

Contact Information

Neighborhood Council: South Robertson Neighborhood Council

Name: Doug Fitzsimmons

Phone Number: [213.804.6659](tel:213.804.6659)

Email: [dougfitzsimmons@soronc.org](mailto:dougfitzsimmons@soronc.org)

The Board approved this CIS by a vote of: Yea(17) Nay(0) Abstain(0) Ineligible(0) Recusal(0)

Date of NC Board Action: 01/19/2017

Type of NC Board Action: For if Amended

Impact Information

Date: 02/10/2017

Update to a Previous Input: No

Directed To: City Council and Committees

Council File Number: 16-1470

Agenda Date: 02/14/2017

Item Number:

Summary: The SORO NC advocates for R1V New zoning for the following neighborhoods within its boundaries: North Beverlywood, South Beverlywood (currently part of Lower Council District 5), Crestview in CD10, and Crestview in CD5 (currently excluded from the rest of Crestview). Additionally, the 1800 block of Preuss Rd should be specifically granted R1V New zoning. This block is unique and should not be included in the R1R2-RG zone currently proposed.

Residents from these four sub-areas gave consistent testimony before the SORO Land Use and Economic Development committee on January 10, 2017 to express their desire to be included in the R1V New zone, just as Beverlywood has, rather than the more restrictive zones proposed for their neighborhoods. Limiting the size of homes in these neighborhoods will stifle community growth and concentrate the development of larger homes in Beverlywood.



# Motion to submit a Community Impact Statement in support of R1V New zoning for Crestview and North and South Beverlywood Adjacent

**Agenda Item:** GB011917-7  
**Date:** January 19, 2017  
**Proposed By:** LUED Committee

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## Background

The PLUM Committee and the City Council will be considering a proposed ordinance for Code Amendment to establish variations of the R1 Zone and an RG Rear Detached Garage Supplemental Use District for 15 single-family neighborhoods within the City of Los Angeles. The current Interim Control Ordinances 183,497 and 184,381 that establish neighborhood conservation areas for these neighborhoods are expiring in March. Rather than wait for the city's re:code LA efforts to go into effect in, likely, 2018, a variety of single-family zone types have been proposed to meet the needs of these individual neighborhoods.

Of these 15 neighborhoods, 3 are within the boundaries of SORO: Beverlywood, Crestview, and parts of what is referred to as Lower Council District 5. Each neighborhood is at different stages of approval. Beverlywood has already been approved for a zone called R1V New, which limits FAR to .55 for lots smaller than 6,000 square feet and decreases to .45 by intervals as the lot size increases. Building height is limited to 30 feet and the 45-degree encroachment plane begins at 22 feet. This zone does not restrict where within the building envelope the second story can be located.

The Crestview neighborhood consists of two parts: that which sits within CD5 and that portion within CD10. The area referred to as Lower Council District 5 consists of two neighborhoods within SORO: North Beverlywood Adjacent and South Beverlywood Adjacent.

Currently, Crestview within CD10 is being considered for the R1R2-RG zone, which limits FAR to .45 for lots smaller than 6,000 square feet and decreases to .35 by intervals as the lot size increases. Building height is limited to 30 feet and the 45-degree encroachment plane begins at 20 feet. Also, this "Rear-Mass" zone restricts the placement of the second story massing towards the rear of the lot. The RG portion of this zone mandates garages be detached and located at the rear of the lot. Crestview within CD5 had previously requested to be excluded from the R1R2-RG zone that is proposed for the rest of Crestview and, instead, be included in the BMO, as it was thought that the BMO would be approved with a less-restrictive FAR of .5 with full garage exemption. BMO has since been approved by City Council with a .45 FAR and partial garage exemption. With these new developments, Crestview within CD5 would like to now be included in the R1V New zone rather than the BMO. Crestview within CD10 would also like to be included in the R1V New zone. The large area called Lower Council District 5 (including North and South Beverlywood Adjacent), is being considered for the R1V2 zone, which limits FAR to .45 for lots smaller than 6,000 square feet and decreases to .35 by intervals as the lot size increases. Building height is limited to 28 feet and the 45-degree encroachment

**Doug Fitzsimmons**  
President

**Kevin Gres**  
Vice-President

**Terrence Gomes**  
Treasurer

**Beth Hirsch**  
Secretary

**South Robertson  
Neighborhoods Council**

PO Box 35836  
Los Angeles, CA 90035

P: (310) 295-9920  
F: (310) 295-9906  
E: info@soronc.org

[soronc.org](http://soronc.org)





plane begins at 20 feet. Like the R1V New zone, this zone does not restrict where within the building envelope the second story can be located. Below is a chart summarizing this information.

Neighborhood	Proposed Zone	FAR for lots smaller than 6,000sf	FAR for lots over 10,000 sf	Building Height	45-degree Encroachment Plane	Desired Zone
Crestview in CD5	BMO	.45	.45	N/A	Begins at 20 ft	R1V New
Crestview in CD10	R1R2-RG	.45	.35	30 feet	Begins at 20 ft	R1V New
Lower CD5	R1V2	.45	.35	28 feet	Begins at 22 ft	R1V New
Beverlywood	R1V New	.55	.45	30 feet	Begins at 20 ft	R1V New

Residents from these four sub-areas gave convincing and consistent testimony before the LUED committee on January 10, 2017 to express their desire to be included in the R1V New zone, just as Beverlywood has, rather than the more restrictive zones that are currently being proposed for their neighborhoods. Additionally, residents from the 1800 block of Preuss, within Crestview CD10, requested that their block be called out specifically as being recommended for the R1V New zone. The original homes on this block do not conform to the proposed R1R2-RG zone. On a hill, these homes are built with an attached front garage. The R1R2-RG zone would severely limit the ability to substantially remodel these homes.

### Proposed Motion

Submit a Community Impact Statement (CIS) to City Council and PLUM Committee for Council File Number 16-1460 and 16-1470 to advocate for R1V New zoning for the North Beverlywood Adjacent and South Beverlywood Adjacent (within Lower Council District 5), Crestview (in CD5), and Crestview (in CD10) neighborhoods. Also, specifically request that the 1800 block of Preuss, within Crestview CD10, be R1V New.

### Considerations

**Committee review:**  
*(highly recommended)*

Votes For: 4

Against: 1

#### Arguments for:

Limiting the size of homes in these neighborhoods will stifle community growth and concentrate the development of larger homes in Beverlywood.

#### Arguments against:

The public input process the city has engaged in has been lengthy.

The LUED committee meeting was



advertised on Facebook and Nextdoor to solicit community input. The community input received was consistent.

SORO submitted a CIS in regards to the BMO amendment and should also have a voice in the R1 Variation Zones for its affected neighborhoods.

Although the public input process has been lengthy, new developments in what has been approved for the BMO and for Beverlywood require updated input from the communities.