

11-1438
Prior CF 06-0400
CD 5

MOTION

Single family homes within the "Beverly-Grove" neighborhood of Los Angeles have a unique Spanish Revival architectural style and remain largely intact as they were developed 75 years ago. This walkable neighborhood contains a blend of home styles and types but the predominant structures average 2,375 square feet. Current zoning requirements allow homes averaging 3,660 square feet plus certain excluded square footage. In addition the traditional homes that create the character in this neighborhood include detached rear garages, but new homes typically include large attached front garages that increase the visual bulk of the home. This mismatch between modest existing homes and much larger new homes results in neighborhood conflict and out-of-scale homes that detract from the ambiance and integrity of the entire neighborhood.

The City's Baseline Mansionization Ordinance (#179883), passed May 6, 2008, establishes a baseline for home-size limits but recognizes that every neighborhood in Los Angeles is unique and has individual needs. For this reason the Baseline Mansionization Ordinance includes provisions allowing for Residential Floor Area (RFA) overlays to further refine and meet neighborhood specific needs. The Beverly Grove neighborhood including 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 is in need of a RFA overlay to protect from intrusive out-of-character oversized homes. A RFA for this area will also be able to address community design concern by encouraging detached garages and providing increased setbacks to limit the impact of large homes that may abut smaller historic structures.

Over the last two years Council District 5 has met with the homeowners association representing the Beverly-Grove neighborhood, held community meetings, conducted a neighborhood survey and held individual meetings with proponents and opponents of a RFA. While the survey and some community organizations support a very tight (2,400 square feet) RFA, I believe a more modest 3,000 square foot compromise will still allow for additions and remodels for changing taste and growing families. It is appropriate at this time to begin the formal approval process for the RFA. This approval process will include time for additional public input, review by the planning department, public hearings and ultimately approval hearings before the City Council.

I THEREFORE MOVE that, pursuant to Section 12.32 and 13.13 of the Los Angeles Municipal Code, the Department of City Planning be directed to draft a Residential Floor Area Overlay for the Beverly Grove area limiting the base Floor Area Ratio to 0.41, increasing side-yard setbacks for two-story homes and eliminating exemptions for over height entries, balconies, covered porches and attached garages.

I FURTHERMORE MOVE to authorize the Chief Legislative Analyst to make any technical corrections or clarifications to the above instructions in order to effectuate the intent of this motion.

Presented By: Paul Koretz
PAUL KORETZ
Councilmember 5th District

Seconded By: Paul Reporia

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