

West L.A. paved over front yards

Building and Safety has agreed that below in yellow is the correct current ordinance; 12.21, C, 1, (g); related to your question about residential front yard paving and parking. As I recall, the ordinance was passed by the City Council in 1989 as a Mayor Bradley initiative and was originally for multifamily but was soon amended to include single family properties also. Mayor Bradley was concerned that owners were actually cutting down healthy trees and paving residential front yard parking pads and lots.

Read the ordinance carefully. We believe the plain language **intent of the ordinance is clearly to keep our front yards green and shady and free of gratuitous paving and parked cars other than in legitimate driveways.**

Unfortunately, in order to cover parking in a legitimate circular driveway (to which we have no objection) the Council added wording to permit that, and even that condition they restricted the paving to a maximum of 50%.

Also, that exception ended up front and I guess some inspectors do not read past that point. In our case, the only explanation we have had so far is that the front yard parking pads and parking lots are legal is from our senior inspector Hickman that they are “access driveways” and are therefore legal. In any case, our recent experience is that neither HCID or LADBS, for whatever reason are refusing to cite **ANY** violations of residential front yard neighborhood habitability Quality-of-Life ordinances and this is really making some neighborhoods ugly and blighted.

We hope this may change in that LADBS General Manager Frank Bush recently wrote to us that “**LADBS WILL ABSOLUTELY TAKE ENFORCEMENT ACTION IN ANY AREA OF THE CITY OF LOS ANGELES INCLUDING MELROSE HILL AS LONG AS SOMEONE SUBMITS A COMPLIANT THROUGH THE ESTABLISHED PROCESS AND AN ENFORCEABLE VIOLATION IS VERIFIED.**” I guess, time will tell.

Please feel free to call me, Jay, if I can be of assistance and feel free to forward this letter. Sincerely,
Ed Hunt, 323-646-6287

From: ed hunt [mailto:edvhunt@earthlink.net]

Sent: Friday, June 30, 2017 7:40 AM

To: 'Kim Doepping'

Cc: GARCETTI, ERIC (Mayor.garcetti@lacity.org); MITCH O'FARRELL (councilmember.ofarrell@lacity.org); Frank Bush (Frank.Bush@LACity.org); Michael Bahe; Marisol Salguero

Subject: 826 N. Harvard Bl. - Illegal front yard paving and parking & open storage in the 30' required front yard

Dear Kim, Thank you for your letter and for sending us the code section, 12.21, C, 1, (g), that you claim prevented you from citing the illegal paving of and the daily illegal parking in the required 30' deep front yard at 826 N. Harvard Bl. in our proposed Melrose Hill HPOZ expansion area. We still need a copy of the applicable Building Line Ordinance #46165 for this lot for us to be thorough. Again, can you please send us a copy or link to that ordinance? If not please point us in the right direction for us to try to find it ourselves?

Regarding the ordinance you sent us that you believe allows the 826 Harvard owner to pave a parking pad in his front yard and park in his required front yard other than in the legitimate driveway back to the rear of the property we are confused. Again, here's a link to the current code:

[http://library.amlegal.com/nxt/gateway.dll/California/lamc/municipalcode/chapterigeneralprovisionsandzoning/article2specificplanning-zoningcomprehen?f=templates\\$fn=default.htm\\$3.0\\$vid=amlegal:losangeles_ca_mc\\$anc=JD_12.21](http://library.amlegal.com/nxt/gateway.dll/California/lamc/municipalcode/chapterigeneralprovisionsandzoning/article2specificplanning-zoningcomprehen?f=templates$fn=default.htm$3.0$vid=amlegal:losangeles_ca_mc$anc=JD_12.21).

And again, here's the code language in question, from the link above:

"(g) (Amended by Ord. No. 173,492, Eff. 10/10/00.) Every required front, side and rear yard shall be open and unobstructed from the ground to the sky, except for those projections permitted by Sections 12.08.5, 12.09.5 and 12.22.

No automobile parking space shall be provided or maintained within a required front yard. Except where a lot is developed with a building meeting the requirements of Section 12.08.3B1, not more than 50 percent of a required front yard shall be designed, improved or used for access driveways.

All portions of the required front yard of one-family dwellings, two-family dwellings, multiple dwellings or group dwellings, apartment houses, hotels, motels, apartment hotels and retirement hotels in the RE, RS, R1, RU, RZ, R2, RD, R3, RAS3, R4, RAS4, R5, or C Zones not used for necessary driveways and walkways, including decorative walkways, shall be used for planting, and shall not otherwise be paved.

The planted area in the RD, R3, RAS3, R4, RAS4, R5, or C Zones shall be planted in accordance with a landscape plan prepared by a licensed landscape architect, licensed architect, or landscape contractor to the satisfaction of the Department of City Planning. The planted area shall include at least one tree, which shall be at least 15 gallon in size and at least six feet in height at the time of planting, for each 500 square feet of planted area and shall be equipped with an automatic irrigation system, which shall be properly maintained. (Amended by Ord. No. 179,191, Eff. 11/5/07.)

A fee pursuant to Section 19.011 shall be paid to the Department of City Planning for the checking of landscape plans, pursuant to this paragraph. However, the fee shall be waived if any other fee has been paid for checking of landscape plans for the same property.

No swimming pool, fish pond or other body of water which is designed or used to contain water 18 inches or more in depth shall be permitted in any required yard space in which fences over 3-1/2 feet in height are prohibited, even though the pool, pond or body of water extends below the adjacent natural ground level."

Can we agree that this is the current ordinance? If so, let's look at **PARKING**: Your ordinance says, "No automobile parking space shall be provided or maintained within a required front yard. Except where a lot is developed with a building meeting the requirements of Section 12.08.3B1, not more than 50 percent of a required front yard shall be designed, improved or used for access driveways." We don't understand why this would prevent you from citing the daily illegal parking on the new illegal "parking pad" in the required front yard. Are you claiming this lot is developed with a building meeting the requirements of Section 12.08.3B1? Please clarify. Are you claiming that the new illegal parking pad is an access driveway? Please clarify. Are you claiming the new parking pad is not in the required front yard? Please clarify. "No automobile parking space shall be provided or maintained within a required front yard..." That wording seems pretty plain English and the intent seems pretty clear to us. Don't you agree? Please help us understand.

Regarding the illegal front yard **PAVING**: Your ordinance says "All portions of the required front yard of one-family dwellings, two-family dwellings, multiple dwellings or group dwellings, apartment houses, hotels, motels, apartment hotels and retirement hotels in the RE, RS, R1, RU, RZ, R2, RD, R3, RAS3, R4, RAS4, R5, or C Zones not used for necessary driveways and walkways, including decorative walkways, shall be used for planting, and shall not otherwise be paved." Again we don't understand. Are you disputing that this is an RD lot? Again, are you claiming that the obvious illegal "parking pad" is a "necessary driveway." Again, we do not understand. Please clarify.

Again, please let us know if we have the wrong ordinance or if Zoning Administration is not the proper venue for this sort or a variance or if we are mistaken in any way. At 826 we hope this daily illegal front yard parking will soon cease, the illegal front yard paving will soon be removed, the piles of trash and building materials removed and the landscaping restored. Please let us know if you have any questions or need additional information. Again thank you for your assistance. Sincerely, Edward Villareal Hunt, AIA, ASLA; 2017 President, Melrose Hill Neighborhood Association, [323-646-6287](tel:323-646-6287)

From: Kim Doepping [<mailto:kim.doepping@lacity.org>]

Sent: Tuesday, June 27, 2017 9:07 AM

To: ed hunt

Subject: Re: 826 N. Harvard Bl. - Illegal front yard paving and parking & open storage in the 30' required front yard

Good morning Ed,

The Zoning code section you asked about today is 12.21C.1.(g)

Thank you, Inspector Doepping

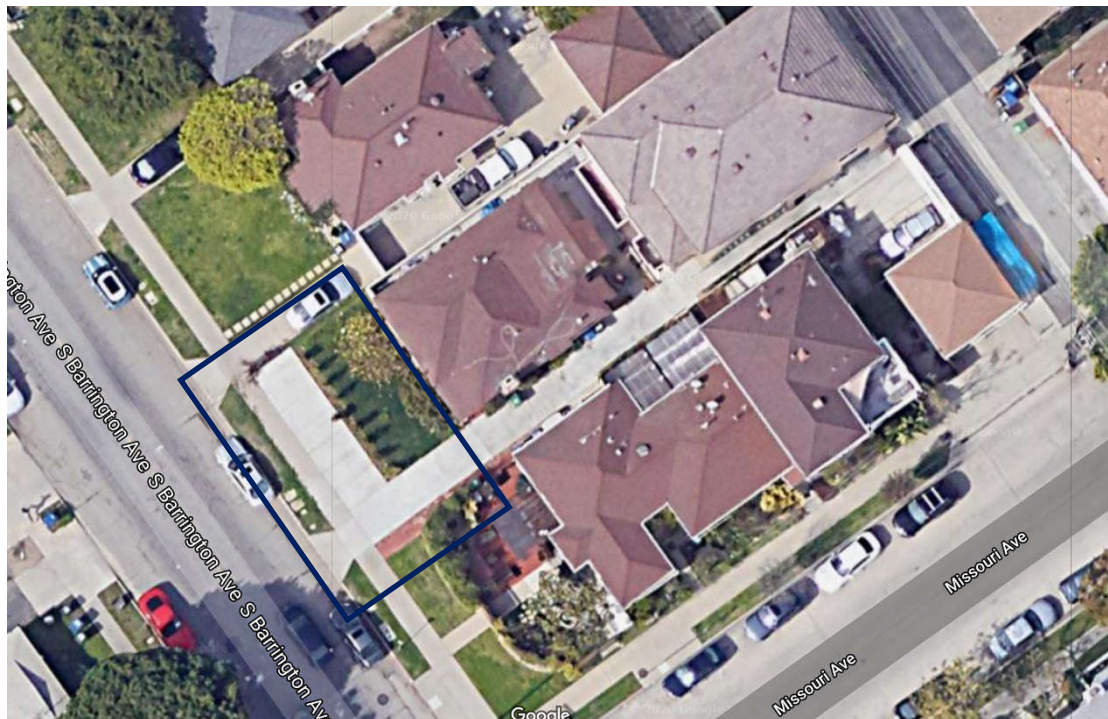
On Thu, Jun 22, 2017 at 10:43 AM, ed hunt <edvhunt@earthlink.net> wrote:

Dear Inspector Doepping, According to your request, we again reported the Illegal front yard paving, the Illegal front yard open storage and the Illegal front yard daily parking on the new illegal paving next to the driveway at 826 N. Harvard in our Melrose Hill Neighborhood. As I recall, we first reported the in-progress illegal front yard paving about 2 months ago when they first started excavating and forming for the concrete.

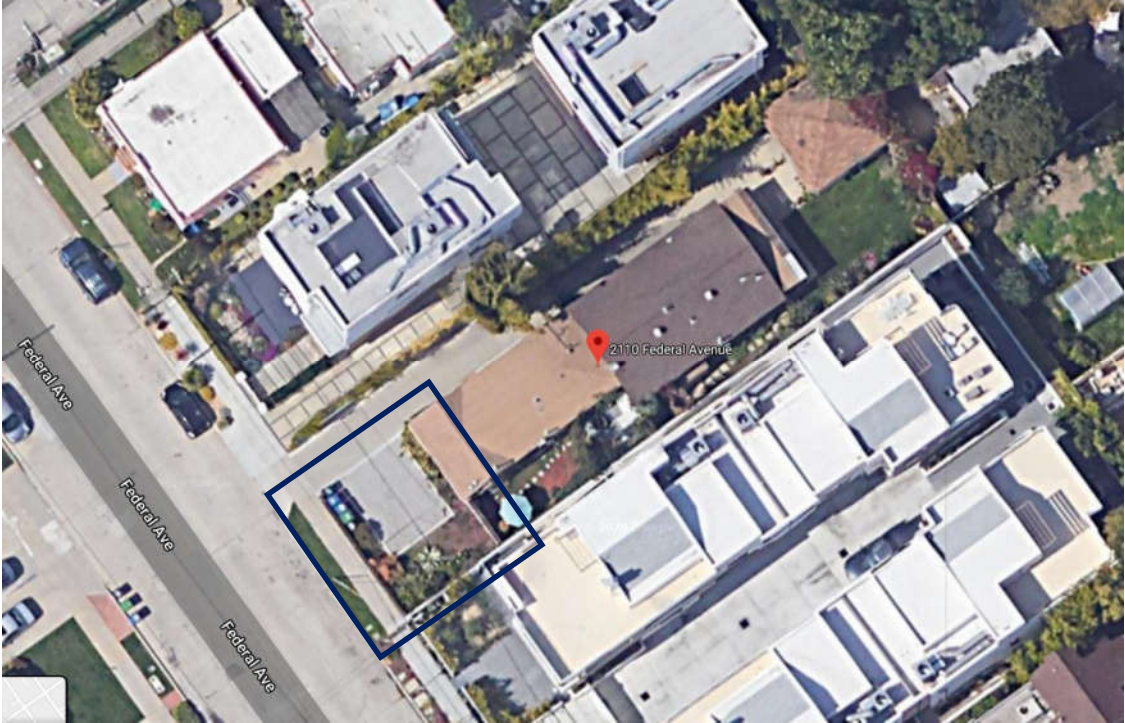
Attached are our Neighborhood Goals from 38 years ago for your information. Note that the 30' Building Line Ordinance is #46165 if you wish to look it up. Thank you for helping us to keep our front yards green and free of these illegal "parking pads" next to the legitimate driveway back to legitimate parking back of the Building Line.

Sincerely, Edward Villareal Hunt, AIA, ASLA; 2017 President, Melrose Hill Neighborhood Association, [323-646-6287](tel:323-646-6287)

1848 S. Barrington Ave.: 8-ft deep concrete pad constructed this past winter with parking in rear



2110 Federal Ave.: Front yard has had illegal parking in front yard for 5 years, parking in rear.



2025 S. Butler Ave.: Newly paved half of front yard this past fall, used to be grass, garage in rear.



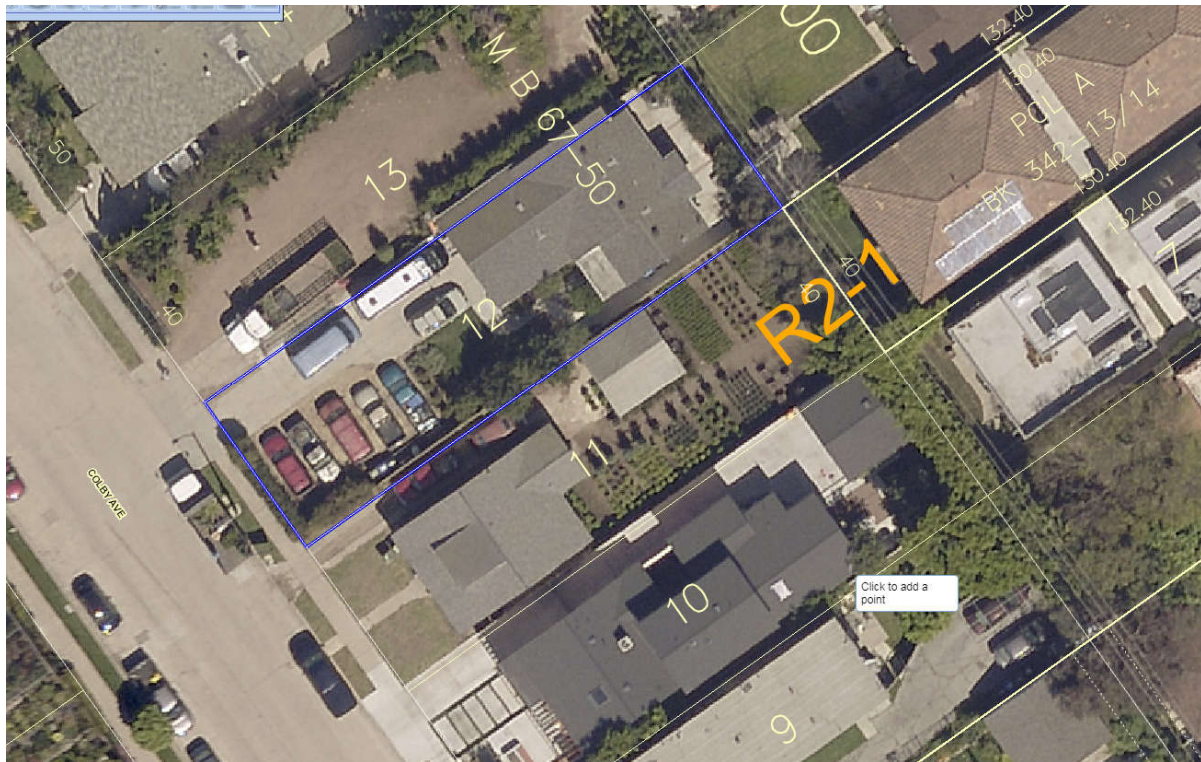
2013-2015 S. Butler Ave: Newly paved this past summer – entire front yard paved



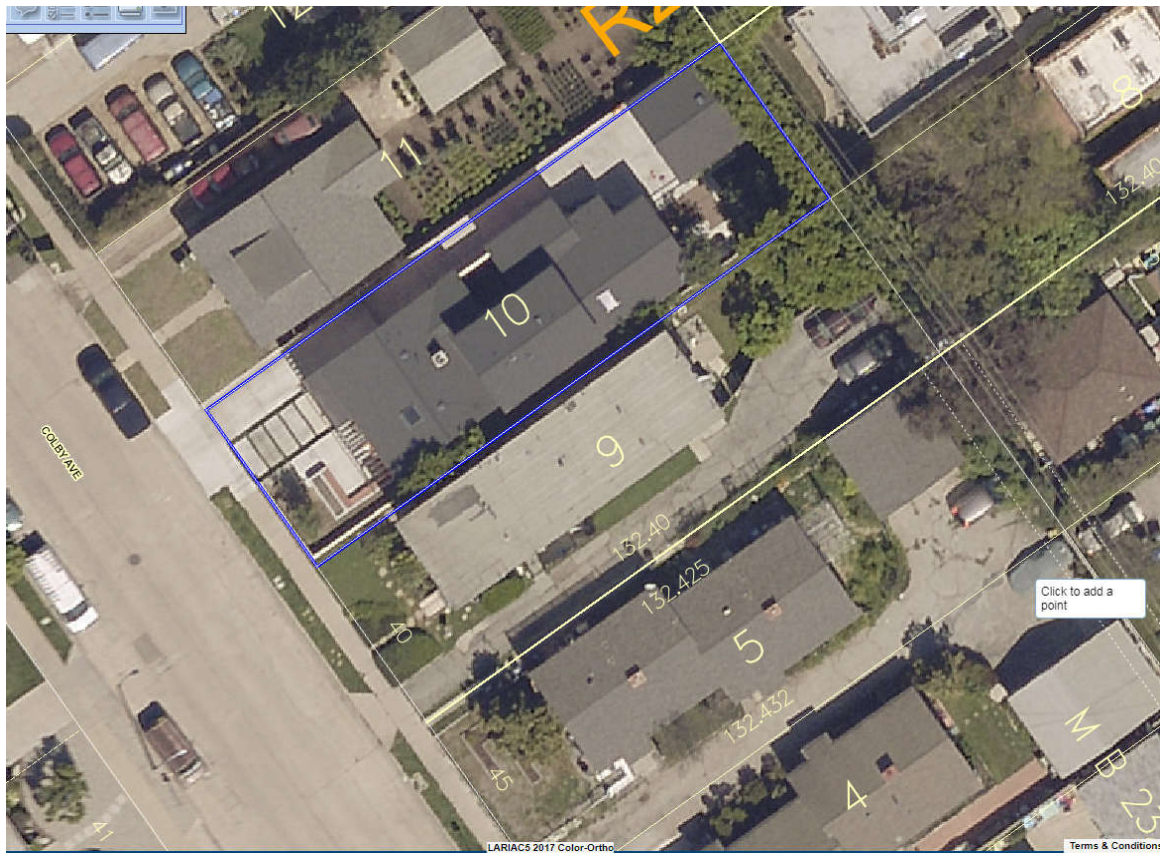
2032 S. Colby Ave: Newly paved this past fall and has garage in rear.



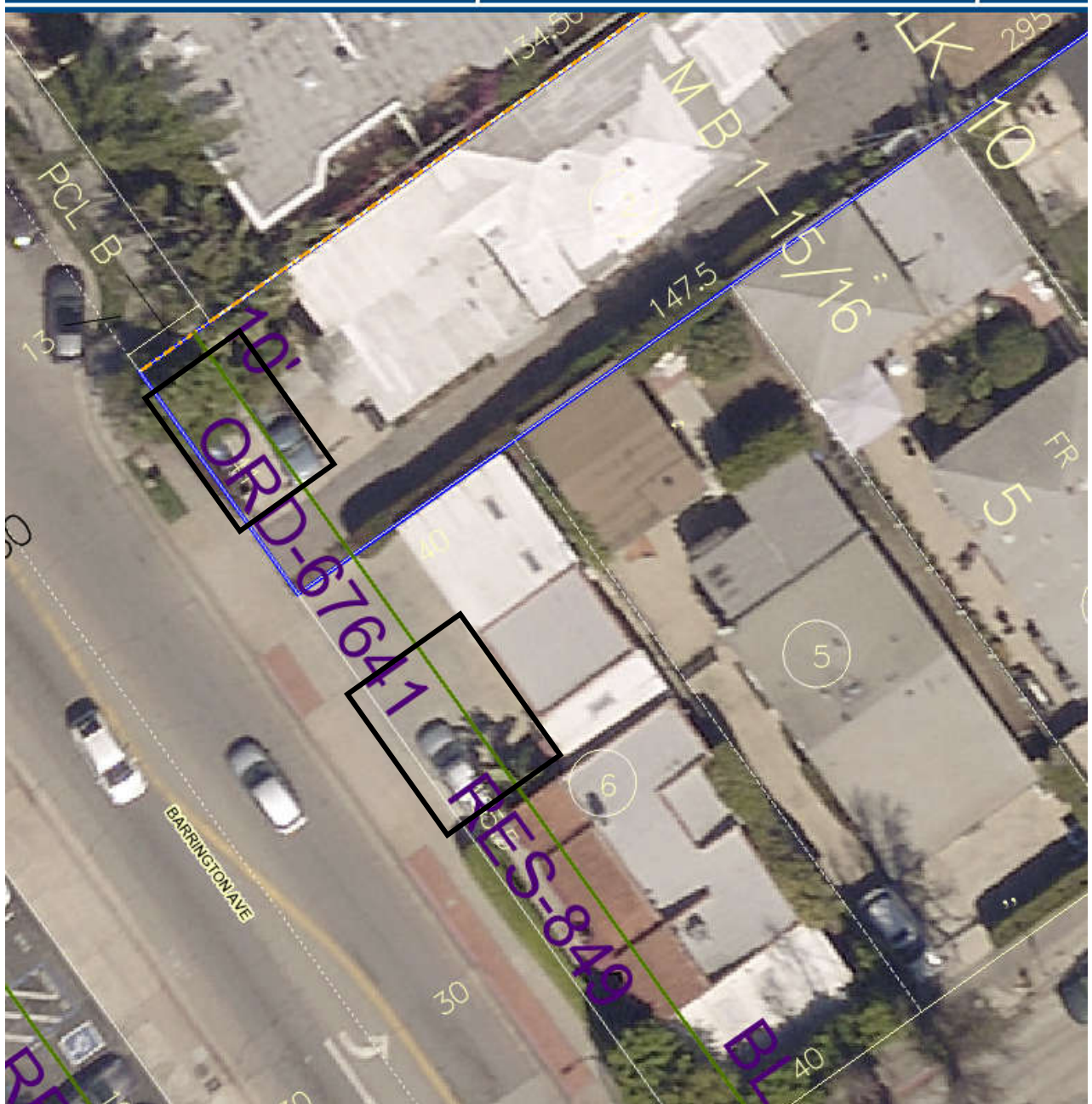
2020 S. Colby Ave: Full parking in front yard for nursery workers, and house has double garage



2028 S. Colby Ave: Newly paved last summer as part of house renovation and has garage in rear



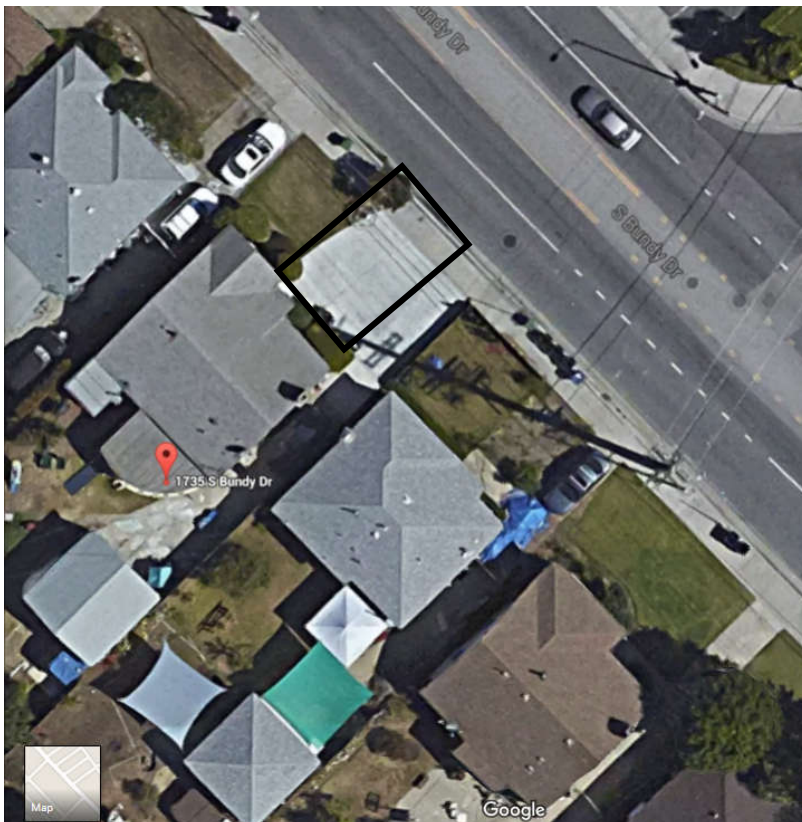
2044 and 2056 S. Barrington Ave. : Paved front yard despite garage in rear



2122 Barry Ave. : Paved front yard despite garage in rear



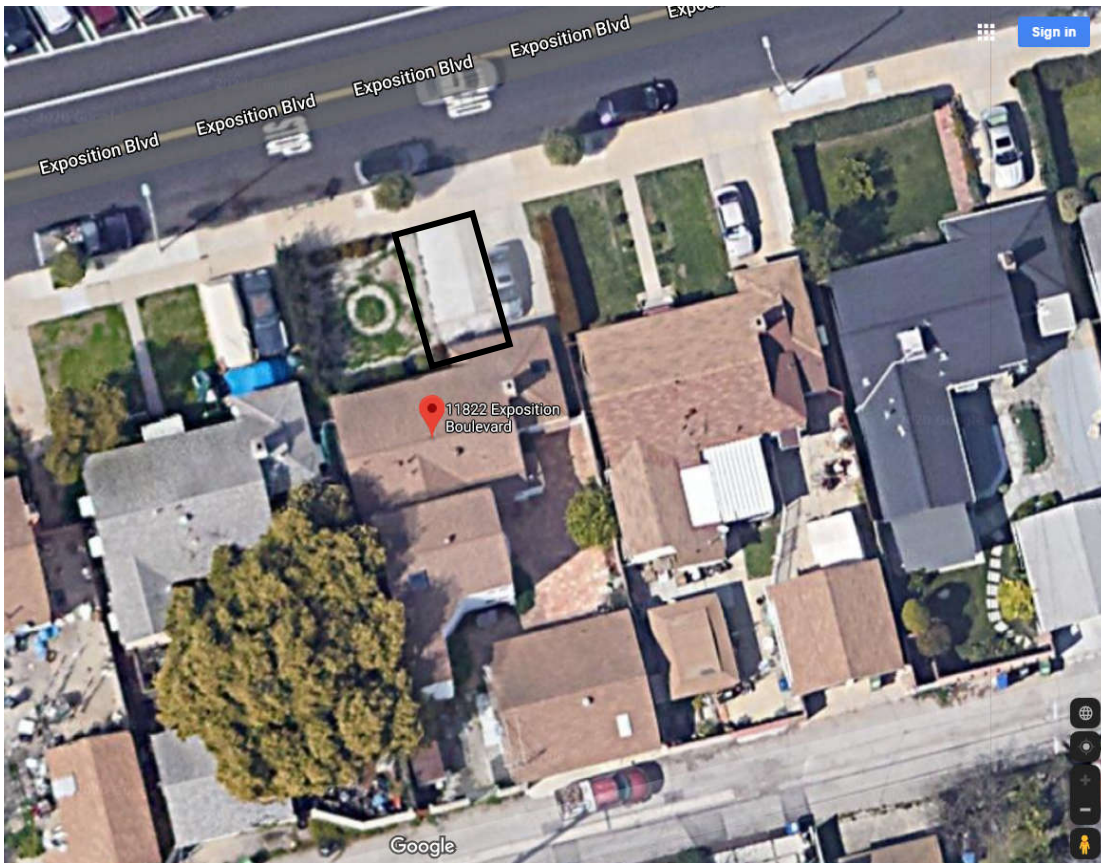
1723 Bundy Ave.: Paved front yard despite garage in rear



1707 Bundy Ave.: Paved front yard despite garage in rear



11822 W. Exposition Blvd.: Paved front yard despite garage in rear



11924 or 11924 W. Exposition Blvd.: 2 junk cars in front yard despite garage in rear (been there for 5 years). You can see the cars in this 2017 Zimas aerial photo. Car tags expired years ago.

Address/Legal

Site Address	11925 W EXPOSITION BLVD
ZIP Code	90254
PIN Number	1238149 877
Lot/Parcel Area (Calculated)	2,747.6 (sq. ft)
Thomas Brothers Grid	PAGE 832 - GRID A7
Assessor Parcel No. (APN)	426003507
Tract	TR 7542
Map Reference	M B 80-27/20
Block	None
Lot	209
Arb (Lot Cut Reference)	None
Map Sheet	1238149

Jurisdictional

- Planning and Zoning
- Assessor
- Case Numbers
- Citywide/Code Amendment Cases
- Additional
 - Seismic Hazards
 - Economic Development Areas
 - Housing
 - Public Safety

Background Map Display Layer

- Generalized Zoning
- General Plan Land Use
- 500 Ft. School/Park Zone
- Coastal Zones

Select Parcels

Show total area for selected parcels

