



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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**Ianthe Zevos** <Xyzevos@aol.com>

Tue, Jan 31, 2017 at 3:27 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.

**MANY of your constituents are frustrated by what the current Small Lot ordinance allows; seize this opportunity to address the larger issues, or face a growing number of unhappy constituents, and more citizen-sponsored ballot measures down the line.**

Sincerely,

ianthe zevos  
3013 marathon street  
xyzevos@aol.com



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

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**Hortensia** <hortensiagt@yahoo.com>  
Reply-To: Hortensia <hortensiagt@yahoo.com>  
To: "Sharon.Dickinson@lacity.org" <Sharon.Dickinson@lacity.org>

Tue, Jan 31, 2017 at 12:26 PM

**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 24<sup>th</sup> 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 MOST IMPORTANTLY 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.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.**

Sincerely,  
Hortensia Gomez-Tirella