

## **SMALL LOT SUBDIVISION WORKSHOP w/ HELENE BIBAS**

WESTMINSTER SCHOOL

Thursday, Feb 1, 2007, 6:30-9 pm

### **Mello Act Issues**

Does the Small lot Subdivision Ordinance, which permits 3 dwellings on an ordinary Venice RD 1.5 2 dwelling lot create a loophole in the Venice Specific Plans requirement that the 3rd dwelling unit on such a typical RD 1.5 lot be low income?

### **Mello Act and Small Lot Subdivision Ordinance:**

When apartments are replaced by a small lot subdivision project, do the affordable housing replacement requirements under the Mello Act apply?

Is there specific language in the Municipal Code discussing the Small Lot Subdivision Ordinance, as it applies to the Mello Act? What is it and what are it's implications?

Is there specific language in the Municipal Code saying that the Small Lot Subdivision Ordinance overrules the Venice Specific Plan?

In interpreting the Small Lot Subdivisions Ordinance, which City agency, Planning Department or the Office of the City Attorney, will take the lead?

### **Guest Parking and the Small Lot Subdivision Ordinance**

Do the guest parking requirements mandated under the VSP apply to Small Lot Subdivision projects? If not, under what authority?

Is there specific language in the Municipal Code saying that the Small Lot Subdivision Ordinance overrules the VSP? If this is an 'interpretation', then whose 'interpretation is this, the Planning Departments or the City Attorney's?

**Fences, Hedges, & Wall – aka Frontage Barrier – Requirements**

Does the Small Lot Subdivision Ordinance make any provisions regarding frontage barrier requirements that differ from the LAMC and VSP, and if so - how and why? If not, what is the City's plan regarding enforcement of the LAMC and VSP's fences and hedges requirements on small lot subdivisions, and/or in the surrounding communities?

**Beach Impact Zone Parking and Small Lot. Subdivision**

Do the Beach Impact Zone parking requirements of the Venice Specific Plan apply in projects seeking approval under Small Lot Subdivision permit?

If not, what is the legal basis for the City's position?

Is this position an 'interpretation', or is there specific language in the Municipal Code saying that the Small Lot Subdivision Ordinance overrules the Specific Plan? Which City agency makes this determination in a dispute?

**FAR Questions**

As I understand it, the Small Lot Subdivision Ordinance applies to RD 1.5 lots in Venice? What about R 2 lots in Venice? Is there a minimum and/or a maximum # of square feet of a build-able lot in order for the Small Parcel Subdivision Ordinance to be applicable?

How does RD 1.5 differ from Small Parcel Subdivision in the amount of FAR permitted on the build-able site?

Please compare maximum FAR on a 30 x 90 foot lot, under SLS and VSP? What if any benefits does an applicant under SLS get when compared to VSP

On an 'average' Venice RD 1.5 lot 30 x 90, how many units and at what FAR could be built? And how many 'in fee simple' detached units could be built on that lot?

### **Setbacks under SLO and VSP**

According to the City's brochure presenting the Small Lot Subdivision Ordinance, it is written that "except for a five foot buffer between the subdivision and adjoining properties, no yards or setbacks are required".

Does this mean that all buildings permitted must have a 5 foot side yard setback regardless of their height?

Does this mean that it has no rear yard setbacks but can be built to the edge of the alleyway?

Does this mean that regarding front yard setbacks, that the building can be built to the edge of the sidewalk.

In the case of the walk streets, what would be the implication as far as current front yard setbacks which are observed, that is between 12-15 feet from the edge of the sidewalk, at least in North Venice.

What would be the impact of current front yard setbacks in the Milwood Walk Street Section.

What would be the impact on Front Yard Setbacks in the Silver Triangle Neighborhood of Venice, as an example. What are the current requirements for front yard setbacks under VSP, and what would be required under SLS?

### **Lot Consolidations**

Presently under RD 1.5 and the Venice Specific Plan, there is a maximum of 2 lots which can be consolidated to form one project. How many RD 1.5 average Venice lots could be consolidated under the S.L.S. Ordinance, and does this ordinance take precedence over the VSP as far as the Municipal Code is concerned in this regard?

### **Scale**

"Typically, small lot subdivisions will be modestly scaled." Does this mean that they will be scaled to fit the existing neighborhood, for example in height and FAR?

## Height

"The subdivision should be consistent with the area's prevailing heights and setbacks." [SLS pamphlet] In the case of a neighborhood where the prevailing height does not exceed 25 feet, what does this mean in fact?

When in Venice situations, is the Small Lot Subdivision Ordinance not applicable? Under what circumstances would Planning deny an application? Are there are 'restrictions' in the VSP that would over ride the SLS Ordinance?