

3/25/15

File No. 14-0656

CATEGORICAL EXEMPTION, PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT and ORDINANCES FIRST CONSIDERATION relative to establishing a moratorium on the issuance of building and demolition permits within proposed Historic Preservation Overlay Zones and prohibiting the issuance of building permits for the construction of residentially zoned properties where construction does not meet neighborhood-specific criteria.

Recommendations for Council action, SUBJECT TO THE APPROVAL OF THE MAYOR:

1. FIND that this action is categorically exempt from California Environmental Quality Act pursuant to Article III, Section 1, Class 2, Category 15302 and Article III, Section 1, Class 8 of the City's Environmental Guidelines.
2. PRESENT and ADOPT the accompanying ORDINANCE, dated February 11, 2015, to establish a temporary moratorium on the issuance of building and demolition permits within the following proposed Historic Preservation Overlay Zones: Sunset Square, Carthay Square, Holmby-Westwood, Oxford Square, and El Sereno-Berkshire Craftsman District.
3. PRESENT and ADOPT the accompanying ORDINANCE, dated March 17, 2015, to establish temporary regulations, which limit the size of new single-family dwellings, on RA, RE, RS, and R1 zoned lots in the following neighborhoods: Valley Village, South Hollywood, La Brea Hancock Neighborhood, The Oaks of Los Feliz, Miracle Mile, Larchmont Heights, Lower Council District Five, Beverlywood, Inner Council District Five, Fairfax Area, Bel Air, Faircrest Heights Neighborhood, Kentwood, Mar Vista/East Venice, and Old Granada Hills.
4. NOT PRESENT and ORDER FILED the Ordinances dated February 11, 2015, February 20, 2015, and February 24, 2015.

Fiscal Impact Statement: None submitted by the City Attorney and the Department of City Planning. Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: Yes

For:

PICO Neighborhood Council
Greater Wilshire Neighborhood Council
Glassell Park Neighborhood Council

(URGENCY CLAUSE - 12 VOTES REQUIRED ON SECOND READING)

Summary

At the public hearing held on March 17, 2015 (continued from February 24, 2015), the Planning and Land Use Management Committee considered ordinances to establish a moratorium on the issuance of building and demolition permits within proposed Historic Preservation Overlay Zones and to prohibit the issuance of building permits for the construction of residentially zoned properties where

construction does not meet neighborhood-specific criteria.

Staff from the Department of City Planning gave the Committee background information on the matter. Staff noted that there were revisions made to the Ordinance dated February 24, 2014 that would establish temporary regulations, which limit the size of new single-family dwellings, on RA, RE, RS, and R1 zoned lots in the following neighborhoods: Valley Village, South Hollywood, La Brea Hancock Neighborhood, The Oaks of Los Feliz, Miracle Mile, Larchmont Heights, Lower Council District Five, Beverlywood, Inner Council District Five, Fairfax Area, Bel Air, Faircrest Heights Neighborhood, Kentwood, Mar Vista/East Venice, and Old Granada Hills. Staff then submitted a revised Ordinance dated March 17, 2015 that incorporates the revisions for the Committee to consider.

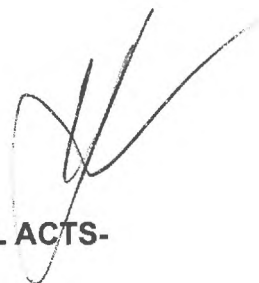
Members of the public spoke as well as staff from Council Districts 4, 5, and 11. After an opportunity for public comment, the Committee recommended that Council approve the revised Ordinance dated March 17, 2015 relative to establishing temporary regulations, which limit the size of new single-family dwellings, on RA, RE, RS, and R1 zoned lots in the following neighborhoods: Valley Village, South Hollywood, La Brea Hancock Neighborhood, The Oaks of Los Feliz, Miracle Mile, Larchmont Heights, Lower Council District Five, Beverlywood, Inner Council District Five, Fairfax Area, Bel Air, Faircrest Heights Neighborhood, Kentwood, Mar Vista/East Venice, and Old Granada Hills and the Ordinance dated February 11, 2015 relative to establishing proposed Historic Preservation Overlay Zones. This matter is now submitted to Council for its consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
HUIZAR:	YES
CEDILLO:	YES
ENGLANDER:	ABSENT

SG
14-0656_rpt_plum_3-17-15



-NOT OFFICIAL UNTIL COUNCIL ACTS-