



WENDY GREUEL
COUNCILMEMBER, SECOND DISTRICT
CITY OF LOS ANGELES

CITY HALL
200 N. Spring STREET
ROOM 475
LOS ANGELES, CA 90012
(213) 473-7002
FAX (213) 680-7895

NORTH HOLLYWOOD
6350 LAUREL CANYON BLVD., #201
NORTH HOLLYWOOD, CA 91606
(818) 755-7676
FAX (818) 755-7862

SUNLAND-TUJUNGA
7747 FOOTHILL BOULEVARD
TUJUNGA, CA 91042
(818) 352-3287
FAX (818) 352-8563

March 26, 2004

Ms. Emily Gabel-Luddy
Deputy Advisory Agency
200 North Spring Street, 7th Floor
Los Angeles, CA 90012

Re: 10562 and 10604 Hillhaven Avenue; Tentative Tract Map No. 60410

Dear Ms. Gabel-Luddy:

I am writing to request that you deny the application for the referenced Tentative Tract Map, as filed, and approve a map that includes (1) lots that are not less than 8,000 square feet in area and (2) a cul-de-sac turnaround instead of the proposed hammerhead. I believe that, if those requirements are imposed, the map will contain three lots. The following are the reasons for my request.

- The size of the lots in this subdivision will establish a pattern for the subdivision of several other large lots in the area.
- Existing large lots on the east side of Hillhaven range from to 16,000 to 35,000 square feet.
- Where lots on the east side of Hillhaven have been subdivided, the resulting lots range from 8,000 to 11,500 square feet.
- Although many of the lots on the west side of Hillhaven appear to be comparable to the lots proposed by the applicant, most are one-and-a-half or two lots wide and range from 9,900 to 13,000 square feet.
- Given the trend in the area to build large, two-story houses on small lots, the proposed project's new houses will look down into the back yards of surrounding residents, depriving them of privacy.
- The proposed hammerhead turnaround would be the only one of its kind in the area and would set a precedent for use in future subdivisions. More importantly, hammerheads tend to become parking and dumping areas and would create a blighting influence in the area.

COMMITTEE ASSIGNMENTS
CHAIR: AUDITS AND GOVERNMENTAL EFFICIENCY COMMITTEE
VICE CHAIR: RULES AND ELECTIONS COMMITTEE
MEMBER: PERSONNEL COMMITTEE



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In addition to my requests for an 8,000 square foot minimum lot size and a cul-de-sac turnaround, I would appreciate your assistance in protecting the privacy of surrounding residents.

In offering the foregoing suggestions, I have attempted to balance the applicant's need for a reasonable number of lots with the community's need to protect the character of the area and the quality of life of its residents.

Thank you for considering my suggestions.

Very truly yours,

A handwritten signature in cursive script, appearing to read "W. Greuel".

Wendy Greuel
Councilmember, 2nd District
Los Angeles City Council