



NOTICE OF PUBLIC HEARING

Citywide Proposed Zoning Code Amendment

**CASE: CPC-2013-2450-CA
ENV-2013-2451-CE**

**Small Lot Subdivision Process Change
Council District: All**

This notice is to inform you of a public hearing for case number CPC-2013-2450-CA, a proposed zoning code amendment that has been initiated by the Director of Planning. All interested persons are invited to attend the public hearing at which you may listen, speak, or submit written information relating to the environmental determination and the proposed project.

PLACE: Los Angeles City Hall, Room 1035, 10th Floor
200 N. Spring St, Los Angeles, CA 90012

THE LAST DAY TO SUBMIT
COMMENTS WILL BE:
**THURSDAY,
OCTOBER 15, 2013**

TIME: Tuesday, September 17, 2013 at 10am

STAFF: Deborah Kahen, AICP: deborah.kahen@lacity.org, 213-978-1202

PROPOSED PROJECT: A proposed ordinance amending Section 17.06 of the Los Angeles Municipal Code to allow building permits for small lot subdivisions to be obtained prior to the recordation of the final map when a covenant and agreement is filed.

PURPOSE: The purpose of the hearing is to obtain testimony from affected and/or interested persons regarding this project. The hearing will be conducted by a Hearing Officer who will consider all the testimony presented at that time and any written communication received prior to or at the hearing from affected and/or interested persons regarding this proposed code amendment, as well as the merits of the draft ordinance as it relates to existing environmental and land use regulations. The environmental document will be among the matters considered at the hearing. After the hearing, Code Studies staff will finalize a report, including a recommendation that will be considered by the City Planning Commission at a later date.

EXHAUSTION OF ADMINISTRATIVE REMEDIES: If you challenge a City action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence on these matters delivered to the Department before the action on this matter. Any written correspondence delivered to the Department before the action on this matter will become a part of the administrative record. Note: This may not be the last hearing on this matter.

ADVICE TO PUBLIC: The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda.

WRITTEN COMMUNICATION: Written communications should cite the Case Number indicated at the top of this notice and may be mailed to the attention of the staff contact identified above at the Los Angeles Department of City Planning, Code Studies Section, City Hall - Room 763, 200 North Spring Street, Los Angeles CA 90012.

REVIEW OF THE FILE: The complete file including application and an environmental assessment is available for public review at the Department of City Planning, City Hall - Room 763, 200 North Spring Street, Los Angeles CA 90012 between the hours of 8:00 AM to 5:00 PM, Monday through Friday. Please call the staff contact indicated at the top of this notice several days in advance to assure its availability. Case files will not be available for inspection on the day of the hearing.

ACCOMMODATIONS: As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability. The hearing facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. *Como entidad cubierta bajo el Título II del Acto de los Americanos con Desabilidades, la Ciudad de Los Angeles no discrimina. La facilidad donde la junta se llevará a cabo y su estacionamiento son accesibles para sillas de ruedas. Traductores de Lengua de Muestra, dispositivos de oído, u otras ayudas auxiliares se pueden hacer disponibles si usted las pide en avance.*

Other services, such as translation between English and other languages, may also be provided upon request. *Otros servicios, como traducción de Inglés a otros idiomas, también pueden hacerse disponibles si usted los pide en avance.*

To ensure availability of services, please make your request no later than three working days (72 hours) prior to the hearing by calling the staff person referenced in this notice. *Para asegurar la disponibilidad de éstos servicios, por favor haga su petición al mínimo de tres días (72 horas) antes de la reunión, llamando a la persona del personal mencionada en este aviso.*



Q&A: Small Lot Subdivision Procedural Change Zoning Code Amendment

Q: What are small lot subdivisions?

A: Prior to the adoption of small lot subdivision (small lot) provisions in 2007, multi-family housing was most commonly built as apartment and condominium buildings. The new small lot regulations introduced a new model: fee-simple single family homes on smaller individual lots. They are most often infill development designed as row houses or multi-story homes with small yards. Small lots must respect the zone regulations. These projects create more opportunity for single family home ownership and the ability to live an increasingly popular urban lifestyle.

Q: Why change the provisions?

A: The proposed ordinance addresses a procedural issue occurring during the approval of a small lot project. After the Departments of City Planning and Building and Safety approve plans, applicants must wait lengthy periods of time (often over a year) for the final map to record and to subsequently obtain building permits. This procedural amendment allows construction to begin prior to final map recordation.

Q: Why can't applicants wait for the map to record?

A: Since the lots are not officially subdivided until the map is recorded, the structures will not comply with the Zoning Code at time of plan approval. Thus, applicants with approved plans that satisfy the Zoning Code must still either file a variance to obtain building permits or wait for the final map to record, which may take over a year. Applying for a variance or waiting for the final map introduce uncertainty for the neighborhood and applicant, as project form may change due to the new economic variable of increased processing time or a changing market. Waiting lengthy periods of time also defeats the original intent of the small lot provisions: encouraging a new model of housing by-right.

Q: Do applicants still have to record the map?

A: To protect public interest, applicants must file a covenant and agreement stating that a final or temporary Certificate of Occupancy shall not be issued until after the final map has been recorded. A Certificate of Occupancy is required to occupy or use a building.

Q: How can I provide input?

A: There will be a formal Public Hearing held on September 17, 2013 at 10am in Room 1035 of City Hall (see the attached Hearing Notice for more information). Testimony from interested individuals will be taken at that time. Questions and comments are welcomed anytime by Deborah Kahen. She can be reached at deborah.kahen@lacity.org or (213) 978-1202.

APPENDIX A

ORDINANCE NO. _____

A proposed ordinance amending Section 17.06 of the Los Angeles Municipal Code to allow building permits for small lot subdivisions to be obtained prior to the recordation of the final map when a covenant and agreement is filed.

**THE PEOPLE OF THE CITY OF LOS ANGELES
DO ORDAIN AS FOLLOWS:**

Section 1. Paragraph (f) of Subdivision 2 of Subsection A of Section 17.06 of the Los Angeles Municipal Code is added to read:

(f) Small lot subdivision applicants who have received a vesting tentative tract map approval or preliminary parcel map approval may obtain a building permit prior to the recordation of the final map when a recorded covenant and agreement is filed. This covenant shall state, effectively, that the applicant and his or her successors and assignees agree that the building permits are issued on the condition that a Certificate of Occupancy (temporary or final) for the buildings shall not be issued until after the final map has been recorded. The Department of Building and Safety may issue permits based upon the lots, setbacks, and other provisions the Advisory Agency approves in the tentative or preliminary map and its conditions of approval. The dedication, improvement, and sewer requirements identified in the tentative or preliminary map approval or its conditions of approval must be provided at the time of building permit issuance. Tentative or preliminary map approvals with conditions of approval that require a map revision, a street or alley merger or vacation, or off-site common access are not eligible.

Sec. 2. The City Clerk shall certify...

**Sunland Tujunga Neighborhood Council
Design Advisory Committee (DAC)
DAC PRESENTER'S AGREEMENT**

The applicant must submit this form to the Chairperson or the Acting Chairperson of the DAC prior to their presentation.

Date: _____

Re: _____
(address)

Owner or Owner's Representative:

I understand and agree that if the information I present to the Design Advisory Committee (DAC) in an effort to gain their support is found to be deceptive or untruthful that the DAC reserves the right to withdraw its support. I will do what I say I am going to do within the time I said I would do it. I agree to have the DAC verify and approve the implementation of the agreed upon materials, colors and design prior to final approval and occupancy.

Understood and agreed to:

_____ Date _____

Printed name: _____

CONTACT INFORMATION

Company Name _____

Contact Name: _____

Mailing Address _____

City, State, Zip _____

Phone _____ Fax _____

E-Mail _____

Web Site _____

Note:

THIS PAGE MUST BE FILLED OUT COMPLETELY AND RETURNED WITH FORM.

**Sunland Tujunga Neighborhood Council
Design Advisory Committee (DAC)
PROJECT INFORMATION FORM**

The Sunland Tujunga Neighborhood Council Design Advisory Committee ensures that property owners, businesses and residents in our community are working together to apply the Foothill Boulevard Corridor Specific Plan. Our specific plan sets standards that will improve and preserve the unique character of this community. The "vibrant commercial environment" described in the plan will be maintained and enhanced by partnership between developers, property owners, businesses and residents striving to upgrade the commercial viability and the appearance of this area. For more information on the Foothill Boulevard Corridor Specific Plan (referred to as the FBCSP) contact the Project Committee Chairperson or attend a Neighborhood Council or Design Advisory Committee meeting.

INSTRUCTIONS TO THE APPLICANT

The purpose of this form is to enable the DAC to evaluate your Project. Fill in only the applicable sections. For example, if you are installing a sign, fill in the sign section, but not sections that do not apply to your project. Provide additional pages of information to explain an answer if needed.

The applicant must submit this form with an electronic copy of your Plans, preferable in PDF format, TEN days prior to your meeting date to the Project Committee Chairperson:

SUNLAND-TUJUNGA NEIGHBORHOOD COUNCIL
7747 Foothill Bl.
Tujunga CA 91042
Phone: (818) 951-7411 Fax: (818) 951-7412
Email: stnced@yahoo.com

Please bring FIVE (5) copies of your Plans and an Artist Rendering, including color schemes and materials to the meeting. You may wish to bring additional copies for the audience.

1. PROJECT INFORMATION

Today's Date Proposed Start Date _____ Proposed Completion Date _____

Project Location _____

Cross Streets _____

Applicant Name _____

(tenant / property owner)

Property Owner _____

Address: _____

Presenter Name _____

Presenter's Title or Relationship to applicant: _____

DAC Meeting Date _____ Is this your first appearance before the DAC? Yes _____ No _____

If No, on what other day(s) have you appeared? _____

2. PROJECT DESCRIPTION (General Description)

Please provide photographs of the project site, including signage and parking.

3. PROJECT BACKGROUND

Status of Project (Select A or B)

_____ A. Project is at a Preliminary Exploratory development state

_____ B. Project Submitted to the City:

Application Date _____ Application Number _____

Have you posted your Application Notice? Yes _____ No _____ If Yes, when posted? _____

Locations posted? _____

Do you have a City Planning Hearing Date – If yes, Date: _____

Location: _____

Was your Project presented to the immediate neighborhood? Yes _____ No _____ If Yes, when _____

Presented to Whom? _____

If not presented, please explain: _____

Length of time expected to complete project _____

If applicable, expected opening date for business _____

Other permits already applied for:

Electrical _____ Building Alter or Repair _____ Plumbing _____ Other _____

4. ZONING

What is Current zoning? _____ Proposed zoning? _____ Include copy of ZIMAS map.

Is the Project located in the FBCSP? Yes _____ No _____

If Yes, in which target area _____ Major Activity Area _____

Existing Certificate of Occupancy _____ Date _____

Existing use if not the same as on COO _____

Previous use _____

Proposed use _____

Is the Project compliant with the Community Plan Map? Yes _____ No _____

Is your Project in full compliance with Los Angeles City Zoning and Planning Codes and/or the Foothill Corridor Specific Plan Design Guidelines? Yes _____ No _____

Expected applications and permits to be applied for:

- | | |
|------------------------------|---------------------|
| _____ City | _____ County |
| _____ Subdivision | _____ AQMD |
| _____ Variance | _____ Environmental |
| _____ Specific Plan | _____ Federal |
| _____ Municipal Code | _____ State |
| _____ Conditional Use Permit | _____ Other _____ |

5. TYPE OF BUILDING

___ Business ___ Single Family ___ Mixed Use (Business/Residential)
___ Apartments ___ Units Permitted ___ Units Proposed
___ Condos ___ Units Permitted ___ Units Proposed
___ Other - please explain: _____

Will the property be Owner Occupied? Yes ___ No ___

6. SIGNS

Sign dimensions _____ Type of sign (box, channel, etc.) _____
Existing sign permit Yes ___ No ___ If yes, date of permit _____
Does the sign comply with the FBCSP Section 9 Sign Regulations? Yes ___ No ___

7. LOT AND BUILDING SIZE

Lot dimensions _____ Square footage of the lot _____
Improvements: Square footage permitted? Square footage proposed _____
Floor Area Ratio (FAR/Commercial): FAR permitted _____ FAR proposed _____

8. HEIGHT

Maximum Height Permitted _____ Height Proposed _____
Actual physical number of stories, including basements, garages, and underground parking _____

9. SETBACKS

	Required	Proposed
Front	_____	_____
Side	_____	_____
Rear	_____	_____

Is there an easement(s) Yes ___ No ___ If Yes, list the easement(s) _____

10. PARKING

Number of parking spaces Required _____ Proposed _____
Is the parking? On Site _____ Off Site _____ On & Off Site _____
Is Valet Parking provided? Yes ___ No ___
Number of Spaces: Standard _____ Compact _____
Configuration: Side by Side _____ Single _____ Tandem _____
Will your Project result in a loss of on-street parking? Yes ___ No ___

11. TRAFFIC

Have you prepared a traffic study? Yes ___ No ___ If Yes, please attach a copy.
Has traffic study been reviewed by the DOT? Yes ___ No ___ If yes, please attach findings.
What mitigation measures are you required to provide? _____

12. AFFORDABLE / LOW COST HOUSING COMPONENT

Are you providing Affordable Housing / Low Cost Housing? Yes _____ No _____

Is it required? Yes _____ No _____

Describe how the units are being provided: No. of Units: _____ For Sale _____ Rental _____

Are the units provided: On Site: _____ Off Site: _____ On/Off Site _____

If units are Off Site, what is the distance from the Foothill Corridor Specific Plan?

13. ENVIRONMENTAL

Is an Environmental Impact (EIR) required? Yes _____ No _____ If Yes, please attach a copy.

Describe existing landscaping on project site _____

How are you complying with the City requirement for landscaping your project?

Will your project require grading? Yes _____ No _____ If Yes, and you are hauling 1,000 or more cubic yards of dirt off site, what is your haul route?

Are there trees on the property? Yes _____ No _____
If Yes, do you intend to remove trees from the lot(s)? Yes _____ No _____

Were mature trees on the property removed from the property? Yes _____ No _____

Do you plan to remove existing building(s) or structures from the property? Yes _____ No _____
Explain _____

What measures have you considered for energy conservation (solar panels, passive solar, etc.)?

Have you considered using "green" building materials? Yes _____ No _____
Please explain any other area(s) of energy conservation that you are incorporating in your project:

14. BUSINESS INFORMATION

Name of business: _____

Type of business: _____

Hours of operation: _____

Hours of delivery? _____

Will liquor be sold Yes ____ No ____

If Yes, does the business have an active liquor license? Yes ____ No ____

How is liquor sold? On-site consumption _____ Off-site consumption _____

Type of liquor sold: Wine/beer only _____ Full liquor _____

The DAC requests that businesses be open 5 days a week, at least 6 hours per day or 30 hours per week. Will you sign an agreement regarding hours of business? Yes ____ No ____

.....

--For Committee Use Only --

DAC District Representative: _____

Committee Action:
