

ORDINANCE NO. 179184

An ordinance imposing interim regulations on the issuance of building permits for all single-family residentially zoned lots in a portion of the Sunland-Tujunga-Shadow Hills-Lake View Terrace-East La Tuna Canyon Community Plan (Community Plan) area generally bounded by Lowell Avenue and the City boundary on the east, the Foothill Freeway on the southwest, the eastern edge of the Big Tujunga Wash on the northwest, and the City boundary on the north (Plan Area).

WHEREAS, the City Council on October 8, 2004, adopted a motion instructing the Department of City Planning to prepare an Interim Control Ordinance to prohibit the issuance of certain building and demolition permits; and

WHEREAS, the proposed Interim Control Ordinance (ICO) area is located within the boundaries of the Community Plan, adopted on November 18, 1997; and

WHEREAS, the City Council on August 3, 2005, adopted Ordinance No. 176,908 to restrict the total floor area for all structures and buildings on the lot to 0.4:1 (40%) or a total of 2,400 square-feet, whichever is greater, on lots zoned R1, which are equal to or less than 8,000 square-feet in area, for a period of 365 days with two six-month extensions; and

WHEREAS, the City Council on September 12, 2006, adopted a motion instructing the Department of City Planning to extend the Sunland-Tujunga Interim Control Ordinance for the first extension; and

WHEREAS, the City Council on March 20, 2007, adopted a motion instructing the Department of City Planning to extend the Sunland-Tujunga Interim Control Ordinance for the second and final extension; and

WHEREAS, the Sunland-Tujunga Interim Control Ordinance will expire on September 25, 2007, and the conditions that gave rise to the need for the existing ordinance are still present in the community; and

WHEREAS, this residential neighborhood has a unique character where many of the residential structures in the Plan Area were built a century ago, on narrow, substandard R1 zoned lots that are approximately 4,000 square-feet, with primarily small, one-story 500 to 800 square-foot weekend and vacation homes; and

WHEREAS, the land prices in the Plan Area continue to be among the most affordable in the City of Los Angeles, which has resulted in the demolition of the original, small houses and replacement of them with large, box-like structures ranging from 3,000 to 4,000 square-feet in area, thereby creating structures that are out of character with the existing small one-story residences; and

WHEREAS, this mansionization in the Plan Area is intensifying development irreversibly deteriorating the character and inherent charm of this area; and

WHEREAS, the proposed citywide Baseline Mansionization Ordinance, which was originally intended to replace the existing ICO, does not adequately address mansionization issues in Sunland-Tujunga and will allow for the development of out-of-scale, large box-like structures. In order to maintain the scale and mass of new structures or additions to existing structures consistent with existing residential neighborhoods this area in particular requires stricter floor area requirements than what is being proposed by the existing Baseline Mansionization Ordinance; and

WHEREAS, the existing Sunland-Tujunga ICO only applies to R1 zoned lots that are 8,000 square-feet or less in area, but it has become clear that substandard lots exist within each single-family residential zone and are suffering from over-building similar to R1 zoned lots. The new proposed Sunland-Tujunga ICO includes all single-family residential zoned lots that are 8,000 square-feet or less in area in order to address the concerns of out-of-scale developments in all single-family residential zoned lots; and

WHEREAS, delaying the implementation of this ordinance could result in the continuation of the trend toward development that is inconsistent with the objectives of the General Plan, incompatible with the existing neighborhood, irreversible, and that will further impact the quality of life in the community; and

WHEREAS, the Planning Department is working expeditiously to complete permanent regulations to address the mansionization issues, but needs additional time to do so.

NOW THEREFORE,

**THE PEOPLE OF THE CITY OF LOS ANGELES
DO ORDAIN AS FOLLOWS:**

Section 1. **DEFINITIONS.** The following term, whenever used in this ordinance, shall be as defined in this section. Words and phrases not defined here shall be construed as defined in Los Angeles Municipal Code Sections 12.03, 12.21.1.A.5 and 12.21.1 B3, if defined there.

PROJECT means the construction, erection, alteration of, or addition to any building or structure, which requires the issuance of a building permit, on any single-family residentially zoned lot (R1, RS, RE9, RE11, RE15, RA, RE20, and RE40) that is equal to or less than 8,000 square-feet in area, located in whole or in part within the area identified in Section 3 of this ordinance (Plan Area). The term Project shall not include interior or exterior improvements that do not increase the floor area of an existing structure.

