

14-0468

APR 11 2014

PLANNING & LAND USE MANAGEMENT

MOTION

The *Laurel Canyon-Kirkwood Bowl* neighborhood contains a subdivision cut around the turn of the century (1910s), with lots averaging 2,500 square feet in size, which are substandard by today's zoning regulations. The area was originally subdivided to provide lots for bungalows, weekend cottages, and secondary residences, not for primary residences.


The *Laurel Canyon-Kirkwood Bowl* neighborhood is also unique, inasmuch as the existing streets in the tract are narrow and substandard according to city standards for hillside streets. In addition, parking is limited. This is of concern because in recent years there has been an increasing number of single family homes being constructed in the neighborhood given the demand for housing in the city, and particularly in the Santa Monica mountains.

The development that is taking place in the *Laurel Canyon-Kirkwood Bowl* neighborhood is resulting in densities that are excessive and quite simply inappropriate for a hillside area. This type of development in very narrow hillside streets is contrary to the intent of the Hollywood Community Plan, and of single family zoning in the city, which calls for minimum lot sizes of 5,000 square feet for single family home developments.

It is well understood that the *Laurel Canyon-Kirkwood Bowl* neighborhood was subdivided prior to the enactment of the R1 (single family) zone resulting in legally substandard and buildable non-confirming lots. The current development pattern is resulting in one single family home being built on single 2,500 square foot lots, whereas in the past multiple lots were assembled to build a home. These non-confirming lots are not required to conform to the lot size requirements for either the zoning or the Hollywood Community Plan. As such, the city needs to address the development, congestion, and parking impacts occurring in these substandard hillside lots.


Given the development taking place in the *Laurel Canyon-Kirkwood Bowl* neighborhood, the Planning Department needs to prepare a report with the necessary recommendations for development standards in these hillside lots.

I THEREFORE MOVE that the Council instruct the Planning Department, in consultation with the Department of Building and Safety and the City Attorney, to prepare a report with recommendations that provide land use regulatory controls for development standards on substandard hillside lots in the *Laurel Canyon-Kirkwood Bowl* neighborhood.

PRESENTED BY: 
TOM LaBONGE
Councilmember, 4th District

SECONDED BY: 

ORIGINAL

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