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Council File Number: 16-1045, 13-1478-S3 - Small Lot Subdivision Ordinance

1 message

Carol Cetrone <perpetua33@gmail.com>

Tue, Jan 31, 2017 at 1:55 AM

To: councilmember.cedillo@lacity.org, councilmember.krekorian@lacity.org, councilmember.blumenfeld@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

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

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. I urge the following changes:

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 as 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.

Please take these changes under consideration, we will continue to oppose projects which do not conform to these basic planning standards.

Sincerely,

Carol Cetrone

Silver Lake Heritage Trust
Silver Lake NC Urban Design and Preservation Committee