



Venice Neighborhood Council

PO Box 550, Venice, CA 90294 / www.VeniceNC.org
Email: info@VeniceNC.org / Phone or Fax: 310.606.2015



May 23, 2008

Councilmember Bill Rosendahl
City Hall
200 North Spring Street, Room 415
Los Angeles, California 90012

Subject: Small Lot Subdivision Ordinance Number 176354 Enacted December 14, 2004 and
Approved December 16, 2004

Dear Bill:

The Board of Officers of the Venice Neighborhood Council at a regular meeting May 20, 2008 passed a motion by 13-1-4 as recommended by the Land Use and Planning Committee at a regular meeting May 7, 2008 to draft the following policy statement letter for distribution to reflect the following regarding Small Lot Subdivision Ordinance Number 176354:

When a parcel of land is subdivided into two or more lots, the sum of the individual lots shall not exceed the whole of the parcel as defined by the Venice Coastal Zone Specific Plan (VCZSP). This shall be a City imposed condition of the subdivision which will require a reciprocal statement to be recorded on the Title of each lot which shall stay in effect as long as the subdivision exists.

The vote further asked the Los Angeles City Department of Housing to implement policy reflecting that replacement affordable units shall be defined as per the clarification in the new Mello Act legislation.

Background: The City of Los Angeles passed a Small Lot Subdivision Ordinance which is undermining the intent of the Venice Coastal Zone Specific Plan. The SLSO is a City wide ordinance which was written after the VCZSP was adopted. The VCZSP defined maximum restriction for parcels of land within the sub areas defined by the plan. The SLSO allows a parcel of land to be divided into smaller lots providing each lot does not exceed the limits of the specific plan. However, this SLSO allowance does not take into account neighborhood and community impacts when a large parcel is divided into many smaller lots each of which inherent the governing code of the specific plan.

Example: The owner of a 3,000 square foot parcel which is zoned RD1.5 (a typical Oakwood or Walkstreets parcel) applies for a Small Lot Subdivision. They intend to divide the parcel into two 1,500 square foot lots. The VCZSP allows the owner to develop each lot based on the rules that apply for the subarea, in this case a duplex or second structure is allowed on RD1.5 parcels and a third unit is permitted so long as it is registered as a replacement affordable dwelling. Hence lies the problem, the original parcel which allowed only two units after subdividing now has four units and the requirement for any third unit to be designated as affordable is gone because each of the new lots is too small to have a third dwelling.



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Impacts: The impacts to the community include; reduction in affordable housing, increased traffic, greater demands on the infrastructure and the recycling of many original and perhaps historic Venice cottage styled homes (including walk streets).

Sincerely,

A handwritten signature in black ink that reads "Mike R. Newhouse".

Mike Newhouse, President

Venice Neighborhood Council

CC: City of Los Angeles, Department of Housing

S. Gail Goldberg, General Manager, City of Los Angeles, Department of Planning

Betsy Weisman, Senior Planner, City of Los Angeles, Department of Planning

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