

MOTION

Single Family zoning within Council District Five has been hard hit by the demolition of existing homes to build large homes that maximize the allowable floor area. As a result of this trend, and in response to constituent outcry, a large portion of the Council District 5 was included in the "Lower CD 5" boundary under the Interim Control Ordinance (ICO) of 2016 (Council File No. 16-1470), which halted all building permits of single family homes until a zone change could be implemented.

The application of the revised Baseline Mansionization Ordinance (Council File No. 14-0656) and R1 zoning replaced most of the Lower CD 5 boundary under that ICO, which had a set time limit per the State's regulation. The resulting R1 zoning limits the residential floor area to 45% of the lot area. Simultaneously, subsets of the Lower CD 5 geography were given the option to pursue variations of the R1 zone that would modify the allowable floor area from that 45% requirement, these are known as the R1 Variation zones.

During the time-sensitive ICO process, some Rancho Park neighborhood residents submitted letters of support and signatures advocating for the R1-V2 Zone, which allows houses larger than the standard R1 Zone. For that reason, this motion is put forward in order for residents to consider this zone change in a transparent public process.

I THEREFORE MOVE that the Council instruct the Planning Department to prepare and present an Ordinance to rezone the Rancho Park neighborhood which is bounded by Santa Monica Boulevard; Overland Avenue; Pico Boulevard; and Sepulveda Boulevard; to the R1-V2 Zone (Single Family Variation Zone), as was done for various other neighborhoods (Council File No. 16-1470).

PRESENTED BY: _____

PAUL KORETZ,
Councilmember, 5th District

SECONDED BY: _____

ORIGINAL

JAN 23 2019

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