

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.