

**MOTION**

The City of Los Angeles passed the Baseline Mansionization Ordinance (BMO) in 2008 and a similar Baseline Hillside Ordinance (BHO) in 2011. The BMO and BHO sought to address neighborhood concerns like new building mass; the scale of driveways and garages; loss of natural light, air, and privacy; extensive hillside grading; and removal of street trees. These ordinances were a direct response to the “mansionization” and teardown trends in older neighborhoods throughout the City, with large, out-of-scale homes being constructed in many of the city’s single-family residential neighborhoods.

In 2017, City Council further adopted revisions to the BMO and BHO to address loopholes that had allowed for larger developments to continue.

Although the City passed the BMO in 2008 and a similar Baseline Hillside Ordinance (BHO) in 2011, only the BHO applies within the Coastal Zone. Therefore, the Coastal Zone, which includes Pacific Palisades, Venice and Playa del Rey, and San Pedro, has gaps in coverage for protecting Coastal Zone properties located outside of designated Hillside Areas from out-of-scale development. As the Baseline Hillside Ordinance applies in the Coastal Zone, so should the Baseline Mansionization Ordinance. Expanding the BMO into the Coastal Zone would bring those properties in line with the rest of the city and preventing mansionization in all single-family residential neighborhoods.

I THEREFORE MOVE that the Department of City Planning, in consultation with City Attorney, the CLA, and CAO, report back with recommendations to create a new ordinance or amend the existing Baseline Mansionization Ordinance (BMO) to include the Coastal Zone areas not currently covered by the Baseline Hillside Ordinance within the City of Los Angeles under the same standards as the City’s current BMO.

**PRESENTED BY:**



**MIKE BONIN**  
*Councilmember, 11th District*

**SECONDED BY:**



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**ORIGINAL**