

Sunland-Tujunga Neighborhood Council



P.O. Box 87, Sunland, CA 91041 • www.SunlandTujunga.org/council • (818) 353-7135 • E-Mail: cindy@cmprintmail.com

March 26, 2004

Ms. Emily Gabel-Luddy
Department of City Planning
Subdivision Unit, 7th Floor (Main City Hall)
200 North Spring Street
Los Angeles, California 90012

Re: Tentative Tract No. 60410, ENV-2003-5945-MND

Dear Ms. Gabel-Luddy:

The Sunland Tujunga Neighborhood Council is not in favor of the five (5) lot single family subdivision as described in Planning Department Staff Report, Hearing Date: February 19, 2003(4). The following comments are forwarded for your consideration:

This section of Tujunga dates back to its establishment in 1913, when the original subdivisions were made. The parcels sold were of varying size, but were not less than 72.5' x 150' on Commerce Avenue (formerly Sunset Boulevard), 150.21' x 290' on the east side of Hillhaven Avenue (formerly Stephens Way) and approximately 124.74' x 348' on the west side of Hillhaven Avenue (formerly Stephens Way), which allowed for a home and land to raise various crops and small animals. See attached "Little Lands Plat", prepared circa 1915. Since that time, the parcels have been split and/or combined into various configurations.

Mr. Sanjar's letter, dated February 26, 2004, is not correct in its conclusion about the existing lots in the area being of substandard sizes. He describes lots 1-11 on the west side of Hillhaven Avenue as being substandard (40' x 163.77' = 6,550 square feet), lots 131-142 on the west side of Commerce Avenue as being substandard (42' x 150' = 6,300 square feet), and lots 169-182 on the east side of Commerce Avenue as being substandard (40' x 104.23 = 4,169 square feet).

His basis of the substandard condition is the frontage. Our community was not a part of the City of Los Angeles at the time the lots were laid out by the original developer. They have since been subdivided to 42' frontage. The lots on the west side of Hillhaven Avenue, across the street from the proposed development, are tied, which provides an 80' front lot line, giving a lot area of 13,100 square feet. Mr. Sanjar's proposed new five (5) lot development would create one (1) lot of approximately 7,956 square feet and four (4) lots of approximately 5,788 square feet, or five (5) lots of approximately 6,222 square feet. The four (4) proposed new lots are actually substandard to the adjacent lots on Hillhaven Avenue and Commerce Avenue when you consider the total square footage rather than the frontage. See the attached detailed schedule of lot size (area) v. building size (area) by address.

It is the desire of this community to retain its unique, rural character and not have developments with large homes on small lots. Such

developments create conditions that increase the demands of our infrastructure, including the cumulative effect of present and future development on our roads, water, sewer, power, storm water runoff, schools, police and fire protection and the natural beauty of the area.

We are not against development; however, it must be accomplished in keeping with the character of the area. As such, we request the following modifications be made to the application for Tentative Tract No. 60410:

1. Three (3) lots of approximately 10,000 square feet, after the required street access per the Bureau of Engineering Specific Condition, item #6, page 4 of the Planning Department Staff Report, dated February 19, 2003(4), in lieu of five (5) lots, be approved. The existing property contains 35,108 square feet (85.2' x 130' + 150.2' x 160') prior to any required dedications. The average size lot on Hillhaven Avenue is approximately 12,259 square feet.
2. Single story dwellings of approximately 3,000 square feet each, building height not to exceed 16', with attached single story garage of 400 square feet and be architecturally compatible with the adjacent single-family dwellings, be approved. Compatibility with the neighborhood's character and identity should also be included in the selection of landscaping and perimeter fencing. The dwellings should have a diversity of design to preclude duplication of appearance. The existing fences/walls along Hillhaven Avenue are constructed of river rock/stone, not slump stone masonry. The average size home on Hillhaven Avenue is currently 1,423 square feet.
3. Setbacks for the dwellings should be adjusted to provide a minimum 20' front yard, minimum 10' side yards and minimum 20' rear yards. The average front yard for existing dwellings on Hillhaven Avenue is 20'.
4. Street lighting improvements should match the vintage type light poles on Commerce Avenue, in order to retain the unique, rural and period character of the area.
5. Insist that no trees be removed and that every effort be made to design the dwellings around existing trees. Street Tree Division and the Department of City Planning comments, item #20, page 7, must be strictly enforced.
6. Department of City Planning-Environmental Mitigation Measures, item #23, MM-3, should implement storm water BMP's to retain or treat runoff from a storm event producing 3 to 4 inches, not 3/4 inch, of rainfall in a 24 hour period. This is a hillside area and subject to extreme weather patterns. We recently experienced 3-1/2 inches of rain a 12-hour period.

7. Implement the balance of the comments included in Planning Department Staff Report, dated February 19, 2003(4).

Thank you for your careful consideration of this request, as it reflects the interests of the stakeholders in the Sunland-Tujunga area. This was approved by the board of the Sunland Tujunga Neighborhood Council at our special Board meeting held on March 24, 2004, based on the recommendations of our Design Advisory Committee.

Sincerely,

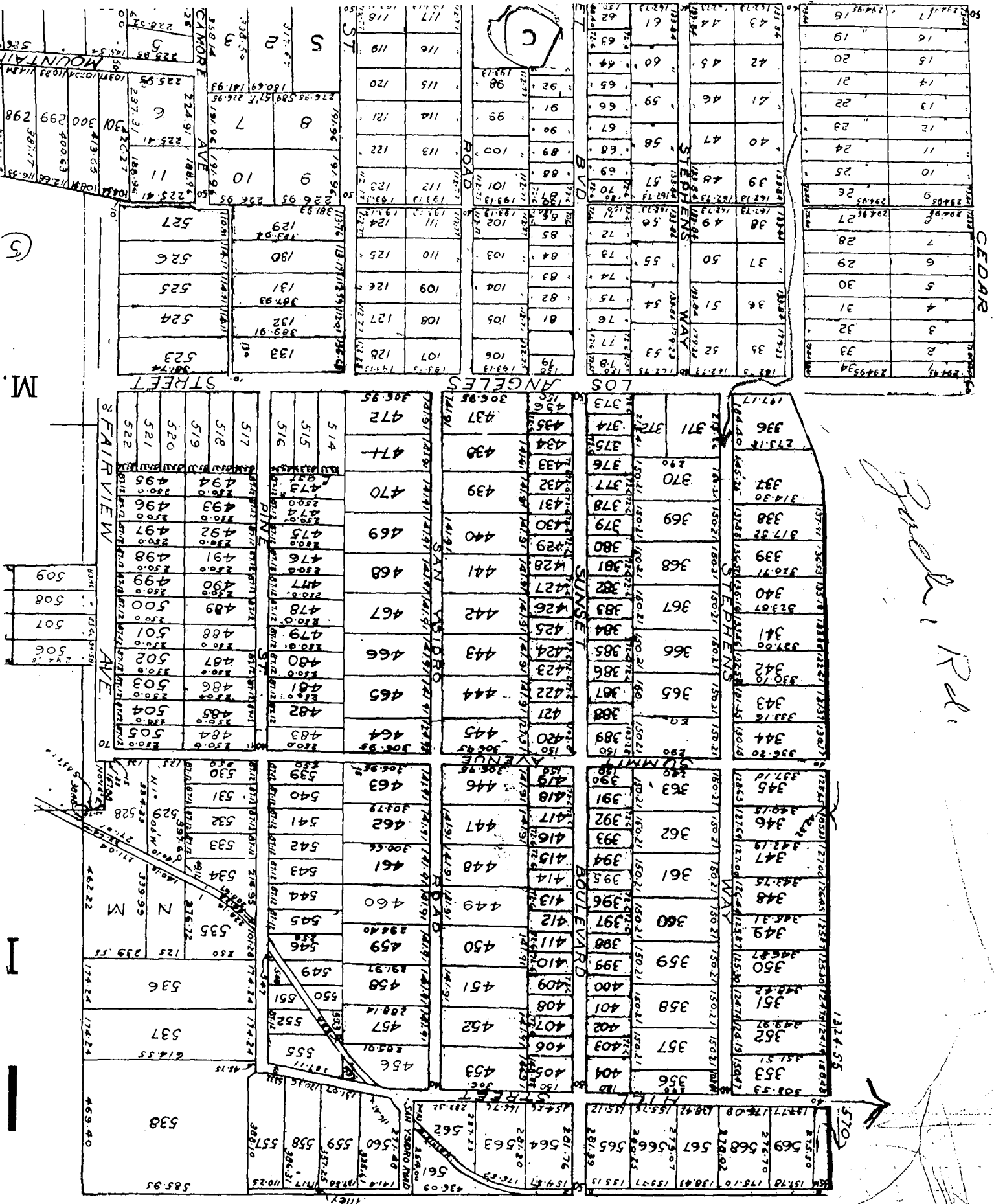
Ken McAlpine

Ken McAlpine
Chairman
SUNLAND TUJUNGA NEIGHBORHOOD COUNCIL

copy to:

Councilmember Wendy Greuel
Dale Thrush, Planning Deputy for Councilmember Wendy Greuel
Mr. Sanjar
Stakeholders of the Sunland Tujunga Neighborhood Council

1915 MAP
Bolton Hill



16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34
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35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62
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63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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John R. L.

570

538	537	536	535	534	533	532	531	530	529	528	527	526	525	524	523	522	521	520	519	518	517	516	515	514	513	512	511	510	509	508	507	506	505	504	503	502	501	500	499	498	497	496	495	494	493	492	491	490	489	488	487	486	485	484	483	482	481	480	479	478	477	476	475	474	473	472	471	470	469	468	467	466	465	464	463	462	461	460	459	458	457	456	455	454	453	452	451	450	449	448	447	446	445	444	443	442	441	440	439	438	437	436	435	434	433	432	431	430	429	428	427	426	425	424	423	422	421	420	419	418	417	416	415	414	413	412	411	410	409	408	407	406	405	404	403	402	401	400	399	398	397	396	395	394	393	392	391	390	389	388	387	386	385	384	383	382	381	380	379	378	377	376	375	374	373	372	371	370	369	368	367	366	365	364	363	362	361	360	359	358	357	356	355	354	353	352	351	350	349	348	347	346	345	344	343	342	341	340	339	338	337	336	335	334	333	332	331	330	329	328	327	326	325	324	323	322	321	320	319	318	317	316	315	314	313	312	311	310	309	308	307	306	305	304	303	302	301	300	299	298	297	296	295	294	293	292	291	290	289	288	287	286	285	284	283	282	281	280	279	278	277	276	275	274	273	272	271	270	269	268	267	266	265	264	263	262	261	260	259	258	257	256	255	254	253	252	251	250	249	248	247	246	245	244	243	242	241	240	239	238	237	236	235	234	233	232	231	230	229	228	227	226	225	224	223	222	221	220	219	218	217	216	215	214	213	212	211	210	209	208	207	206	205	204	203	202	201	200	199	198	197	196	195	194	193	192	191	190	189	188	187	186	185	184	183	182	181	180	179	178	177	176	175	174	173	172	171	170	169	168	167	166	165	164	163	162	161	160	159	158	157	156	155	154	153	152	151	150	149	148	147	146	145	144	143	142	141	140	139	138	137	136	135	134	133	132	131	130	129	128	127	126	125	124	123	122	121	120	119	118	117	116	115	114	113	112	111	110	109	108	107	106	105	104	103	102	101	100	99	98	97	96	95	94	93	92	91	90	89	88	87	86	85	84	83	82	81	80	79	78	77	76	75	74	73	72	71	70	69	68	67	66	65	64	63	62	61	60	59	58	57	56	55	54	53	52	51	50	49	48	47	46	45	44	43	42	41	40	39	38	37	36	35	34	33	32	31	30	29	28	27	26	25	24	23	22	21	20	19	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1
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West side of Hillhaven:

<u>Address</u>	<u>Lot Size</u>	<u>Building Size (sf=square feet)</u>
10643 Hillhaven	8,699sf lot	1,068 sf house
10641	7,349	495
10635	13,238	1,629 *2 lots tied together
10627	6,599	818
10625	6,595	818
10623	9,866	2,521
10611/15	9,845	2,449
10607/10567	11.478	1,074 *2 lots tied together
10563	8.168	1,304
10559	6,064	564
10555	12,515	2,121
10547	8,098	1,018
10545	40,537	2,470 DUPLEX
10535/33/31	10,947	1,989
10525	10,263	1,995
10517	10,877	1,062

Sanjar's map ends at this point on the street so that is how far I took it.

East side of Hillhaven:

<u>Address:</u>	<u>Lot Size</u>	<u>Building Size</u>
Corner of Hillhaven/Hillrose	lot is not used as it is Hillrose	
10642 Hillhaven	8,256sf	1,290sf
10642 ½	7,190	1,007
10630	32,770	1,442
10620	21,750	1,792
10614	21,750	1,826
10608	8,450	1,114
10604	Subject	
10558	8,000	1,570
10554/48/46	16,000	972
10540	10,200	476
10530	21,780	Five Units
10528	11,020	2,850
10520	32,770	1,736