

14-0625
Related Council File 11-1438

MAY 13 2014

PLANNING & LAND USE MANAGEMENT

MOTION

Located within the 5th Council District sits a charming, self-contained neighborhood, referred to as "North Beverly Grove". This neighborhood enjoys a largely consistent home type of mostly Pre-War 1920's -1930's homes. These modest sized homes have remained largely intact since they were developed 75 years ago. However, this walkable neighborhood which contains a blend of home styles has been disrupted by a wave of large "boxy" houses. The traditional homes that create the character in this neighborhood feature detached rear garages, but new homes typically include large attached front garages that increase the bulk of the home and eliminate the buffer of a driveway that runs the length of the lot. This mismatch violates the scale and character of the neighborhood and detracts from its ambience and integrity.

The City's Baseline Mansionization Ordinance (#179883), passed May 6, 2008, establishes a baseline for home-size limits, but recognizes that every neighborhood in Los Angeles is unique and has individual needs. For this reason, that ordinance provides for Residential Floor Area (RFA) overlay zones to further refine and meet neighborhood specific needs. The North Beverly Grove neighborhood, including residential structures on RI zoned properties located within the area bounded by Melrose/Rosewood in the north, Fairfax in the east, Beverly in the south, and La Cienega in the west, needs an RFA overlay for protection from intrusive, out-of-character, oversized homes. An RFA for this area can also address community compatibility concerns by encouraging detached garages and providing increased setbacks to limit the impact of large homes that may abut smaller historic structures.

Recently the City established an RFA District in a very similar neighborhood, Beverly Grove, (CF# 11-1438). This RFA District has been viewed as successful for its simplicity and impact, while still encouraging further development and neighborhood improvement. Quickly becoming a model for other neighborhoods seeking similar regulations, the Beverly Grove RFA appears to be fully applicable to the North Beverly Grove neighborhood.

I THEREFORE MOVE that, pursuant to Section 12.32 and 13.13 of the Los Angeles Municipal Code, the Department of City Planning be directed to draft a Residential Floor Area Overlay for the North Beverly Grove area, which mirrors the existing Beverly Grove RFA (CF# 11-1438).

I FURTHERMORE MOVE to authorize the Chief Legislative Analyst to make any technical corrections or clarifications to the above instructions in order to effectuate the intent of this motion.

Introduced By Paul Koretz
PAUL KORETZ
Councilmember 5th District

Seconded By [Signature]

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