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4/29/15

File No. 14-0656

PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT and RESOLUTIONS relative to the adoption a written report and two revised resolutions to extend Interim Control Ordinances No. 183496 and 183497.

Recommendations for Council action:

- 1. ADOPT the accompanying RESOLUTION to extend Interim Control Ordinance No. 183496, which prohibits the demolition and the major exterior alteration of single-family homes in the following proposed Historic Preservation Overlay Zones:

Sunset Square	Council District 4
Carthay Square	Council District 5
Holmby-Westwood	Council District 5
Oxford Square	Council District 10
El Sereno – Berkshire Craftsman District	Council District 14

- 2. ADOPT the accompanying RESOLUTION to extend Interim Control Ordinance No. 183497, which prohibits the construction of single-family homes that do not meet specific criteria in the following neighborhoods:

Valley Village	Council District 2
South Hollywood	Council District 4
La Brea Hancock Neighborhood	Council District 4
The Oaks of Los Feliz	Council District 4
Miracle Mile	Council District 4
Larchmont Heights	Council District 4
Lower Council District 5	Council District 5
Beverlywood	Council District 5
Inner Council District 5	Council District 5
Fairfax Area	Council District 5
Bel Air	Council District 5
Faircrest Heights Neighborhood	Council District 10
Kentwood	Council District 11
Mar Vista/East Venice	Council District 11
Old Granada Hills	Council District 12

- 3. ADOPT the Department of City Planning report dated April 16, 2015, attached to the Council file, describing the measures taken to alleviate the conditions that led to the adoption of Interim Control Ordinance Nos. 183496 and 183497.

Fiscal Impact Statement: None submitted by the Department of City Planning. Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis on this report.

Community Impact Statement: Yes

For: Westwood Neighborhood Council

TIME LIMIT FILE - APRIL 29, 2015

(LAST DAY FOR COUNCIL ACTION - APRIL 29, 2015)

(12 VOTES REQUIRED ON SECOND READING)

Summary

At the public hearing held on April 28, 2015, the Planning and Land Use Management Committee considered the adoption a written report and two revised resolutions to extend Interim Control Ordinances No. 183496 and 183497. Staff from the Department of City Planning (DCP) gave the Committee background information on the matter. After an opportunity for public comment, the Committee recommended that Council adopt the DCP report and the resolutions. This matter is now submitted to Council for its consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
HUIZAR:	YES
CEDILLO:	ABSENT
ENGLANDER:	YES

SG
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-NOT OFFICIAL UNTIL COUNCIL ACTS-

RESOLUTION

WHEREAS, on March 15, 2015, the City Council, under Council File No. 14-0656, adopted Ordinance No. 183496 as an urgency measure pursuant to California Government Code Section 65858; and

WHEREAS, Ordinance No. 183496 establishes a moratorium on the issuance of building and demolition permits for properties within the following five proposed Historic Preservation Overlay Zones (HPOZs):

- | | |
|---|---------------------|
| 1. Sunset Square | Council District 4 |
| 2. Carthay Square | Council District 5 |
| 3. Holmby-Westwood | Council District 5 |
| 4. Oxford Square | Council District 10 |
| 5. El Sereno-Berkshire Craftsman District | Council District 14 |

WHEREAS, current trends to renovate or replace historic homes with large-scale, out-of-character new construction have led to the substantial alteration or demolition of important historic structures, irreversibly impairing their historical significance and the character of the surrounding neighborhoods; and

WHEREAS, the Department of City Planning is contemplating proposed HPOZs in the above-listed neighborhoods, but will not have staff in place to begin establishing the HPOZs until later this year; and

WHEREAS, the substantial alteration and demolition of historic homes continues to pose a current and immediate threat to the public welfare, including loss of historically important resources, degradation of neighborhood character, and negative impacts to aesthetics and generally quality of life; and

WHEREAS, Ordinance No. 183496 expires on May 9, 2015, unless extended by the City Council by a vote of not less than four-fifths of all of its members;

NOW, THEREFORE, BE IT RESOLVED that by the adoption of this Resolution, the City Council hereby extends the provisions of Ordinance No. 183496 prohibiting the issuance of building and demolition permits for properties within the following five proposed Historic Preservation Overlay Zones: Sunset Square; Carthay Square; Holmby-Westwood; Oxford Square; El Sereno-Berkshire Craftsman District, for a period of 22 months and 15 days, inasmuch as demolitions of or alterations to historically significant resources continues to pose a current and immediate threat to the public health, safety or welfare, or upon the adoption of permanent regulations, whichever occurs first, inasmuch as the City Planning Department is actively working towards the creation of appropriate regulatory measures to address this issue.

RESOLUTION

WHEREAS, on March 15, 2015, the City Council, under Council File No. 14-0656, adopted Ordinance No. 183497 as an urgency measure pursuant to California Government Code Section 65858; and

WHEREAS, Ordinance No. 183497 prohibits the issuance of building permits for the construction of single family dwellings on RA, RE, RS, and R1 zoned lots in the following neighborhoods where the proposed construction does not meet certain neighborhood specific criteria:

1. Valley Village-Council District 2
2. South Hollywood -Council District 4
3. La Brea Hancock Neighborhood- Council District 4
4. The Oaks of Los Feliz-Council District 4
5. Miracle Mile- Council District 4
6. Larchmont Heights- Council District 4
7. Lower Council District 5-Council District 5
8. Beverlywood-Council District 5
9. Inner Council District 5- Council District 5
10. Fairfax Area-Council District 5
11. Bel Air-Council District 5
12. Faircrest Heights Neighborhood-Council District 10
13. Kentwood-Council District 11
14. Mar Vista/East Venice-Council District 11
15. Old Granada Hills-Council District 12

WHEREAS, these residential neighborhoods present unique blends of scale, massing, building setbacks, architectural styles, and landscaping; and

WHEREAS, a rapid increase of property values in these neighborhoods has accelerated a recent trend of property owners and developers tearing down original houses and replacing them with hulking, box-like structures or significantly remodeling existing structures with bulky two-story additions that are out of scale with neighboring properties; and

WHEREAS, the proliferation of such construction continues to pose a current and immediate threat to the public welfare, including degradation of neighborhood character, loss of neighbors' privacy, curtailment of development potential, and negative impacts to aesthetics and general quality of life; and

WHEREAS, Ordinance No. 183497 expires on May 9, 2015, unless extended by the City Council by a vote of not less than four-fifths of all of its members;

NOW, THEREFORE, BE IT RESOLVED that by the adoption of this Resolution, the City Council hereby extends the provisions of Ordinance No. 183497 prohibiting the issuance of building permits for the construction of single family dwellings on RA, RE, RS, and R1 zoned lots in the following 15 neighborhoods: Valley Village; South Hollywood; La Brea Hancock Neighborhood; The Oaks of Los Feliz; Miracle Mile; Larchmont Heights; Lower Council District 5; Beverlywood; Inner Council District 5; Fairfax Area; Bel Air; Faircrest Heights Neighborhood; Kentwood; Mar Vista/East Venice; Old Granada Hills, where the proposed construction does not meet certain neighborhood specific criteria, for a period of 22 months and 15 days, inasmuch as the proliferation of hulking, box-like structures in the aforementioned neighborhoods continues to pose a current and immediate threat to the public health, safety, or welfare, or upon the adoption of permanent regulations, whichever occurs first, inasmuch as the City Planning Department is actively working towards the creation of appropriate regulatory measures to address this issue.