

MOTION PLANNING & LAND USE MANAGEMENT
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Ordinance No. 183,497 established temporary regulations to limit the size of new single-family dwellings on RA, RE, RS, and R1-zoned lots in 15 designated neighborhoods to protect them from the development of intrusive, out-of-character, oversized houses while the Planning Department formulates more tailored zoning options. Since the adoption of Ordinance No. 183,497, neighborhood residents of three other communities have requested similar interim protection for their neighborhoods.

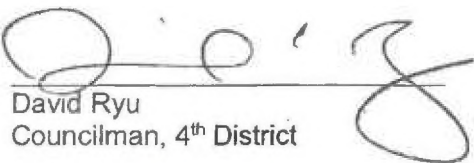
These neighborhoods are:

1. The single-family neighborhoods within the jurisdiction of the **Sherman Oaks Neighborhood Council**, pursuant to the map in the Office of the City Clerk. The area is generally bounded on the north by Burbank Boulevard, on the south by Mulholland Drive, on the west by Interstate 405, and on the east by Coldwater Canyon, Van Noord Avenue (south of Kling Street), Ethel Avenue (south of Sarah Street), Fulton Avenue (south of Valleyheart Drive), Longridge Avenue (south of Ventura Boulevard), and Split Rock Road;
2. The **Brookside** neighborhood, which consists of residential lots bounded on the north by Wilshire Boulevard, on the south by Olympic Boulevard, on the west by Highland Avenue, and on the east by Muirfield Avenue; and
3. The **Sycamore Square** neighborhood, which consists of residential lots bounded on the north by Wilshire Boulevard, on the south by Olympic Boulevard, on the west by La Brea Avenue, and on the east by Citrus Avenue.

These neighborhoods have seen rapid increases in property values spur property owners and developers to tear down original houses and replace them with, or remodel them into, structures that are out-of-scale and/or out-of-character with neighboring properties. There are no regulations in place to protect these neighborhoods while the Planning Department works to formulate more tailored zoning options. In the absence of appropriate controls, the proliferation of such construction poses an 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.

I THEREFORE MOVE that an interim control ordinance be established to prohibit the issuance of a building permit for a residential structure in the RA, RE, RS, and R1 Zones in the aforementioned neighborhoods unless the proposed structure complies with the regulations set forth in the Studio City Residential Floor Area District (Ordinance No. 182,048).

PRESENTED BY:


David Ryu
Councilman, 4th District

SECONDED BY:


Paul Korts



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