
EMERGENCY BOARD MEETING

Saturday, May 19th, 2007 –3:00PM

Pacific Lodge Boys Home Conference Room - 4900 Serrania Ave. – Woodland Hills, CA

Members of the public are permitted to address the Council on agenda items prior to the Council taking action on said item. Individuals who wish to speak are requested to complete a “**Speaker Card**” and present it to the Board. Comments from the public on agenda items will be heard when the respective item is being considered. Comments on matters not appearing on the agenda, but within the Council’s jurisdiction, will be heard during the Public Testimony period, which is limited to 20 minutes. Each speaker is limited to 2 minutes, unless waived by the Chair or presiding officer.

Agenda

Public Comment Period 2 minutes each

Discussion For Action

This motion addresses the recent mansionization proposal which the city planning department presented last week. The Planning Commission rejected the proposal and sent it back to Planning which will hold a final hearing May 24.

This motion only addresses R-A1 zoned areas, of which Walnut Acres is one of only 4 left in the city.

The Motion addresses the problems the new FAR proposal would create, and offers solutions.

ITEM NO. (1)

07-035

Re: **Case No. CPC-2007-0106-CA**

Hearing: 05/24/07

Whereas the RA-1 zone is a permissive designation requiring lots no smaller than 17,500 square feet with minimum mid-point widths no smaller than 70 feet and,

Whereas this designation is intended to facilitate a semi-rural neighborhood character and to allow for the keeping of livestock (equines, caprines, bovines, poultry and rabbits) and other agricultural activities and,

Whereas the proposed 1:1 Floor Area Ratio suitable for 5,000-7,000 square foot, R-1 properties results in monstrous distortions when applied to the 17,500-54,000 square foot properties that exist in RA-1 enclaves and,

Whereas further “Mansionization” would destroy the character of the RA-1 neighborhoods and impinge upon the privacy and agricultural privileges of settled residents,

The Woodland Hills Warner Center Neighborhood Council therefore recommends that the Department of City Planning, the Planning Commission and the Los Angeles City Council incorporate the following concepts and measures applicable to RA-1 zones into the proposed Code Amendment (CPC-2007-0106-CA).

1. A maximum dwelling area of 3,500 square feet on 17,500 square foot lots plus an additional floor area allowance of 10% of the lot square footage in excess of 17,500 square feet.
2. Side yard setbacks to be a minimum of 10 feet and rear setbacks to be 35 feet for all principal dwellings and accessory living quarters.
3. Prohibit Parcel Map divisions that create flag lots.
4. Limit accessory living quarters to single-story structures not to exceed 1,200 square feet-- such ALQs to contain no kitchens.
5. Prohibit construction of living quarters that impinge on the animal keeping privileges of adjoining properties, regardless of whether or not farm animals are currently being kept on such properties.
6. In light of the large lot sizes, third stories are inappropriate. Therefore principal building heights should be limited to two stories (24 feet).
7. Require 2nd floor front and rear set backs of at least 7% of the total footprint.

Disabilities Act Notification:

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities. Sign language interpreters, assisted listening devices, and other auxiliary aids/or services may be provided upon request. To ensure availability of services, please make your request at least three business days (72 hours) prior to the meeting you wish to attend by contacting the Department of Neighborhood Empowerment at (818) 756-9628, (818) LA HELPS.