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REPORT NO. R 15 - 00 33
FEB 12 2015

REPORT RE:

**DRAFT INTERIM CONTROL ORDINANCE ESTABLISHING A MORATORIUM
ON THE ISSUANCE OF BUILDING AND DEMOLITION PERMITS WITHIN
PROPOSED HISTORIC PRESERVATION OVERLAY ZONES
AND
DRAFT INTERIM CONTROL ORDINANCE PROHIBITING THE ISSUANCE
OF BUILDING PERMITS FOR THE CONSTRUCTION OF RESIDENTIALLY
ZONED PROPERTIES WHERE CONSTRUCTION DOES NOT MEET
NEIGHBORHOOD-SPECIFIC CRITERIA**

The Honorable City Council
of the City of Los Angeles
Room 395, City Hall
200 North Spring Street
Los Angeles, CA 90012

Council File No. 14-0656

Honorable Members:

Pursuant to City Council action of November 4, 2014, this Office is transmitting to you for your consideration, approved as to form and legality, the enclosed draft interim control ordinances (ICOs) for proposed Historical Preservation Overlay Zones and neighborhood conservation.

Summary of Ordinance Provisions

The first ICO prohibits the demolition and the major exterior alteration of single-family homes in the following proposed Historic Preservation Overlay Zones (the "HPOZ ICO"):

- Sunset Square – Council District 4
- Carthay Square – Council District 5
- Holmby – Westwood – Council District 5
- Oxford Square – Council District 10
- El Sereno – Berkshire Craftsman District – Council District 14

The second ICO prohibits the construction of single-family homes that do not meet specific criteria in the following neighborhoods (the “anti-mansionization ICO”):

- Valley Village – Council District 2
- South Hollywood – Council District 4
- La Brea Hancock Neighborhood – Council District 4
- The Oaks of Los Feliz – Council District 4
- Miracle Mile – Council District 4
- Larchmont Heights – Council District 4
- Lower Council District 5 – Council District 5
- Beverlywood – Council District 5
- Inner Council District 5 – Council District 5
- Fairfax Area – Council District 5
- Bel Air – Council District 5
- Faircrest Heights Neighborhood – Council District 10
- Kentwood – Council District 11
- Mar Vista/East Venice – Council District 11
- Old Granada Hills – Council District 12

Charter Findings Not Required

Because the enclosed ICOs are being adopted as an urgency measure pursuant to California Government Code Section 65858, they are not subject to the procedures otherwise required before the adoption of a land use ordinance.

Council Rule 38 Referral

A copy of the enclosed draft ordinances were sent, pursuant to Council Rule 38, to the Department of Building and Safety, with a request that all comments and recommendations, if any, be presented directly to the City Council when this matter is considered.

If you have any questions regarding this matter, please contact Deputy City Attorney Saro Balian at (213) 978-8242. He or another member of this Office will be present when you consider this matter to answer any questions that you may have.

Very truly yours,

MICHAEL N. FEUER, City Attorney

By  (flw)
DAVID MICHAELSON
Chief Assistant City Attorney

DM/SB:cg
Enclosures