

## ORDINANCE NO. \_\_\_\_\_

An interim ordinance, adopted as an urgency measure pursuant to California Government Code Section 65858, prohibiting the issuance of building permits for the construction of single-family dwellings on RA, RE, RS, and R1 zoned lots in designated neighborhoods where the proposed construction does not meet certain neighborhood-specific criteria.

**WHEREAS**, this ordinance covers the following residential neighborhoods, the boundaries of which are delineated below:

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;

**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;

**WHEREAS**, the proliferation of such construction poses 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**, the Department of City Planning is currently analyzing single-family zones as part of its comprehensive revision to the Zoning Code – re:code LA – to establish tailored single-family zoning that will provide better development predictability and limit residential structures that are incompatible with existing neighborhood character and scale.

**NOW THEREFORE,**

**THE PEOPLE OF THE CITY OF LOS ANGELES  
DO ORDAIN AS FOLLOWS:**

Section 1. **DEFINITIONS.** For purposes of this ordinance, the following terms shall be construed as defined in this section. To the extent applicable, terms not defined here shall be construed as defined in Section 12.03 of the Los Angeles Municipal Code (LAMC).

**PROJECT.** The construction, erection, alteration of, or addition to a structure in a residentially zoned lot located wholly or partly within the areas identified in Section 2 of this ordinance. The term Project excludes improvements that do not increase an existing or prior-existing structure's Residential Floor Area, as defined in Section 12.03 of the LAMC.

Sec. 2. **INTERIM CONTROL AREA.** The provisions of this ordinance shall apply to all RA, RE, RS and R1 zoned lots located wholly or partly within the areas depicted by shaded areas on the attached maps:

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

Sec. 3. **PROHIBITION.**

**A. Valley Village.** Notwithstanding any section of the LAMC, no building permit shall issue for a Project in Valley Village unless the proposed structure complies with the regulations set forth in the adjacent Studio City Residential Floor Area District (Ordinance No. 182048).

**B. South Hollywood, Larchmont Heights, and Old Granada Hills.**

Notwithstanding any section of the LAMC, no building permit shall issue for a Project in South Hollywood, Larchmont Heights, or Old Granada Hills unless the proposed structure's Residential Floor Area does not exceed 120% of the prior or existing structure's Residential Floor Area. The prohibition specified in this paragraph shall not apply where there has been no single-family dwelling on a lot in the five years before the effective date of this ordinance.

**C. The Oaks of Los Feliz.** Notwithstanding any section of the LAMC, no building permit shall issue for a Project in the Oaks of Los Feliz on a Hillside Area lot unless the proposed structure's Residential Floor Area, which shall include the floor area of any new basement, does not exceed the base Residential Floor Area set forth in the Zoning Code.

**D. Lower Council District 5, Kentwood, and Mar Vista/East Venice.**

Notwithstanding any section of the LAMC, no building permit shall issue for a Project in Lower Council District 5, Kentwood, or Mar Vista/East Venice unless the proposed structure's Residential Floor Area—without exceptions for detached accessory buildings; porches, patios and breezeways; and over-in-height ceilings—does not exceed the base Residential Floor Area set forth in the Zoning Code. No Residential Floor Area bonus shall be allowed for green building, proportional stories, or front façade articulation.

**E. Beverlywood, Inner Council District 5, and Fairfax Area.** Notwithstanding any section of the LAMC, no building permit shall issue for a Project in Beverlywood, Inner Council District 5, or Fairfax Area unless the proposed structure's Residential Floor Area—without exceptions for detached accessory buildings and over-in-height ceilings—does not exceed the base Residential Floor Area set forth in the Zoning Code. Residential Floor Area bonuses permitted by the Zoning Code shall be limited to 15% of the maximum Residential Floor Area.

**F. Bel Air.** Notwithstanding any section of the LAMC, no building permit shall issue for a Project in Bel Air on a Hillside Area lot where the import and export of exempted graded earth exceeds 6,000 cubic yards.

**G. La Brea Hancock Neighborhood, Miracle Mile, and Faircrest Heights Neighborhood.** Notwithstanding any section of the LAMC, no building permit shall issue for a Project in the La Brea Hancock Neighborhood, Miracle Mile, or Faircrest Heights Neighborhood unless the proposed structure complies with the regulations set forth in the Beverly Grove Residential Floor Area District (Ordinance No. 182754).

**Sec. 4. EXCEPTIONS.**

A. The prohibitions specified in Section 3 of this ordinance shall not apply to the issuance of a building permit for either of the following purposes:

1. To comply with an order issued by the Department of Building and Safety to repair, remove or demolish an unsafe building or substandard condition; or

2. To rebuild a structure destroyed by fire, earthquake or other natural disaster, provided that the development is not prohibited by any other provision of the LAMC.

B. The prohibitions specified in Section 3 of this ordinance shall not apply to the issuance of a building permit for a Project that satisfies all of the following conditions:

1. Architectural and structural plans sufficient for a complete plan check were accepted by the Department of Building and Safety before the effective date of this ordinance, subject to the time limits set forth in section 12.26.A.3 of the LAMC;

2. A plan check fee was collected before the effective date of this ordinance; and

3. No subsequent changes have been made to those plans that increase or decrease the height, floor area, or occupant load by more than five percent, that change the use; or that violate the Zoning Code regulations in effect on the date that the plan check fee was paid.

C. The prohibitions specified in Section 3 of this ordinance shall not apply to Projects that involve the construction, redevelopment, rehabilitation or renovation of multifamily housing. Multifamily housing includes two-family dwellings, multiple dwellings, group dwellings and apartment houses.

Sec. 5. **HARDSHIP EXEMPTIONS.** The City Council, by resolution, may grant an exemption from the provisions of this ordinance in cases of extreme hardship duly established to the City Council's satisfaction. An application for hardship exemption shall be filed with the City Clerk on forms provided by the Department of City Planning.

Sec. 6. **DURATION OF ORDINANCE.** This ordinance shall be in force and effect for 45 days from its date of adoption. The City Council may extend this ordinance for 22 months and 15 days. Any extension shall be based on the City Council finding that the proliferation of hulking, box-like structures in certain residential neighborhoods continues to pose a current and immediate threat to the public health, safety or welfare.

Sec. 7. **APPLICABILITY OF ZONING CODE.** The provisions of this ordinance supplement those set forth in LAMC, Chapter 1 ("Planning and Zoning Code") and any other City ordinance, and do not confer any right or benefit not otherwise conferred under existing law.



Sec. 8. **SEVERABILITY.** If any provision of this ordinance is declared unconstitutional or otherwise invalid by a court of competent jurisdiction, such invalidity shall not affect other provisions of this ordinance that can be implemented without the invalid provision. To this end, the provisions of this ordinance are severable.

Sec. 9. **SAVINGS CLAUSE.** The provisions of this ordinance do not apply to the extent that their application would result in a taking requiring compensation, would deprive any person of constitutional or statutory rights or privileges, or would otherwise be inconsistent with state or federal law.

Sec. 10. **URGENCY CLAUSE.** The City Council finds that the proliferation of towering, box-like structures in certain residential neighborhoods poses 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 that the continued processing of building permits will result in that threat to the public welfare.

Sec. 11. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

I hereby certify that this ordinance was passed by the Council of the City of Los Angeles, **by a vote of not less than four-fifths** of all of its members, at its meeting of \_\_\_\_\_.

HOLLY L. WOLCOTT, City Clerk

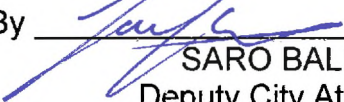
By \_\_\_\_\_ Deputy

Approved \_\_\_\_\_

\_\_\_\_\_  
Mayor

Approved as to Form and Legality

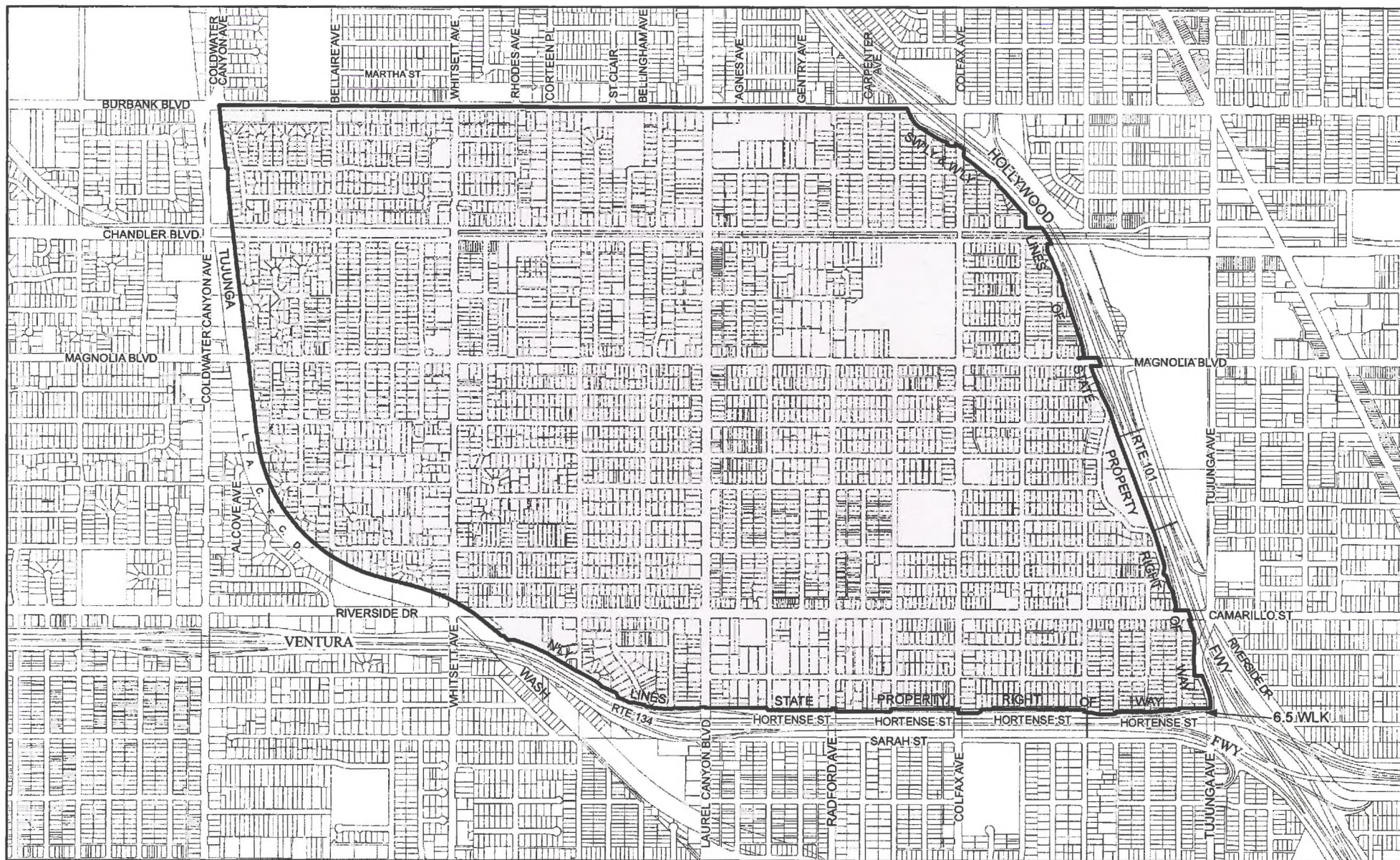
MICHAEL N. FEUER, City Attorney

By  \_\_\_\_\_  
SARO BALIAN  
Deputy City Attorney

Date 3-17-15

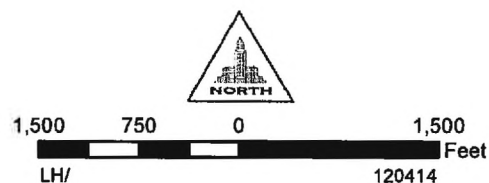
File No. \_\_\_\_\_





# Interim Control Ordinance (ICO)

## 1. Valley Village

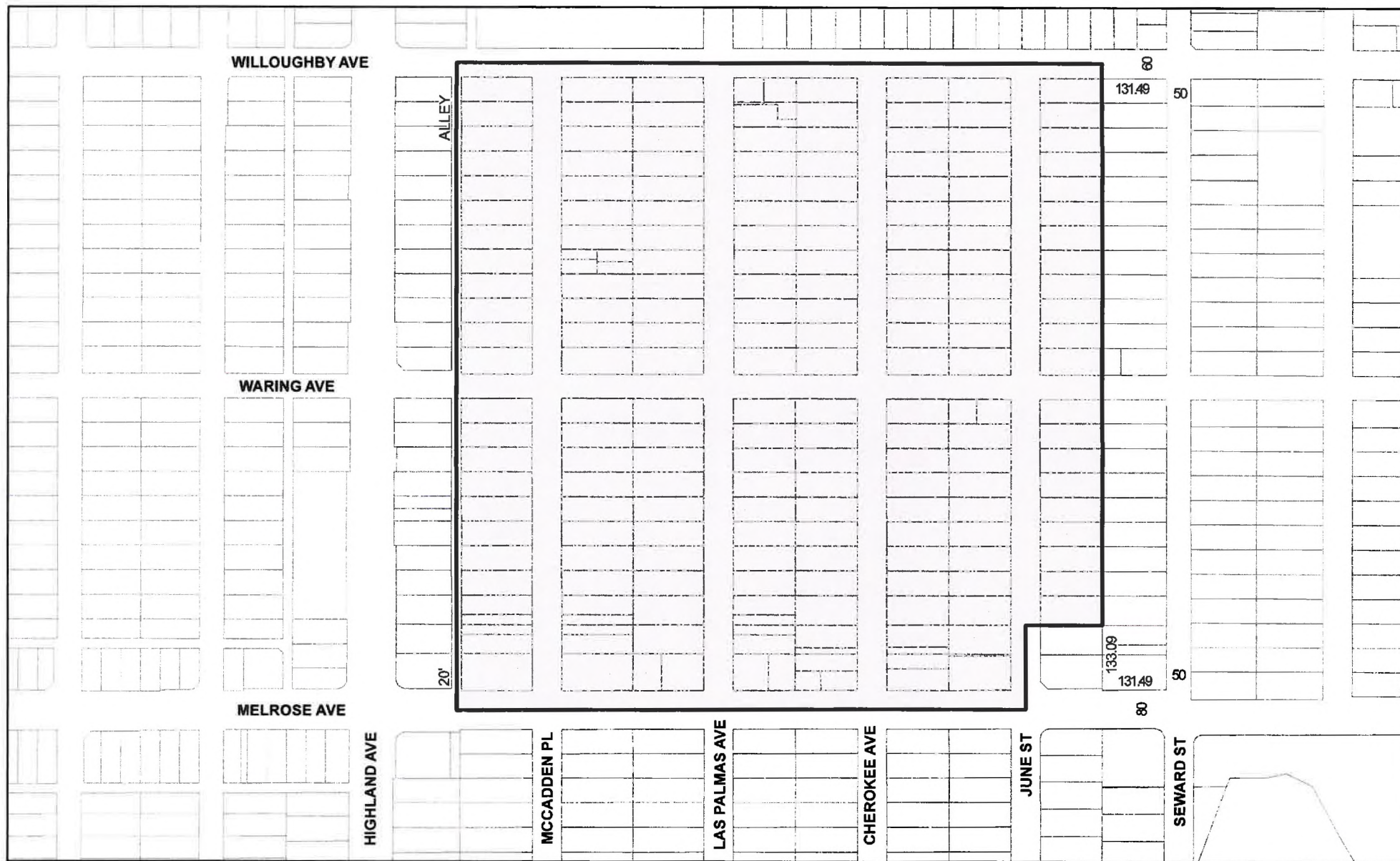


C.M  
 168 B 161, 168 B 165, 168 B 169, 168 B 173  
 171 B 161, 171 B 165, 171 B 169  
 174 B 161, 174 B 165 174 B 169



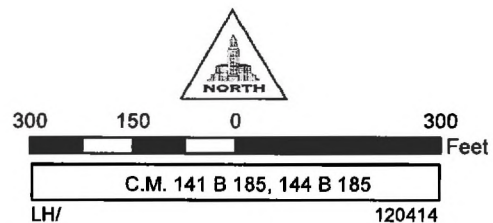
Area  
 Mapped





## Interim Control Ordinance (ICO)

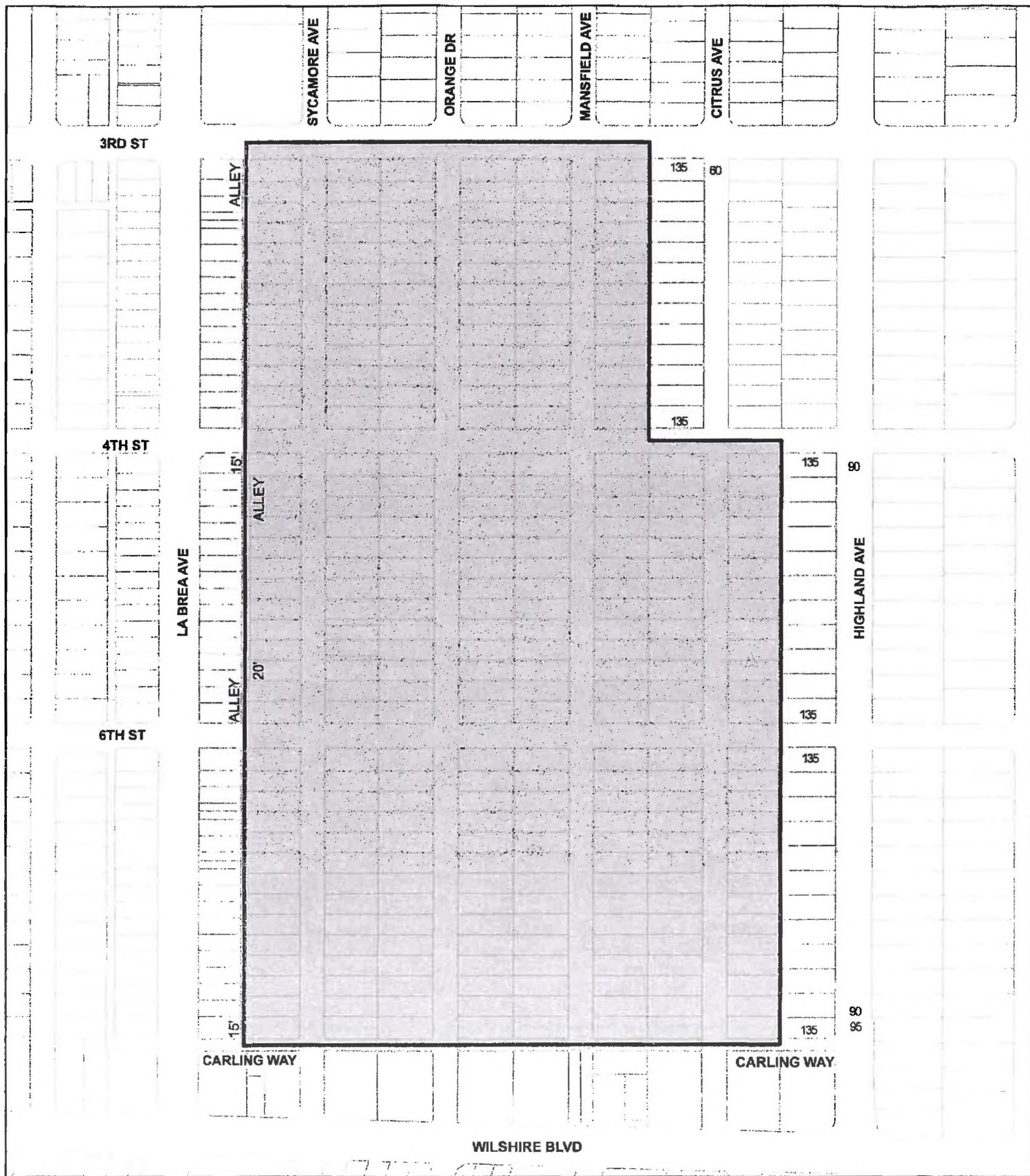
### 2. South Hollywood



DATA SOURCES: DEPARTMENT OF CITY PLANNING-DEPARTMENT & BUREAU OF ENGINEERING







# Interim Control Ordinance (ICO) 3. La Brea Hancock Neighborhood



C.M. 135 B 181, 135 B 185

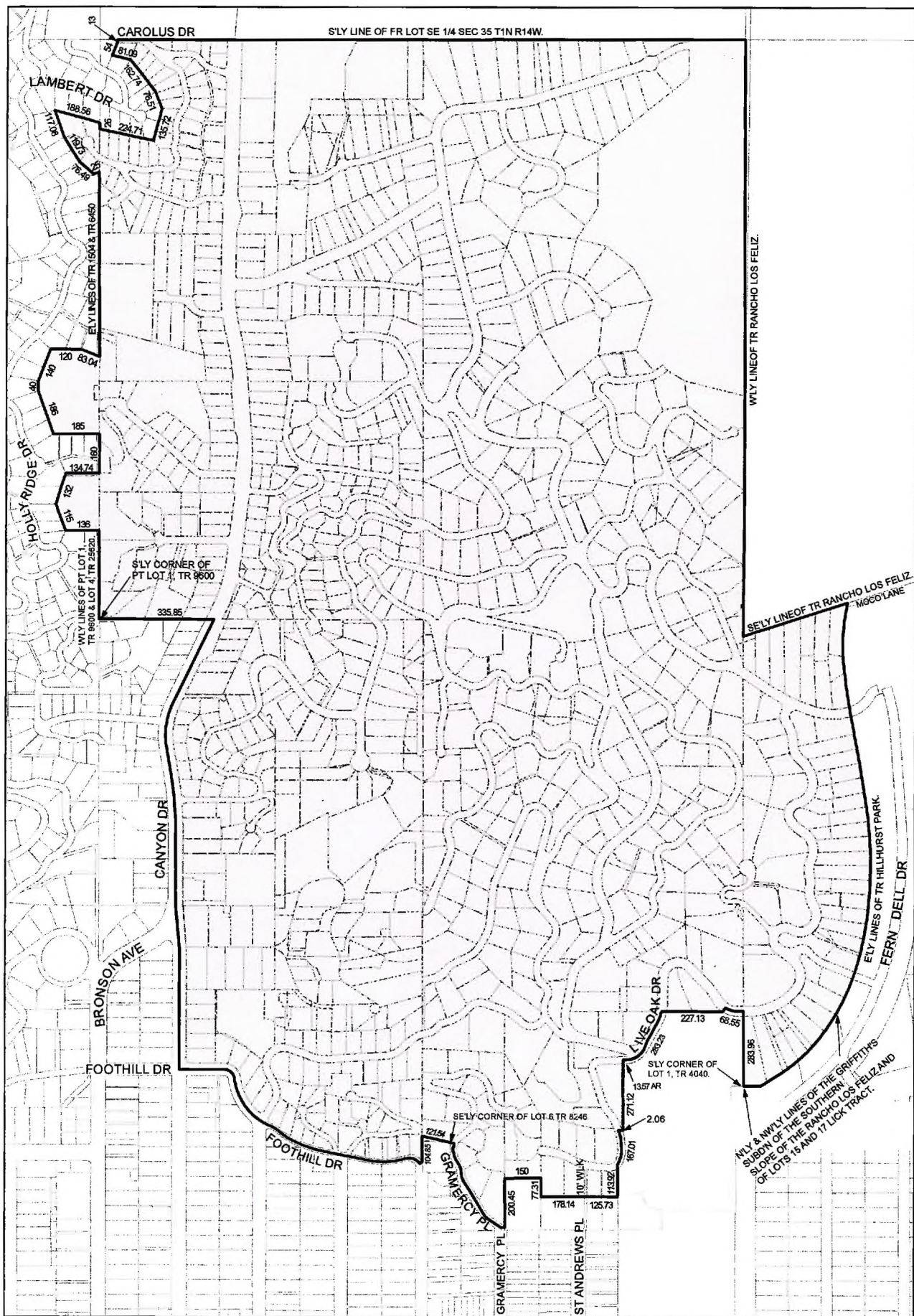
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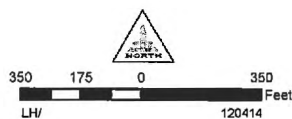
Area  
Mapped





# **Interim Control Ordinance (ICO)** **4. The Oaks of Los Feliz**

Data Sources: Department of City Planning, Bureau of Engineering



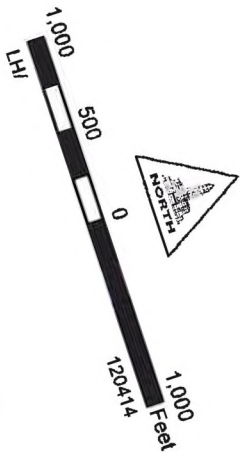
C.M.  
 150 A 191, 150 A 193, 151.5 A 191,  
 151.5 A 193, 153 A 191, 153 B 193,  
 154.5 A 191, 156 A 191, 156 B 193

Area  
 Mapped



# Interim Control Ordinance (ICO) 5. Miracle Mile

DATA SOURCES: DEPARTMENT OF CITY PLANNING-DEPARTMENT & BUREAU OF ENGINEERING



C.M. 177, 129 B 181  
129 B 177, 132 B 181  
132 B 177, 135 B 181  
135 B 177, 135 B 181

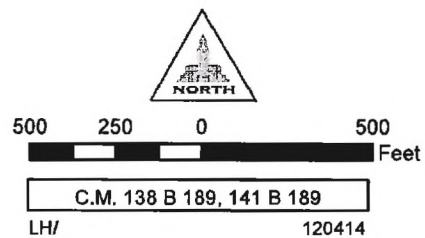






## Interim Control Ordinance (ICO)

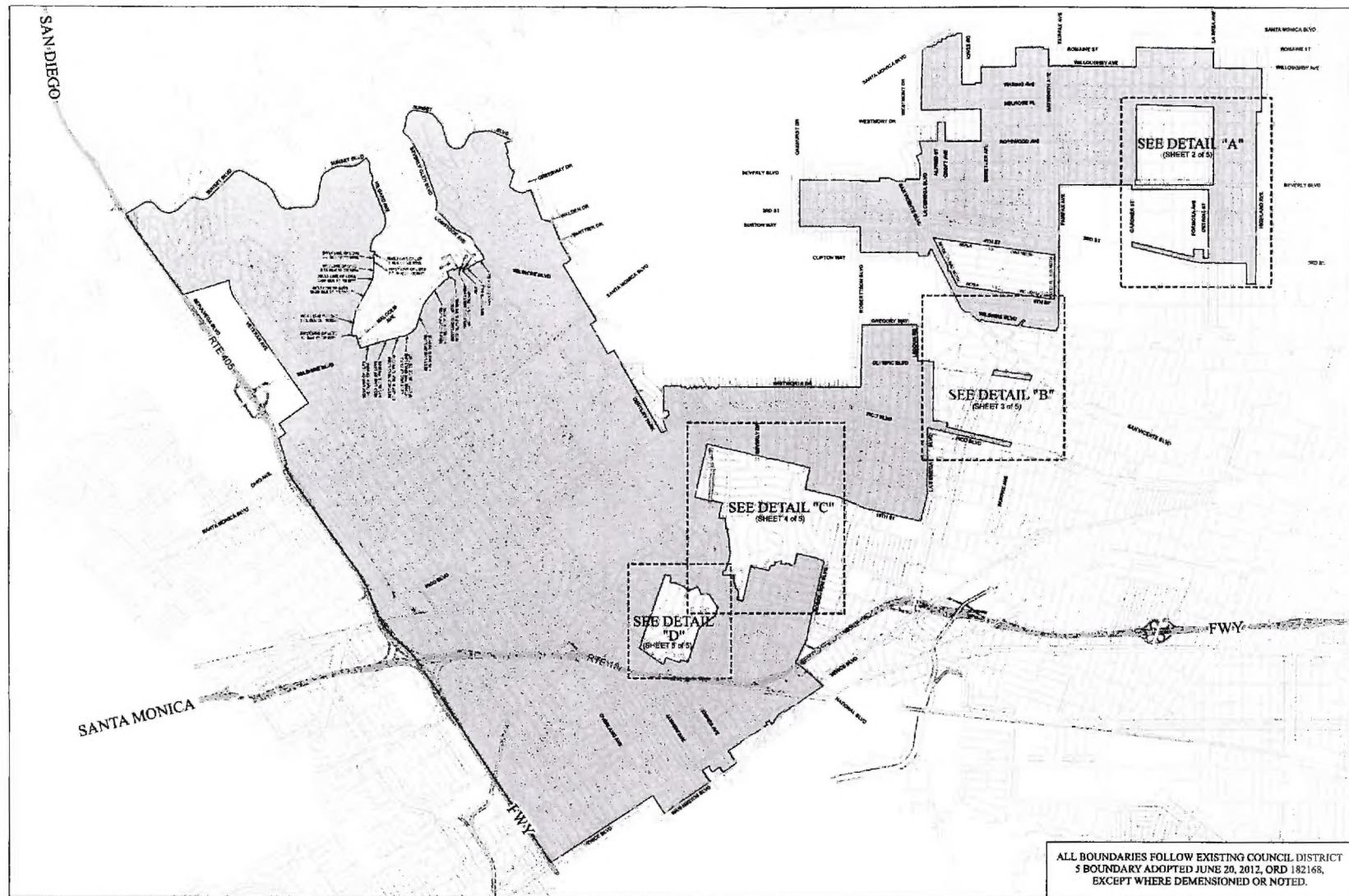
### 6. Larchmont Heights



DATA SOURCES: DEPARTMENT OF CITY PLANNING-DEPARTMENT & BUREAU OF ENGINEERING







# **Interim Control Ordinance (ICO)** **7. Lower Council District 5**

**SHEET 1 of 5**



C	M	141 B	153	120 D	157	123 B	161	129 B	181	132 B	181	117 B	185	129 D	166	132 B	169
138 B	177	138 B	185	138 B	157	117 B	161	129 D	161	132 A	165	129 B	168	141 B	181		
144 B	181	135 B	185	135 B	148	136 B	183	129 B	157	135 B	166	126 B	173	133 B	181		
132 B	149	138 B	140	141 B	187	141 B	173	144 D	173	132 D	177	141 B	177	138 B	145		
132 D	153	135 B	150	117 B	157	123 B	157	136 B	187	144 B	177	129 B	153	120 B	161		
135 B	181	138 B	181	120 B	185	132 A	187	123 B	169	129 D	166	126 B	153	135 B	157		
114 B	187	130 B	189	132 B	173	135 B	173	135 B	177	144 B	185	135 B	145	120 B	140		
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141 B	185																

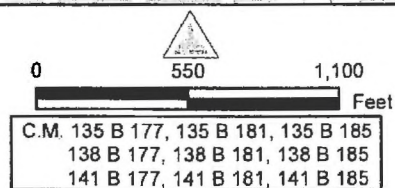






**DETAIL "A"**  
**Interim Control Ordinance (ICO)**  
**7. Lower Council District 5**

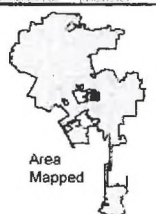
Data Sources: Department of City Planning, Bureau of Engineering



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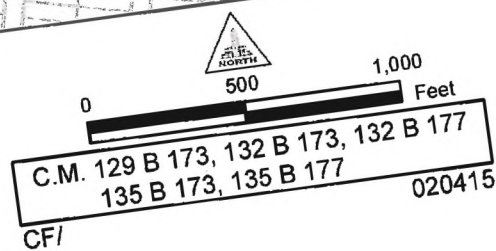
**SHEET 2 of 5**



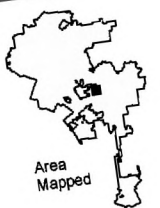




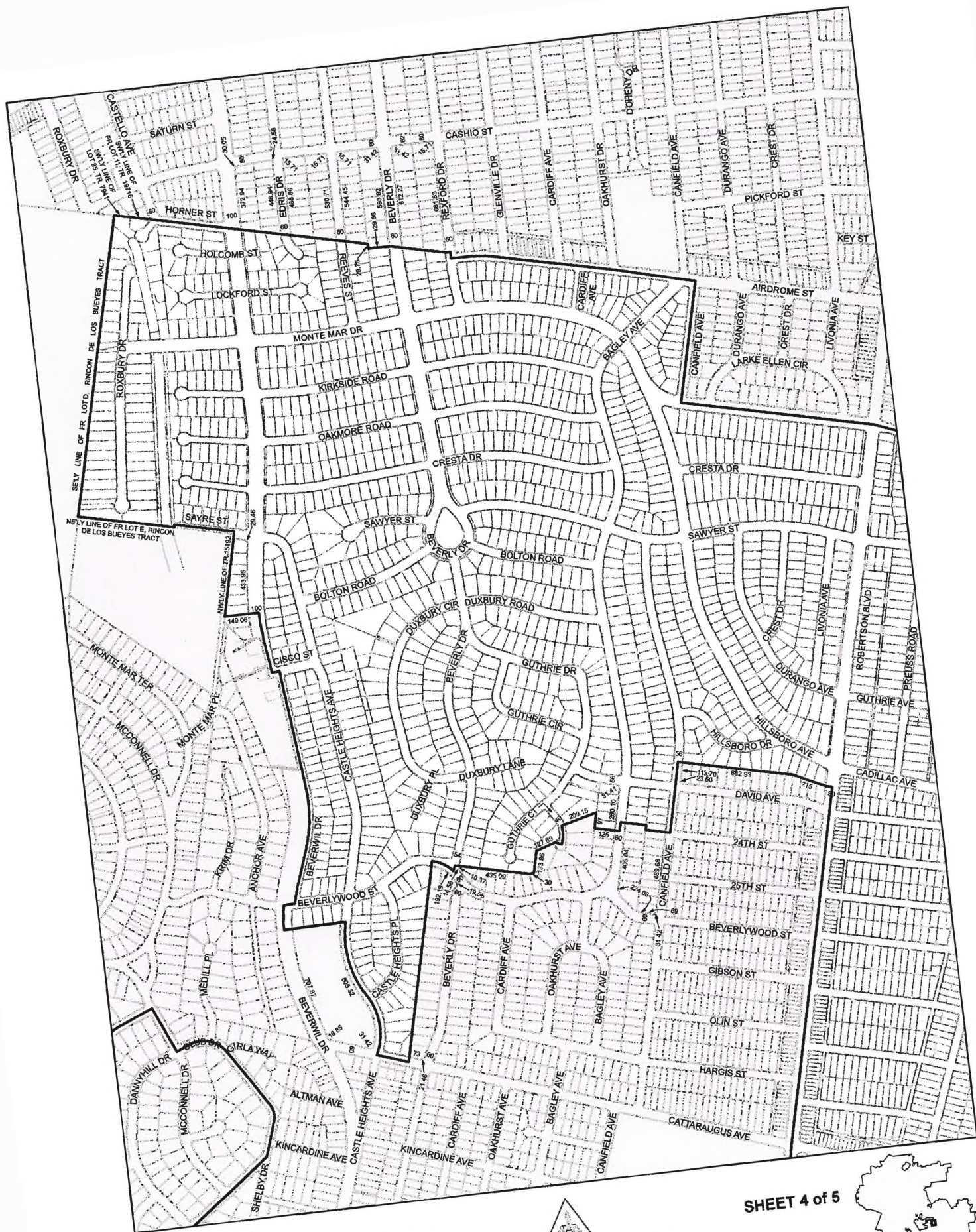
**DETAIL "B"**  
**Interim Control Ordinance (ICO)**  
**7. Lower Council District 5**



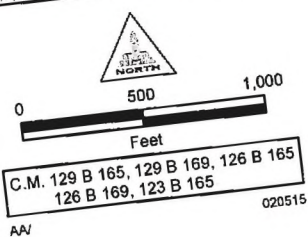
**SHEET 3 of 5**







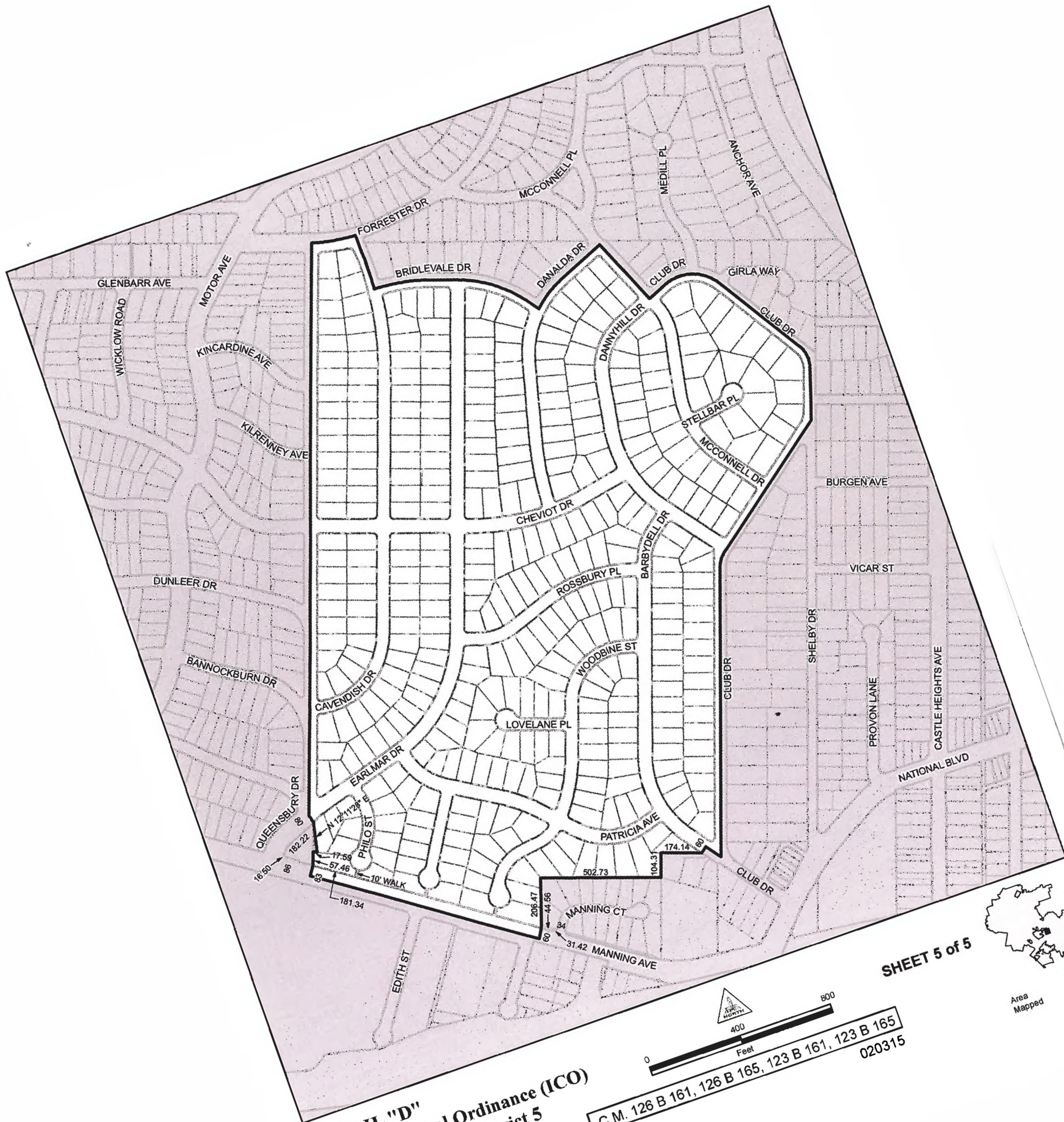
**DETAIL "C"**  
**Interim Control Ordinance (ICO)**  
**7. Lower Council District 5**



**SHEET 4 of 5**







**DETAIL "D"**  
**Interim Control Ordinance (ICO)**  
**7. Lower Council District 5**

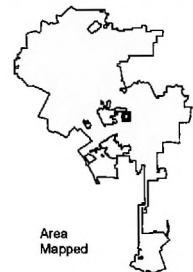
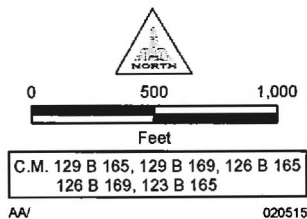
C.M. 126 B 161, 126 B 165, 123 B 161, 123 B 165  
AA/  
020315

Data Sources: Department of City Planning, Bureau of Engineering

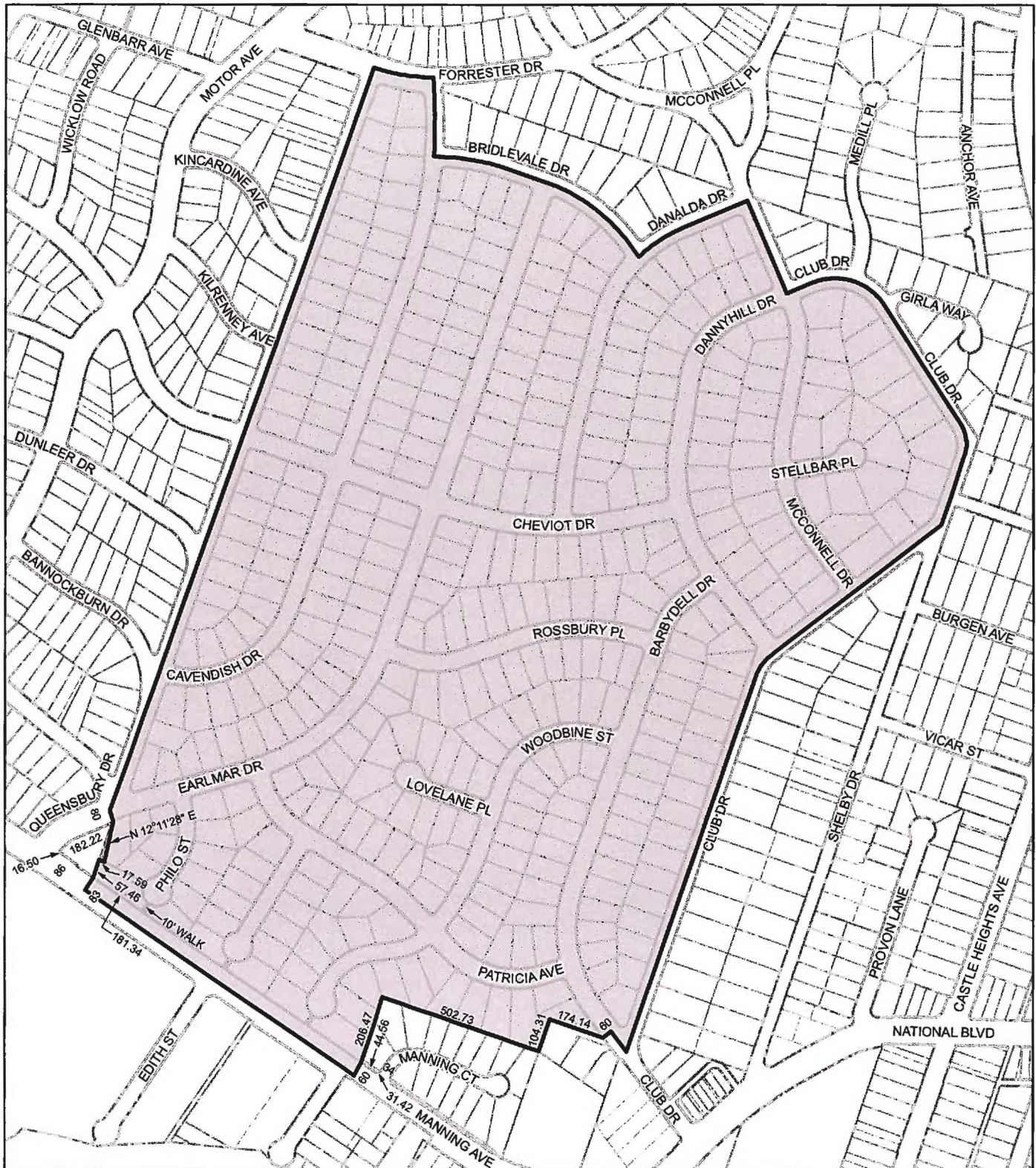




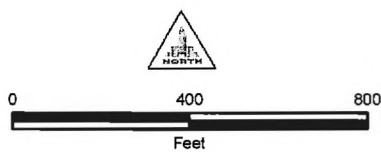
# **Interim Control Ordinance (ICO)** **8. Beverlywood**



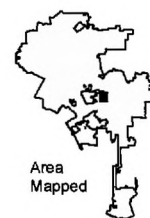




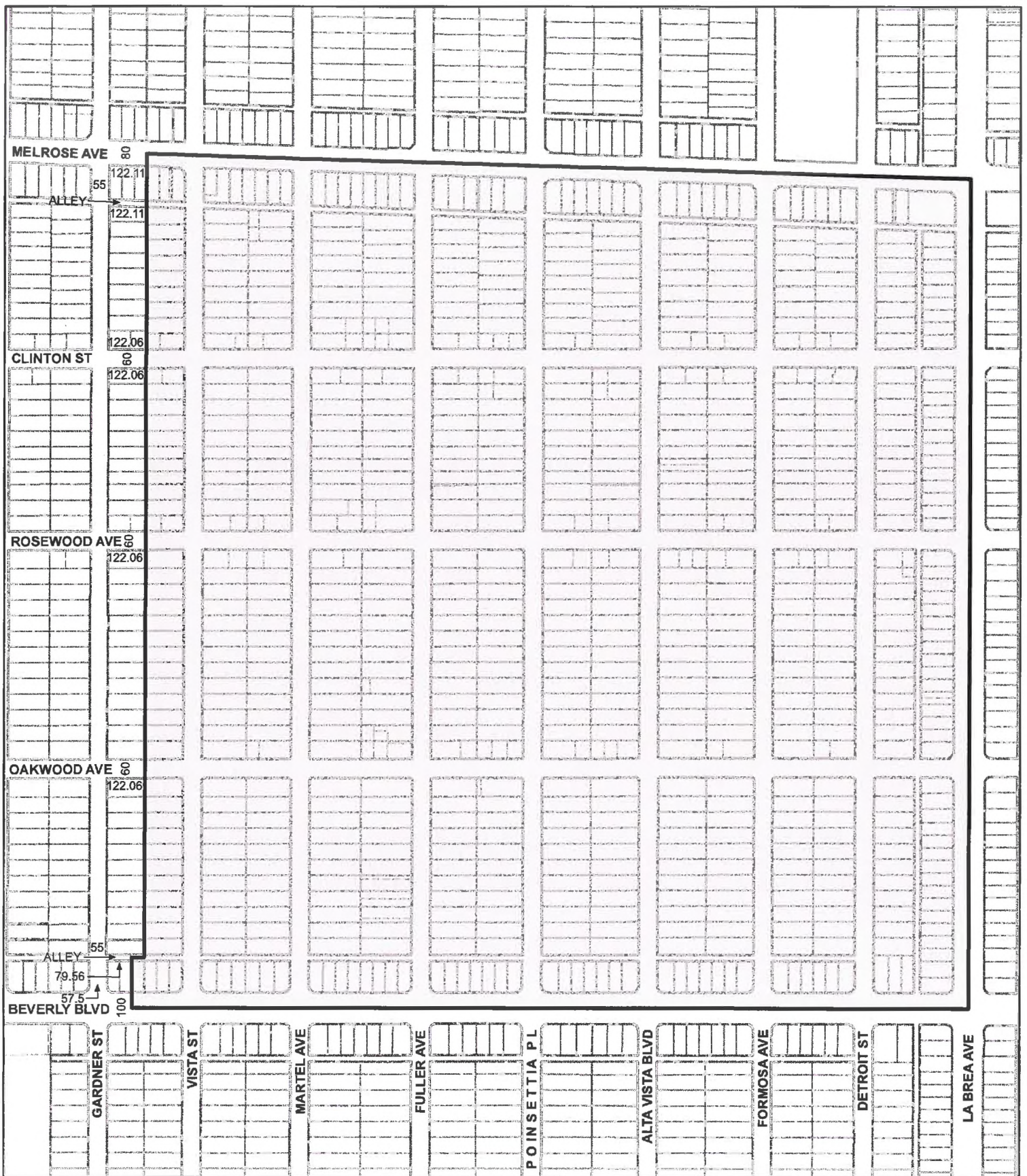
**Interim Control Ordinance (ICO)**  
**9. Inner Council District 5**



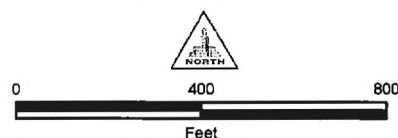
C.M. 126 B 161, 126 B 165, 123 B 161, 123 B 165  
 AA/ 020315







# **Interim Control Ordinance (ICO)** **10. Fairfax Area**



C.M. 138 B 181, 141 B 181

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Area  
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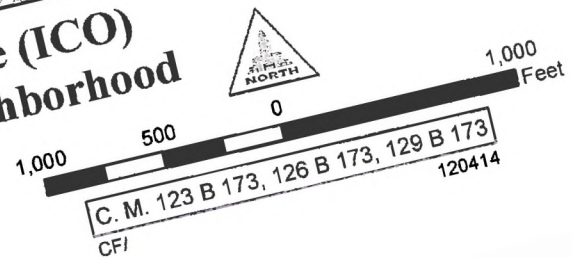






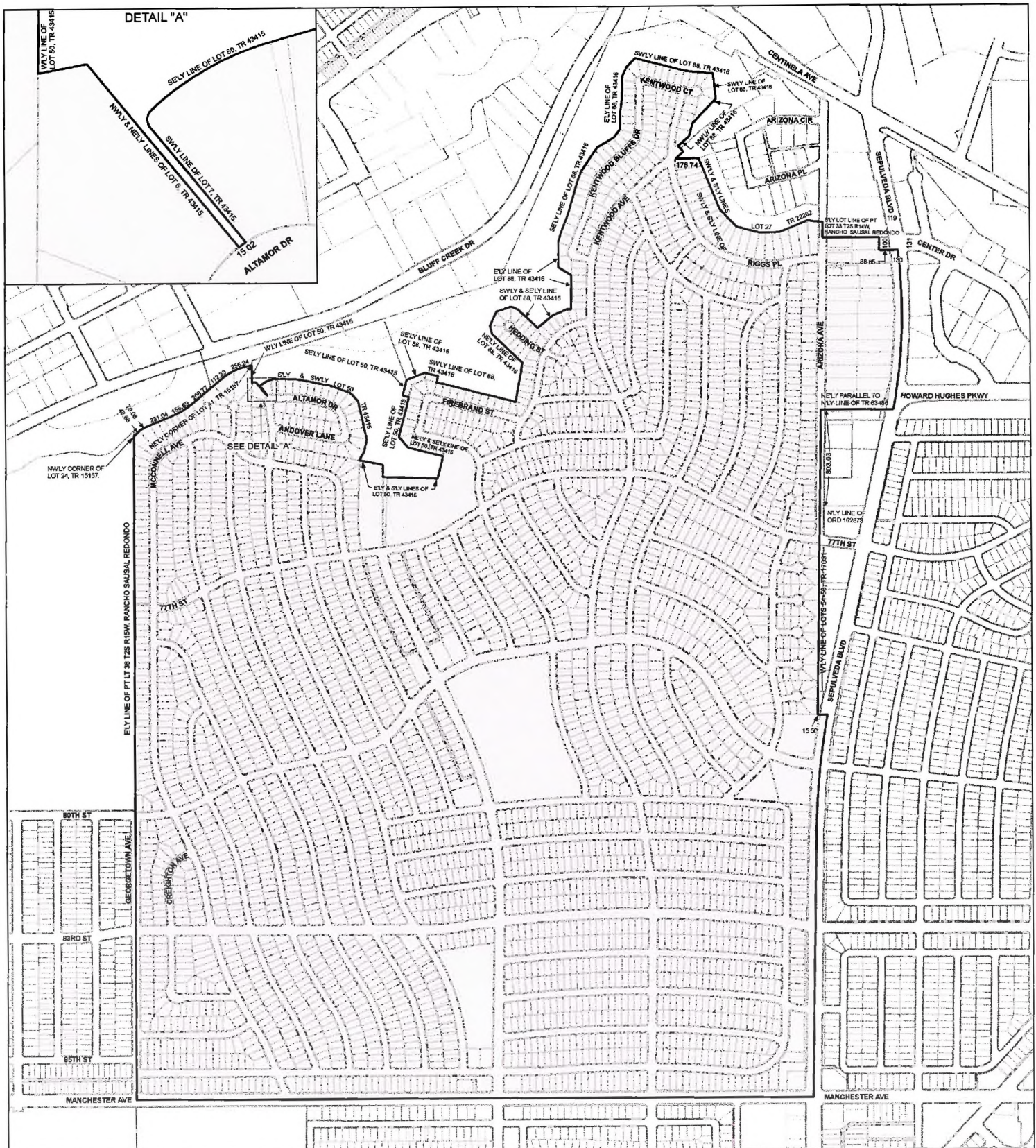


**Interim Control Ordinance (ICO)**  
**12. Faircrest Heights Neighborhood**



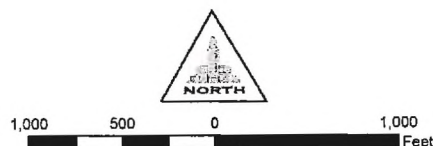
Data Sources: Department of City Planning, Bureau of Engineering





### **Interim Control Ordinance (ICO)**

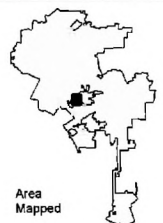
#### **13. Kentwood**



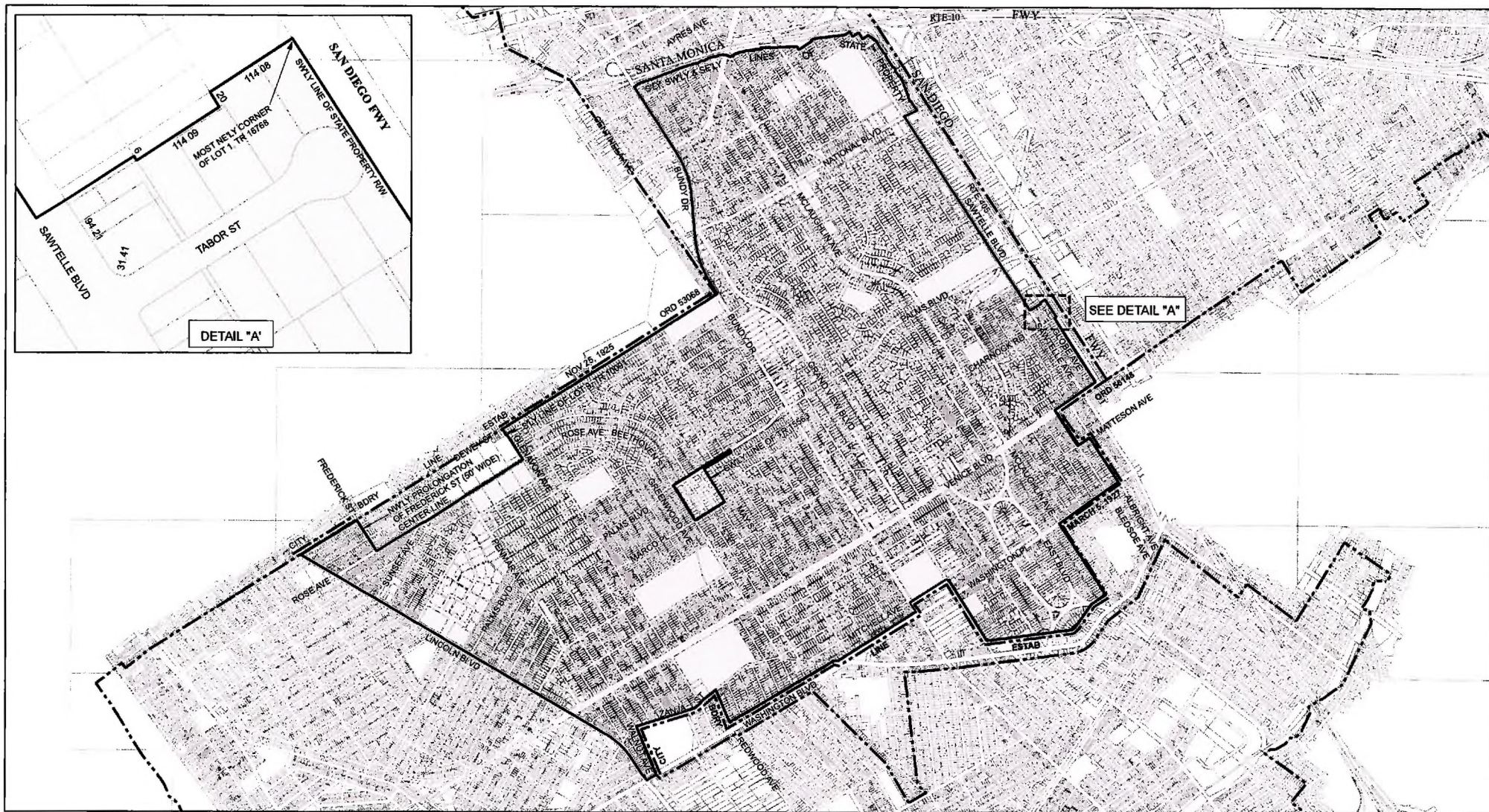
C. M. 096 B 161, 096 B 165, 099 B 161, 099 B 165  
102 B 161, 102 B 165, 105 B 165

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020315



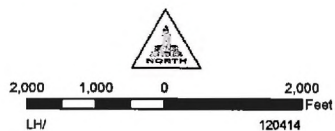




# **Interim Control Ordinance (ICO)** **14. Mar Vista/East Venice**

--- Council District Boundary

DATA SOURCES: DEPARTMENT OF CITY PLANNING-DEPARTMENT & BUREAU OF ENGINEERING



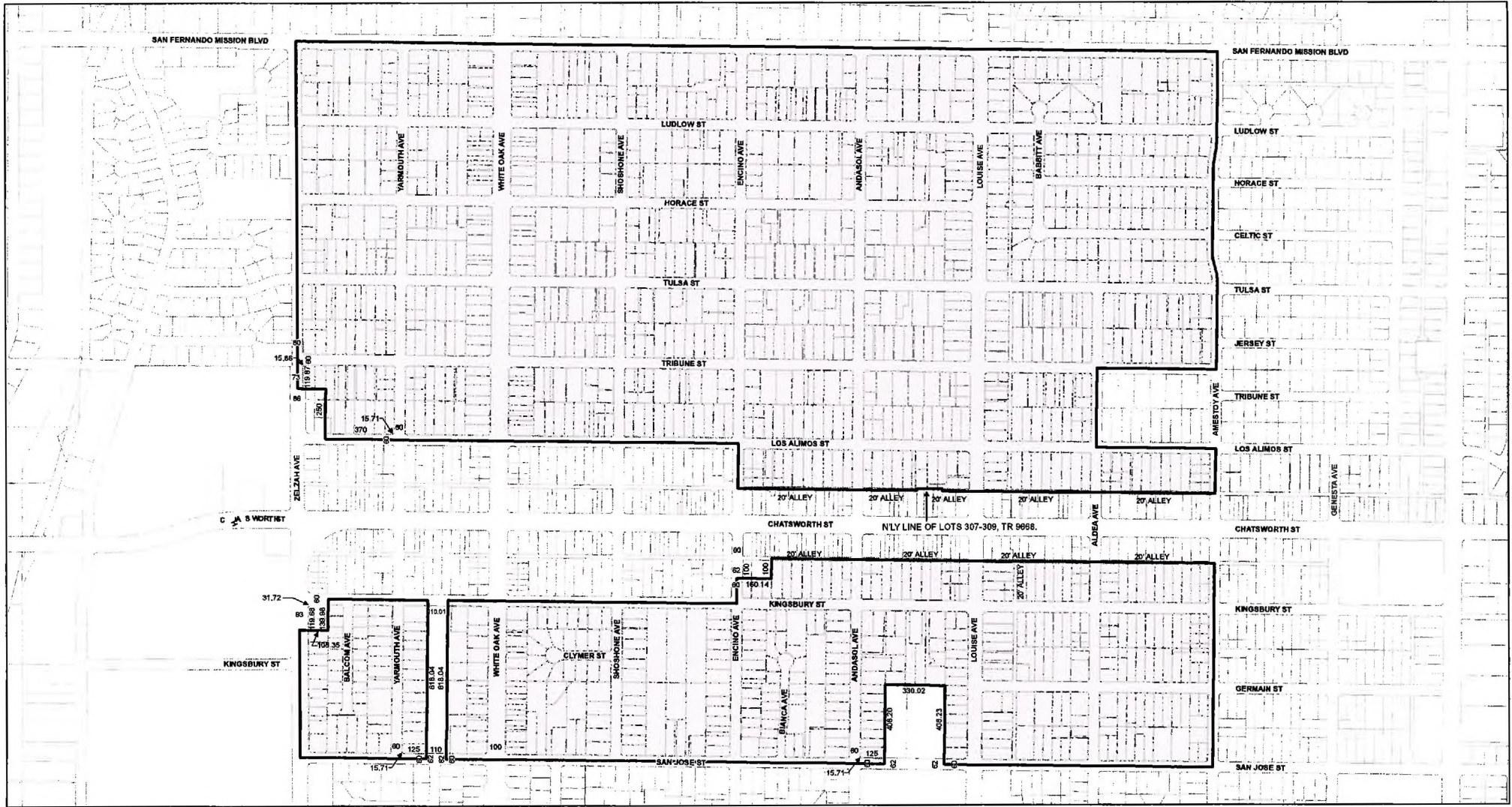
ALL BOUNDARIES COINCIDE WITH THOSE OF COUNCIL DISTRICT 11, ADOPTED JUNE 20, 2012 ORDINANCE 182168 EXCEPT WHERE NOTED OR DIMENSIONED.

C.M.  
 108 B 149, 108 B 153, 111 B 141, 111 B 145, 111 B 149,  
 111 B 153, 111 B 157, 111 B 161, 114 B 145, 114 B 149,  
 114 B 153, 114 B 157, 114 B 161, 117 B 149, 117 B 153,  
 117 B 157, 120 B 149, 120 B 153, 120 B 157, 123 B 153,



Area  
 Mapped





## Interim Control Ordinance (ICO)

### 15. Old Granada Hills

DATA SOURCES: DEPARTMENT OF CITY PLANNING-DEPARTMENT & BUREAU OF ENGINEERING

