

PLANNING & LAND USE MANAGEMENT

OCT 24 2007

MOTION

Larchmont Village is the commercial heart of the Hancock Park/Windsor Square district. The neighborhood is centered on Larchmont Boulevard between Beverly Boulevard and 1<sup>st</sup> Street, resembling a small town.

Larchmont Village is one of the most frequented shopping districts in the city because it has managed to become a desirable restaurant and shopping destination, while maintaining its neighborhood charm. This is largely a consequence of the many small "Mom-and-Pop" businesses that have become fixtures on this two-block long retail district.

It is in the best interest of the city to help preserve this "Village atmosphere" because it is the physical and social, as well as, retail center for the surrounding neighborhoods .of Larchmont, Hancock Park and Windsor Square. For many years, village merchants, for example, have sponsored the annual Larchmont Family Fair, which attracts more than 10,000 people and features a Halloween costume contest that is a highly anticipated neighborhood event.

The abovementioned Larchmont Village atmosphere, which is all-too-rare in the city, and is fostered by the small community-oriented shop owners and restaurateurs, needs to be preserved, and therefore, land use policies need to be implemented to do so.

I THEREFORE MOVE that the Council instruct the Planning Department, to prepare an ordinance which imposes the following development regulations on new development on Larchmont Boulevard from Beverly Boulevard to First Street:

1. Since 95% of the buildings are less than 35-feet high, impose a 35-foot height limit on all buildings, in lieu of the 45 feet currently permitted. This regulation would apply to the above-mentioned segment of Larchmont Boulevard and include Beverly Boulevard and First Street from Larchmont Boulevard to the alley on the west and parking lot entrance on the east;
2. Maintain a 5-foot front-yard setback;
3. A limit on the size of individual businesses which shall not exceed 50 feet of linear street frontage;
4. Retain all "Q" Qualified Conditions currently applicable to the subject area (Subarea 2, Ordinance No. 168,334);
5. Authorize the Chief Legislative Analyst, or his designee, to make technical corrections or clarifications as may be necessary to implement the intent of this Motion.

PRESENTED BY:   
Tom LaBonge  
Councilmember 4<sup>th</sup> District

SECONDED BY: 

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07-3426

EG CD 14