



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

November 13, 2014

TO: Esther L. Valadez, Chair
Laura Shell, Vice Chair
David W. Louie, Commissioner
Curt Pedersen, Commissioner
Pat Modugno, Commissioner

FROM: Tyler Montgomery *TM*
Land Divisions Section

**SUBJECT: Project Nos. R2013-01088, R2013-01170, R2013-01172, R2013-01090
Tentative Parcel Map Nos. 071914, 071912, 071911, 071915
RPC Meeting: November 19, 2014
Agenda Items: 6, 7, 8, 9**

The four (4) above mentioned projects are Tentative Parcel Maps and housing permits to permit the subdivision several parcels in the West Athens-Westmont community for the development of single-family residences. All of these projects are participants in the Community Development Commission Infill Sites Program, which seeks to develop housing on underutilized urban parcels for sale to lower-income households.

Since the distribution of the staff reports for the above projects, Regional Planning staff received a letter from Mr. Henry Porter, the President of the Southwest Community Association, a local community group. The letter, dated October 30, 2014, expresses support for the development of lower-income housing on the proposed sites, as the existing vacant lots have long blighted the community. He also recommends four conditions of approval for the projects:

1. *"For those lots abutting an alley, we request that a solid concrete masonry wall with no openings be constructed on the rear property line abutting the alley for security purposes."*
As it is, none of the projects adjacent to public alleys proposes any sort of access to them. However, staff does not recommend that future rear access to public alleys be restricted by conditions, as this can be an element of good design.
2. *"Front yard setbacks on the front dwellings do not extend beyond the prevailing established setbacks of the respective streets."*

In the current design, none of the modified front-yard setbacks would directly face public streets. Any future modification would need separate approval. Therefore, staff does not recommend this as a condition, as it is not necessary.

3. *“Since these will be first time homeowners, there should be a mentoring program to teach the value/responsibility/pride of home ownership, including maintenance, etc.”*

Such services are currently offered by the Community Development Commission upon sale of deed-restricted lower-income housing. However, staff does not recommend that this be added as a condition of approval to the housing permit, as it would not be enforceable once the properties are sold.

4. *“The sale of any of the subject properties should not result in a windfall profit for the current homeowner(s).”*

Such language is standard in all covenants that restrict housing to sale for lower-income households. In these cases, the properties may not be sold above these specified prices for a period of 30 years. These covenants must be approved by both Regional Planning and the Community Development Commission prior to being recorded.

If you need further information, please contact Tyler Montgomery at (213) 974-6433 or tmontgomery@planning.lacounty.gov. Department office hours are Monday through Thursday from 7:00 a.m. to 6:00 p.m. The Department is closed on Fridays.

NP:TM

Enclosure: Letter from Henry Porter (10/30/14)

A UNITED EFFORT FOR THE BETTERMENT OF OUR COMMUNITY

SOUTHWEST COMMUNITY ASSOCIATION

P.O. Box 47898
LOS ANGELES, CALIF. 90047

October 30, 2014
Dept. of Regional Planning
County of Los Angeles
320 W. Temple St.
Los Angeles, Ca. 90012

ATTN: TYLER MONTGOMERY, PLANNER

SUBJECTS: APPROVAL REQUESTS FOR THE FOLLOWING LOCATIONS:

- | | |
|---|--|
| A. 1346 W. 93rd St.
PROJECT #R2013-01090 | B. 1310 W. 94th St.
PROJECT #R2013-01088(2) |
| C. 1307 W. 109th St.
PROJECT #R2013-01170(2) | D. 11137 BUDLONG AVE.
PROJECT #R2013-01172(2) |

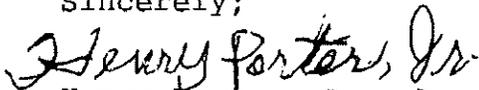
This is to express support for the subject requests. Our support is based on the following;

1. Affordable housing is in short supply throughout Los Angeles County but is especially acute within urban communities. These homes will address a small piece of that shortage.
2. All of the subject lots have been vacant for many years. During that time, the lots were subjected to constant vandalizing of the chain link fences, illegal dumping, overgrown vegetation and occasional squatters.

RECOMMENDATIONS:

- A. For those lots abutting an alley, we request that a solid concrete masonry wall with no openings be constructed on the rear property line abutting the alley for security purpose.
- B. Front yard setbacks on the front dwelling do not extend beyond the prevailing established setbacks of the respective streets.
- C. Since these will be first time home owners, there should be a mentoring program to teach the value/responsibility/pride of home ownership, including maintenance, etc..
- D. The sale of any of the subject properties should not result in a wind-fall profit for the current home owner(s).

Sincerely;



Henry Porter, Jr., President
(323)757-5506hm
(323)273-6435cell

cc: Karly Katona, Deputy to
Supervisor Mark Ridley-Thomas
Second District