To: "councilmember.cedillo@lacity.org" <councilmember.cedillo@lacity.org>, "councilmember.krekorian@lacity.org" <councilmember.krekorian@lacity.org>, "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "david.ryu@lacity.org" <david.ryu@lacity.org>, "paul.koretz@lacity.org" <paul.koretz@lacity.org>, "councilmember.martinez@lacity.org" <councilmember.martinez@lacity.org>, "councilmember.fuentes@lacity.org" <councilmember.fuentes@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>, "councilmember.wesson@lacity.org" <councilmember.wesson@lacity.org>, "councilmember.bonin@lacity.org" <councilmember.bonin@lacity.org>, "councilmember.english@lacity.org" <councilmember.english@lacity.org>, "councilmember.ofarrell@lacity.org" <councilmember.ofarrell@lacity.org>, "councilmember.huizar@lacity.org" <councilmember.huizar@lacity.org>, "councilmember.buscaino@lacity.org" <councilmember.buscaino@lacity.org>, "Sharon.Dickinson@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 was heard by the PLUM committee on January 24th but 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 you send this proposed ordinance 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). Transitional Heights and Stepbacks (which are included in various community plans) could also be considered.
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. Projects should be required to be contextual with neighborhood/NC Land Use recommendations.

Small lot subdivisions do not appear to be meeting one of the main criteria that was given for their approval by the Council -to create more affordable first time housing for middle class families. This has not been the experience in my neighborhood at all. The small lot subdivisions built here are selling per unit for the same or more than the single family homes they replaced.

The failure to regulate their construction more rigorously is a failure of the council to look after the needs and demands of the citizens you represent and leads to a generalized belief that the Council and the Mayor only care about the handful of developers that make millions and line their campaign coffers. Failure to impose some meaningful regulation will lead to voters passing bad ballot measures like Measure S out of complete frustration.

Sincerely,

Justin Valentine
758 N Cherokee Ave
Los Angeles, CA 90038