
Office of the City Clerk, City of Los Angeles

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Council File Number

[06-0400](#)

Title

BEVERLY GROVE AREA / INTERIM CONTROL ORDINANCE

Subject

Motion - Preserving the residential character of our neighborhoods is a quality of life concern throughout the City of Los Angeles. Residential structures on R1 zoned properties located within the area bounded by Colgate Avenue on the north, Fairfax Avenue on the east, Lindenhurst Avenue on the south, and San Vicente Boulevard on the west, hereby unofficially referred to as "Beverly Grove," were built approximately 75 years ago and are examples of Spanish Revival architecture in one of the most centrally located neighborhoods of Los Angeles. These homes have a unique blend of architectural style, massing, landscaping, and building setbacks. Currently, the Department of City Planning is analyzing single-family zones citywide focusing on residential structures that are out of scale with the existing neighborhood character and structural mass. An interim measure is needed in "Beverly Grove" to preserve its character and to protect the neighborhood from development that is inconsistent with the intent of the General Plan. THEREFORE MOVE that the Department of City Planning and the City Attorney be directed to take appropriate steps to create an Interim Control Ordinance (ICO) prohibiting the issuance of any building permits for any R1 zoned lot over 30 feet in height and a maximum Floor Area Ratio of 1.1:1 (calculated by buildable area) within the Beverly Grove area, as described above, of the Wilshire Community Plan. FURTHER MOVE that the Department of City Planning include the Beverly Grove area as part of the Department's "Neighborhood Character" study and any future ordinance, which may result.

Last Change Date

02/26/2008

Council District

5

Mover

JACK WEISS

Second

WENDY GREUEL

Archive History

2-24-06 - This day's Council session

2-24-06 - Ref to Planning and Land Use Management Committee

2-24-06 - File to Planning and Land Use Management Committee Clerk

7-12-06 - For ref - Communication from the Los Angeles City Planning Commission, dated July 12, 2006, relative to:

CASE NO. CPC 2006-2502 ICO

Location: R1-zoned properties fronting on and bounded by Colgate, Fairfax and Lindenhurst Avenues, and San Vicente Boulevard.

Council District: 5

Plan Area: Wilshire

Request(s): An Interim Control Ordinance (ICO) to temporarily prohibit the issuance of certain permits on any R1-zoned properties within the proposed Beverly Grove ICO Area.

Applicant: City of Los Angeles

7-13-06 - Ref to Planning and Land Use Management Committee - to Committee Clerk

7-21-06 - Set for Planning and Land Use Management Committee on July 25, 2006

7-25-06 - Planning and Land Use Management Committee Disposition - Refer to City Attorney

10-23-06 - For ref - Communication from the Office of the City Attorney R06-0371, dated October 20, 2006, relative to draft ordinance imposing interim regulations on the issuance of building permits on any R1-zoned lot within an area unofficially referred to as "Beverly Grove" in the Wilshire Community Plan Area.

10-24-06 - Ref to Planning and Land Use Management Committee - to Committee Clerk
 11-21-06 - Council Action - Planning and Land Use Management Committee report ADOPTED, SUBJECT TO THE APPROVAL OF THE MAYOR:
 1. FIND that this action is exempt from California Environmental Quality Act (CEQA) pursuant to Article II, Section 2(m) of the City's Guidelines.
 2. ADOPT the October 18, 2006 FINDINGS of the Director of Planning as the Findings of the City Council.
 3. PRESENT and ADOPT the accompanying ORDINANCE, approved by the Director of Planning, report from the City Planning Commission and a draft Interim Control Ordinance (ICO) to temporarily prohibit the issuance of certain permits on any R1-zoned properties fronting on and bounded by Colgate Avenue on the north, Fairfax Avenue on the east, Lindenhurst Avenue on the south, and San Vicente Boulevard on the west, referred to as the "Beverly Grove" area, as amended by the City Planning Commission to exclude the area provided for required parking, not to exceed 400 square-feet, from the total Floor Area calculation of a property - Findings ADOPTED - Exemption APPROVED - Ordinance ADOPTED.
 Applicant: City of Los Angeles - CPC 2006-2502 ICO.
 11-27-06 - File to Mayor for signature
 12-12-06 - File to Council and Legislative Processing Clerk
 12-27-06 - File to Planning and Land Use Committee Clerk OK
 12-28-06 - File in files
 1-18-08 - This day's Council session - Motion - Rosendahl for Weiss Mover 2008 / Smith - BE IT RESOLVED that the City Council hereby finds that the appropriate City Agencies and officials are exercising due diligence in processing permanent regulations, as the Department of City Planning has prepared the Baseline Mansionization Ordinance, which is currently undergoing hearings in the Planning and Land Use Management Committee; and FURTHER RESOLVED that the City Council hereby extends by Resolution, Ordinance No. 178124 imposing interim regulations on the issuance of building permits for certain structures in the Beverly Grove area for one period of six months, or until such time as other permanent land use regulations that regulate the size of residences in the area subject to the Interim Control Ordinance are imposed.
 1-18-08 - File to Council and Legislative Processing Clerk for placement on next available Council agenda
 1-25-08 - Council Action - Resolution ADOPTED
 2-26-08 - File in files