

MOTION

The Valley Village Specific Plan was originally adopted on April 4, 1993, 25 years ago. The Plan was drafted to help guide development and specifically address the concerns of the residents most impacted by development. The Plan has served the Valley Village community by addressing many of the issues that arise where commercial and multifamily development interacts with low density residential neighborhoods.

Though the Valley Village Specific Plan was initially a pioneer in many areas, including requiring a multifamily project to comply with landscaping standards, the Los Angeles Municipal Code has been updated through the years and has become more restrictive than the Specific Plan in some respects. Other specific plans, including the Ventura Blvd. Specific Plan, incorporate language that requires developments to follow the more restrictive regulations when there is inconsistency.

Although the Specific Plan is intended to focus on commercial and multifamily developments, it contains a section that restricts single family residential projects to a 30 foot height limit. This restriction requires every addition to a single family home to apply for a Project Permit Compliance to verify that the home is under 30 feet, which causes several thousand dollar in fees and utterly unnecessary months of delay. This treats a room addition on a single family home the same as a multi-story mixed use development. These fees and delays are extremely burdensome and unfair to Valley Village residents looking to improve their homes.

While a more comprehensive review of the specific plan will be addressed during the community plan update, some of these unnecessary costs and burdens should be addressed more urgently.

I THEREFORE MOVE that the City Council instruct the Department of City Planning, with the assistance of the City Attorney and the Chief Legislative Analyst (CLA), to draft an ordinance amending the Valley Village Specific Plan, such that where there are inconsistencies between the Specific Plan and the Los Angeles Municipal Code, the more restrictive language shall apply to each section of the project.

I FURTHER MOVE that this ordinance shall also amend the Valley Village Specific Plan to change the single family regulations in R1 and more restrictive zones to allow for an administrative sign-off in lieu of a project permit compliance.

PRESENTED BY:



PAUL KREKORIAN
Councilmember, 2nd District

SECONDED BY:



ORIGINAL



FEB 16 2018