

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
ZONING INFORMATION FILE
Effective Date: September 25, 2005

**REVISED ZI
DRAFT**

ZI NO. 2347 SUNLAND INTERIM CONTROL ORDINANCE (ICO)

COUNCIL DISTRICT: 2

COMMENTS:

On September 25, 2005, Ordinance No. 176,908 became effective, establishing the Sunland Interim Control Ordinance for one year with two extensions of 180 days each, not to exceed a total time of 12 months.

INSTRUCTIONS:

Issue no building permit or demolition permit on **R1 lots equal to or less than 8,000 square feet** in the Sunland - Tujunga - Shadow Hills - Lakeview Terrace - East La Tuna Community Plan area bounded by Lowell Avenue and the city limit on the east, the Foothill Freeway on the southwest, the eastern edge of the Big Tujunga Wash on the northwest and the city limit on the north, as shown on the attached ICO map.

R1 lots equal to or less than 8,000 square feet shall be referred to the City Planning Department for clearance. R1 lots greater than 8,000 square feet or non-R1 zoned lots do not require City Planning Department clearance.

The following exceptions to the Interim Control Ordinance can only be granted by the City Planning Department (Braude Building, Room 351):

- If the maximum floor area of all the existing structures and proposed building permits (including but not limited to garages, attics with a vertical height of six feet or greater in whole or in part, accessory buildings, barns, storage, or enclosed area, such as enclosed patios, or any non-habitable area) on the lot is equal to or less than a Floor Area Ratio (FAR) of 0.4:1 based on total lot area or equal to or less than 2,400 square feet.
- If any building permit or demolition permit for which complete plan check was accepted by the Department of Building and Safety and all fees were accepted by the City on or before January 27, 2005.
- If a building permit or demolition permit is required in order to comply with an order issued by the Department of Building and Safety to repair, remove, or demolish an unsafe or a substandard condition.
- If a building permit or demolition permit is required in order to rebuild as a result of destruction by fire, earthquake, or other natural disasters.

Relief from the Interim Control Ordinance can only be granted by the City Council in the form of a Hardship Exemption.

Note: For purposes of this ICO, the FAR is the area in square feet within the exterior walls of all buildings above grade, including but not limited to garages, attics with a vertical height of six feet or greater in whole or in part, accessory buildings, barns, storage, enclosed areas, such as enclosed patios, or any non-habitable area, divided by the gross area of the lot. The conversion of any existing carport to a garage or the enclosure of any carport shall be referred to the City Planning Department for verification and compliance of this ICO.

If you have any questions regarding this matter, please contact the Sunland-Tujunga Shadow Hills-Lakeview Terrace-East La Tuna Canyon Community Plan staff at (818) 374-5037 or (818) 374-5042. Advise applicants that not all projects can be cleared the same day and that an appointment with City Planning may be necessary.