

# TARZANA PROPERTY OWNERS ASSOCIATION MELODY ACRES NEIGHBORHOOD ASSOCIATION

May 21, 2014

Councilman Bob  
Blumenfield  
Los Angeles City Hall,  
Room 415  
200 North Spring Street  
Los Angeles, CA 91356

Subject: Final Map Approval, 2008 Melvin Avenue  
Council File Number 2003-7991  
Case Number AA-2003-7991 (PMLA)-A1

We just received word that the City Council will consider final approval of the above parcel map on May 23. It is the Item 22b on the agenda. The proposed lot split was originally approved by the Planning Department and the South Valley Area Planning Commission in the 2004-2005 time-frame and has been dormant since then. The proposed subdivision of the 51,098 square foot lot has three fatal flaws:

- 1. Footnote 6.** One of the two parcels (Parcel B) would have only 18,500 square feet. Footnote 6 of the Encino-Tarzana Community Plan clearly states "the minimum lot size shall not be less than 20,000 square feet". There is no extenuating circumstance in this case as all that would be necessary for conformance would be to move the proposed property line 8.2 feet to the north since the other parcel (Parcel A) has 32,518 sq. ft. Moving the property division line would still leave sufficient side yard between the existing garage on Parcel A and the proposed property line.
- 2. Front Yard Setback.** The conditions on the lot split document would allow a 12 foot front yard setback for a new garage on Parcel B, rather than the required 25 feet. Again, there is no extenuating circumstance in this case as there is more than sufficient room on Parcel B to observe the required 25 foot setback.
- 3. Expiration of Subdivision Process.** According to AB 116 and Los Angeles Municipal Code 17.56A (Ordinance 180,647) the time for this lot split application and approval has expired. No further extension was possible beyond February of this year.

As you noted at last night's Tarzana Property Owners Association Town Hall Forum, for Los Angeles to achieve its vision, it must update both its virtual and physical infrastructures. Noted as part of that updating was the need for transparency and conformance with regulations. Three day's notice, as part of the City Council Agenda I receive, is hardly transparency and Council approval on this issue is certainly not within City regulations.

Thank you for your attention to this matter.

David R. Garfinkle

President, Tarzana Property Owners Association  
President, Melody Acres Neighborhood Association