



August 19, 2014

Councilmember Jose Huizer
Chair, Planning and Land Use Management Committee
City Council
City of Los Angeles
City Hall, Room 465
200 North Spring Street
Los Angeles, CA 90012

Attention: Ms. Sharon Gin, Legislative Assistant
RE: CF 14-0519 La Brea Hancock Neighborhood RFA

Dear Committee Chairman Huizar and Committee Members:

At its General Meeting on August 13, 2014, the Board of the Greater Wilshire Neighborhood Council voted unanimously to strongly support the on-going initiatives of Councilmember Paul Koretz to revise and make much effective the Baseline Mansionization Ordinance. GWNC further urged the Planning and Land Use Management Committee to expedite the consideration of the Residential Floor Area amendment proposed for the La Brea-Hancock neighborhood at its next meeting.

In the interim, pending the adoption of the RFA amendment for the La Brea-Hancock neighborhood, the GWNC requests the adoption as soon as possible of an Interim Control Ordinance to put into abeyance the large numbers of tear-down projects presently threatening the integrity of the La Brea-Hancock neighborhood of the GWNC.

Respectfully submitted,


Jeffrey Carpenter, Board Secretary
Greater Wilshire Neighborhood Council

Cc: Councilmember Gil Cedillo, Vice Chair, Planning and Land Use Management Committee
Councilmember Mitchell Englander, Twelfth District, Committee Member
Councilmember Paul Koretz, Fifth District
Michael LoGrande, Director of Planning



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PLANNING & LAND USE MANAGEMENT

MOTION

The La Brea Hancock neighborhood consists of the residential lots that front on Sycamore Avenue, Orange Avenue, Mansfield Ave, and Citrus Avenue between West Third Street to the north and Carling Way to the south. While this single-family zoned neighborhood contains a variety of architectural styles, the majority of structures were built between 1922 and 1925 in a Spanish Colonial Revival style with a detached garage built to the rear of the lot. The lots are generally 6,450 to 6,750 square feet, with the exception of some corner lots that range from 7,000 to 7,500 square feet, and the structures are almost exclusively less than 2,100 square feet. 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.

The City's Baseline Mansionization Ordinance (#179,883), adopted on May 6th, 2008, establishes a baseline for home-size limits based on lot size while recognizing that every neighborhood in Los Angeles is unique and has individual needs. For this reason the Baseline Mansionization Ordinance includes provisions allowing for Residential Floor Area (RFA) overlays to further refine and meet neighborhood-specific needs.

In response to these recent trends, the La Brea Hancock neighborhood residents have organized and have gathered signatures in support of an RFA to protect the area from the development of intrusive, out-of-character, oversized homes.

I THEREFORE MOVE that the Department of City Planning be directed to study the subject area to develop an RFA to improve the compatibility of new development with existing development in the subject area that limits new structures to a base floor area ratio (FAR) 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: 


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