

MOTION

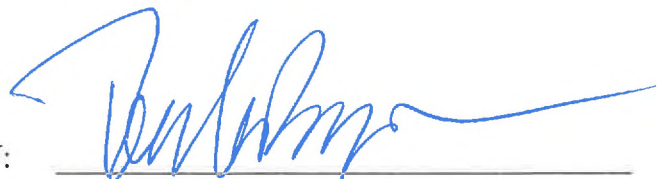
The Brookside neighborhood consists of the residential lots bounded by Wilshire Boulevard to the north, Olympic Boulevard to the south, Highland Avenue to the west, and Muirfield Avenue to the east.

This single-family zoned neighborhood contains a variety of architectural styles, with the majority of structures built between 1922 and 1925 in a Spanish Colonial Revival style with a detached garage built to the rear of the lot. The majority of the neighborhood remains significantly intact, as it was when it was developed nearly 90 years ago. In some cases, recent development in the area has been inconsistent with the existing character of the neighborhood, resulting in the demolition of existing structures and replacement with new contemporary single-family dwellings that are incompatible with the scale and massing of existing structures.

In response to this recent trend, the Brookside neighborhood residents have organized in support of a rezoning to protect the area from the development of intrusive, out-of-character, oversized homes. While the City prepares more tailored single-family zoning options for potential rezoning of Brookside, there is an urgency to limit the size of new homes. Issuing an Interim Control Ordinance (ICO) to immediately prescribe the regulations set forth in the Beverly Grove Residential Floor Area District (Ordinance No. 182754) to this area will limit the size of new homes while still allowing somewhat more conservative construction than what is currently allowed to take place.

I THEREFORE MOVE that the Department of City Planning be directed to study the subject area to develop more contextual single-family zoning to improve the compatibility of new development with existing development in the subject area that limits size of new structures that is compatible with the existing context of the neighborhood; includes over-height entries, balconies, covered porches and attached garages in the base floor area calculations; and allows, as appropriate, bonus floor area ratio (FAR) for new structures that reflect the unique historical character of the neighborhood.

PRESENTED BY:



TOM LABONGE
Councilmember, 4th District

SECONDED BY:




APR 15 2015

ORIGINAL