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Related Council File: 08-2332

MOTION

The community of Valley Village largely developed between the 1930's to 1950's, featuring modest size single family homes, many of which feature distinctive characteristics such as deeper setbacks; detached garages; facade articulation; and sloped roofs. Much of the community, and many of its characteristic homes, have remained largely intact since they were developed. In recent years, however, the traditional homes that create the character in this neighborhood have been disrupted by a wave of large "boxy" new houses. In some cases this mismatch violates the scale and character of the neighborhood and detracts from its ambience and integrity.

The City's Baseline Mansionization Ordinance, passed in 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 City established an RFA district in Studio City that has provided protections from intrusive, out-of-character, oversized homes, and also addresses community compatibility concerns by encouraging detached garages and sloped roofs, limiting locations of balconies and providing increased setbacks, while still encouraging reasonable development and neighborhood improvement.

Studio City is located just south of the community of Valley Village. Both communities were built in the same time-period and have similar single family neighborhoods. They share similar development pressures from the same "boxy" new houses.

The Board of Neighborhood Council Valley Village unanimously approved a motion to request that the City extend the boundaries of the approved Studio City RFA to include all of the area within the boundaries of Valley Village.

I THEREFORE MOVE that the Department of City Planning be directed to do a boundary adjustment to the Studio City Residential Floor Area Overlay (Ordinance # 182048) to incorporate the community of Valley Village as defined by the Neighborhood Council Valley Village boundaries.

PRESENTED BY: Paul Kerkorian
PAUL KERKORIAN
Councilmember, 2nd District

SECONDED BY: Heidi J. Wernick

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