



Etta Armstrong <etta.armstrong@lacity.org>

Fwd: Interim Control Ordinance (ICO) for Encino CF 14-0656

1 message

Sharon Dickinson <sharon.dickinson@lacity.org>
To: Etta Armstrong <etta.armstrong@lacity.org>

Thu, Jul 30, 2015 at 5:14 PM

Please upload. Thanks.

----- Forwarded message -----

From: "Phenh Lam" <phenh.lam@lacity.org>
Date: Jul 28, 2015 8:18 AM
Subject: Fwd: Interim Control Ordinance (ICO) for Encino CF 14-0656
To: "Brian Walters" <brian.walters@lacity.org>, "Sharon Dickinson" <Sharon.Dickinson@lacity.org>, "Shannon Hoppes" <Shannon.Hoppes@lacity.org>
Cc:

----- Forwarded message -----

From: <homeowners-encino@sbcglobal.net>
Date: Tue, Jul 28, 2015 at 8:10 AM
Subject: Interim Control Ordinance (ICO) for Encino CF 14-0656
To: Paul Koretz <paul.koretz@lacity.org>, City Clerk Wolcott <clerk.webfeedback@lacity.org>
Cc: Paul Koretz <paul.koretz@lacity.org>, Shawn Bayliss <shawn.bayliss@lacity.org>, Noah Muhlstein <noah.muhlstein@lacity.org>, Gurmet Khara <gurmet.khara@lacity.org>, Sarah Dusseault <info@davidryu.com>, Renee Weitzer <Renee.Weitzer@lacity.org>



Homeowners of Encino

◆ Serving the Homeowners of Encino ◆

GERALD A. SILVER
President
PO BOX 280205
ENCINO, CA 91426
Phone (818)990-2757

July 28, 2015

Councilmember Paul Koretz, CD5
200 N. Spring St.. Room 440
Los Angeles, CA 90012

Subject: Interim Control Ordinance (ICO) for Encino CF 14-0656

Homeowners of Encino respectfully requests that you act immediately to implement an Interim Control Ordinance (ICO) to stop mansionization in residential neighborhoods in Encino. Developers are making huge profits in Encino by building massively-oversized "spec" homes. These "McMansions" are built without regard for the privacy, welfare or quality of life of adjacent homeowners -- and they are rapidly diminishing the character of lovely Encino neighborhoods.

Encino neighborhoods are now prey for developer-speculators who are aggressively targeting our community to maximize profits. It is imperative that the Los Angeles City Council enact a sensible and reasonable ICO to provide protection from developers seeking to build "McMansions" that are out of scale for Encino.

Valley Village, Studio City and other communities are currently receiving protection via Interim Control Ordinances (ICO's) — but Encino was left out. The Sherman Oaks Neighborhood Council (SONC), Sherman Oaks Chamber of Commerce and

the Sherman Oaks Homeowners Assn. (SOHA) jointed forces to obtain Councilmember David Ryu's approval for an ICO for Sherman Oaks.

On July 22, 2015 the Encino Neighborhood Council unanimously passed a motion seeking to include Encino in the list of protective ICO's:

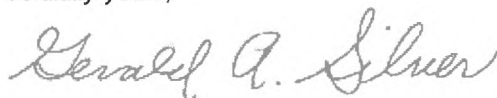
"The Encino Neighborhood Council requests the following Interim Control Ordinance (ICO): Any new Residential construction in Encino, per the attached map, must have mandated set-back, articulation, and environmental features as described on the three attached amended pages of the Baseline Mansionization Ordinance with no building bonus for compliance". [July 22, 2015 - Encino NC]

If you agree, Encino will join neighboring Sherman Oaks in controlling residential over-development. The ICO must mandate set-backs, building articulation, environmental features and most importantly limit the physical size of buildings and accessory buildings on residential lots in Encino. See attachment.

It is essential to limit the size of the building vis-à-vis the size of the residential lots in Encino. The residential floor area (RFA) of an R1, 5,000 sq. ft., single family residential lot should not allow buildings and accessory buildings to exceed 50% of the lot size. Lots over 7,500 sq. ft. should not allow buildings and accessory buildings to exceed 45%, or 3,750 sq. ft. of the lot size, whichever is greater. No building bonus for compliance should be given either.

It is not too late to add Encino to the list of communities that have protective ICO's. The precedent for last minute additions has been set. On June 16, 2015, Councilmember Tom LaBonge moved to add the Brookdale Neighborhood, near Wilshire and Olympic, to the group of communities that get special ICO treatment.

Cordially yours,







Gerald A. Silver, President



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4 attachments

-  **enc-ico-1 copy.PDF**
6314K
-  **enc-ico-2 copy.PDF**
4498K
-  **enc-ico-3 copy.PDF**
3406K
-  **enc-ico-4 copy.PDF**
301K

The maximum Residential Floor Area (RFA) contained in all building and accessory building shall not exceed the following limits:

Zone	Lot Size	Maximum RFA (% of Lot Size)
R1	5,000 sq-ft min.	50%
	Lots ≥ 7,500 sq-ft	45% or 3,750 sq-ft, whichever is greater
RS	7,500 sq-ft min.	45%
	Lots ≥ 9,000 sq-ft	40% or 4,050 sq-ft, whichever is greater
RE9	9,000 sq-ft min.	40%
	Lots ≥ 15,000 sq-ft	35% or 6,000 sq-ft, whichever is greater
RE11	11,000 sq-ft min.	40%
	Lots ≥ 15,000 sq-ft	35% or 6,000 sq-ft, whichever is greater
RE15	15,000 sq-ft min.	35%
RA	17,500 sq-ft min.	25%
	Lots ≥ 20,000 sq-ft	20% or 5,000 sq-ft, whichever is greater
RE20	20,000 sq-ft min.	35%
RE40	40,000 sq-ft min.	35%

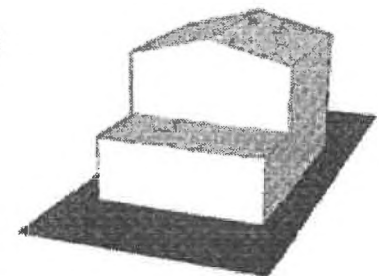
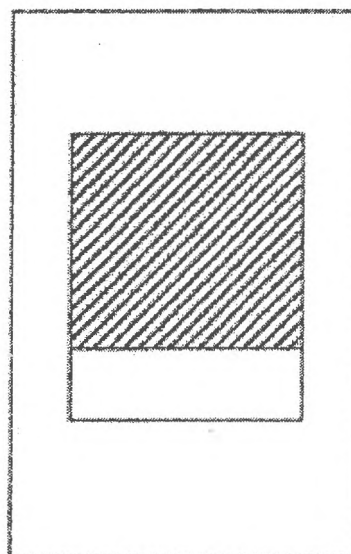
THE FOLLOWING METHODS OF ARTICULATING THE BUILDING MASS ARE REQUIRED WITH NO BONUSES.
THERE WILL BE NO GREEN BUILDING BONUS.



Proportional Stories Method – The total residential floor area of each story other than the base floor in a multi-story building does not exceed 75% of the area of the base floor.

What is the Base Floor?

That story of a main building, at or above grade, which is not considered a basement, and which has the greatest number of square-feet confined within the exterior walls. When attached covered parking is at the same story as the base floor, that area is included in the base floor for the purposes of massing. However, patios with a solid roof are not counted. All levels within 4 vertical feet of each other shall count as a single story.

Figure 1 – Proportional Stories Method



-  First Floor/Base Floor
-  Second Floor (75%)

Note: This figure is intended to illustrate the Proportional Stories Method in a simple manner, and is one of many second-floor configurations that could comply with this provision.

Front Facade Stepback Method – The cumulative length of the exterior walls facing the front lot line, equal to a minimum of 25% of the building width shall be stepped back a distance of at least 20% of the building depth from a plane parallel to the front lot line.

What is the Building Width?

The building width shall be the greatest distance between the exterior walls of the building measure parallel to the lot width.

What is the Building Depth?

The building depth shall be the greatest distance between the exterior walls of the building measured parallel to the lot depth.

What is Facing the Front Lot Line?

All exterior walls that intersect a plane parallel to the front lot line at 45 degrees or less shall be considered to be facing the front lot line.

What about Curved Front Lot Lines?

When the front lot line is not straight, a line connecting the points where the side lot lines and the front lot line intersect shall be used.

What about Through-Lots?

When through-lots have two front yards, the stepback shall be provided along both front lot lines.

Figure 2.1 – Front Facade Stepback Method

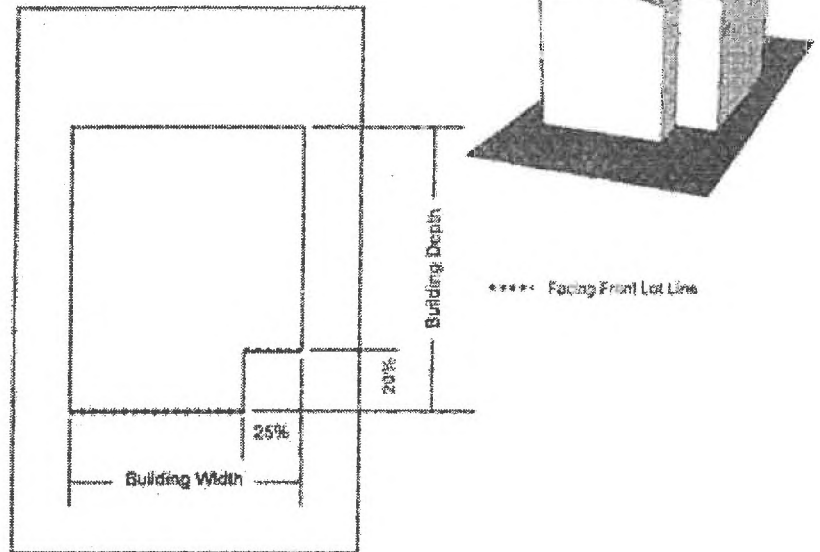
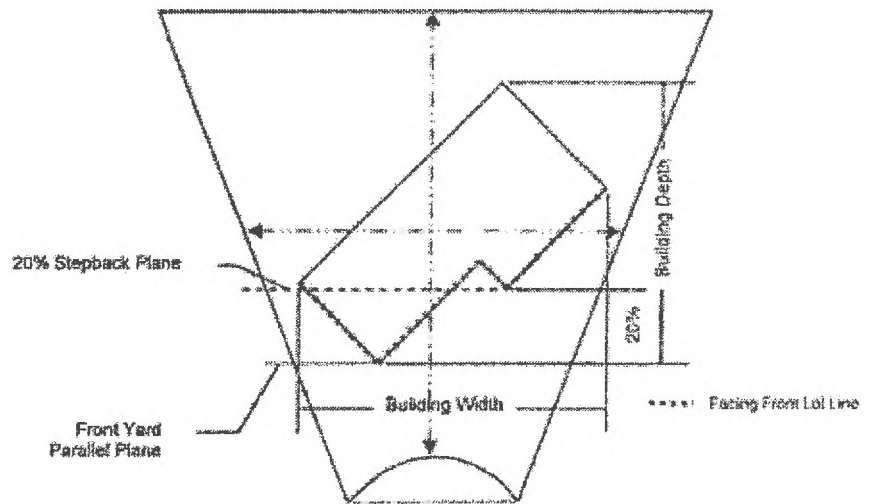


Figure 2.2 – Front Facade Stepback Method on Irregular-Lots



What is the Lot Depth?

The horizontal distance between the front and rear lot lines measured in the mean direction of the side lot lines.

What is the Lot Width?

The horizontal distance between the side lot lines measured at right angles to the lot depth at a point midway between the front and rear lot lines.

Green Building Method –

a project must be in “substantial compliance” with (also referred to as “meeting the intent of” in the Citywide Green Building Ordinance) the U.S. Green Building Council’s (USGBC) Leadership in Energy and Environmental Design (LEED®) for Homes program at the “Certified” level or higher.

Figure 3 – Lot Depth & Lot Width on Rectangular-Shaped Lots

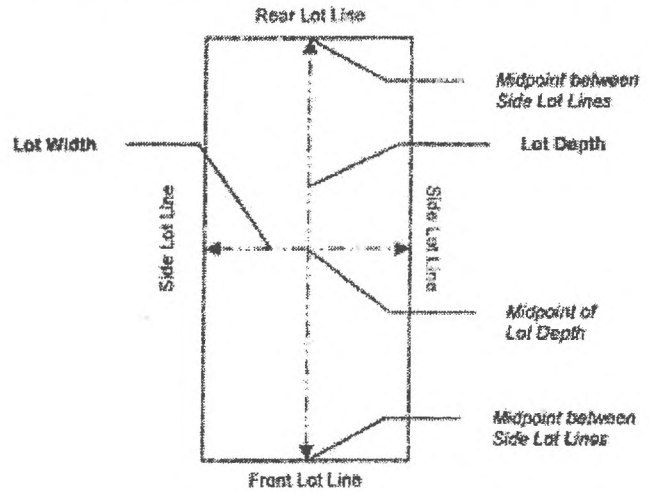


Figure 4 – Lot Depth & Lot Width on Irregular-Shaped Lots

