

Communication from Public

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Council File No: 03-1443-S1

Comments for Public Posting: This specific plan amendment is an accommodation for the developer and sets a bad precedent for future horsekeeping lots in the City of Los Angeles. Once you permit a reduced front yard and side yard setback, developers will request this on future subdivisions in horsekeeping areas as it allows them to build more house, in this case, up to 1,000 square feet more of floor area. Just because this request does not “prevent “ horsekeeping due to the size of the lots, it makes horsekeeping on these lots LESS VIABLE in many ways. Most horse owners want more yard. The yard space can be used for storage and gives a greater buffer from adjacent properties. The further away from adjacent neighbors, the better, as noise from “nextdoor” can adversely impact horses. A reduced front yard from 25 feet to 15 feet will result in horse trailers with trucks sticking out in the street. Diminishing the usefulness of horsekeeping lots will adversely impact the future of horsekeeping areas such as in Chatsworth. This amendment conflicts with the zoning for Sub Area B, which is RE20, which requires (2) 10-foot side yard setbacks and a 25-foot front yard setback. Sub Area B has not been developed yet. Please deny the amendment for Sub Area B. Sub Area A has RE1 zoning (RE11?) which permits a 5-foot side yard setback. Sub Area A has already been built incorrectly. In this case an exception or amendment for Sub Area A is a less offensive accommodation after the fact. Please modified to OMIT Sub Area B from this amendment.