

ZONING CHANGES ARE COMING TO BROOKSIDE

The Los Angeles City Council will vote to implement a variation on residential zoning for Brookside on February 8, 2018. These new zoning restrictions will determine how homeowners may or may not make additions to their property.

Informational meetings were held on November 14 and December 19, 2017 to explain the options available to the neighborhood but were sparsely attended. There are over 400 homes in Brookside and only a handful of homeowners have communicated their opinions to the City.

This will affect future plans you, or subsequent owners, may have to enlarge your residence.

In its current format, the City Council's position is to divide Brookside into two different zones.

(1) Homes south of 9th from the West side of Tremaine to the east side of Muirfield and north of 9th from the West side of Mullen to the east side of Muirfield, would be zoned R1-R3-RG (dark gray on the map)

(2) The other homes in Brookside will be zones variable R1-RV-RG (light gray on the map).

A map is located at the end of the document and reprinted here.

A link to the staff report is <http://planning.lacity.org/StaffRpt/InitialRpts/CPC-2017-4556.PDF>

A summary of the zoning options for Brookside is below (note R1 denotes one family zone and RG indicates rear garage). The choices that face the neighborhood hinge on the distinction between the R3 and V3 designations. F3 has little support.

R1V3 - Variable Mass, the most flexible building variation. Especially suitable for neighborhoods with varying architectural styles.

R1R3 - Rear Mass, requires shorter massing at the front and allows taller building mass toward the rear of the lot. Encourages 1 story feel along street.

R1F3 - Front Mass, allows taller building mass toward the front of the lot and requires shorter massing at the rear. Creates more light/air in the backyard.

The City Planning Commission is holding a hearing at City Hall scheduled for February 8 at 8:30 a.m. We have been advised that, even though the period for public comment closed on January 10, their office will continue to consider public input.

If you oppose the R3, as opposed to V3, regulation, or wish to support R3 or F3 zoning, please e-mail the city at julia.duncan@lacity.org in advance of the hearing.

This notice is informational only from the Brookside HOA. It is your responsibility as a homeowner to fully investigate this matter.

