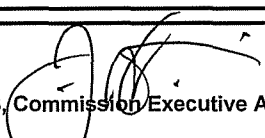


TRANSMITTAL TO CITY COUNCIL

Case No.(s)	Planning Staff Name(s) and Contact No.	C.D. No.
CPC-2013-190-RFA	BRYAN ECK 213-978-1304	5
Items Appealable to Council:	Last Day to Appeal:	Appealed:
N/A	N/A	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Location of Project (Include project titles, if any.)		
<p>THE AREA OF SINGLE-FAMILY ZONED LOTS ALONG COLGATE AVENUE, DREXEL AVENUE, WEST 5TH STREET, LINDENHURST AVENUE, AND MARYLAND DRIVE BETWEEN SAN VICENTE BOULEVARD AND FAIRFAX AVENUE</p>		
Name(s), Applicant / Representative, Address, and Phone Number.		
CITY OF LOS ANGELES		
Name(s), Appellant / Representative, Address, and Phone Number.		
Final Project Description (Description is for consideration by Committee/Council, and for use on agendas and official public notices. If a General Plan Amendment and/or Zone Change case, include the prior land use designation and zone, as well as the proposed land use designation and zone change (i.e. "from Very Low Density Residential land use designation to Low Density land use designation and concurrent zone change from RA-1-K to (T)(Q)R1-1-K). In addition, for all cases appealed in the Council, please include in the description <u>only</u> those items which are appealable to Council.)		
<p>An ordinance to establish the Beverly Grove Residential Floor Area (RFA) District.</p>		
Fiscal Impact Statement <small>*Determination states administrative costs are recovered through fees.</small>	Environmental No.	Commission Vote:
Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	ENV-2013-1480-CE	5-0
 JAMES WILLIAMS, Commission Executive Assistant II		Date: <u> AUG. 26, 2013 </u>



LOS ANGELES CITY PLANNING COMMISSION

200 N. Spring Street, Room 272, Los Angeles, California, 90012, (213) 978-1300
www.lacity.org/PLN/index.htm

Determination Mailing Date: AUG 26 2013

CASE NO.: CPC-2013-190-RFA
CEQA: ENV-2013-1480-CE

Location: The area of single-family zoned lots along Colgate Avenue, Drexel Avenue, West 5th Street, Lindenhurst Avenue, and Maryland Drive between San Vicente Boulevard and Fairfax Avenue.

Council District: 5 – Koretz

Plan Area: Wilshire Community Plan

Request: Residential Floor Area District, Zone Change

Applicant: City of Los Angeles

At its meeting on August 8, 2013, the following action was taken by the City Planning Commission:

1. **Approved** an ordinance to establish the Beverly Grove **Residential Floor Area (RFA)** District.
2. **Adopted** the **Zone Change** Ordinance for those parcels in the proposed district from R1-1 to R1-1-RFA and from R1-1-O to **R1-1-O-RFA**.
3. **Adopted** the attached **Findings**.
4. **Found** that the project is Categorical Exempt (**ENV-2013-1480-CE**).

Recommendation to City Council:

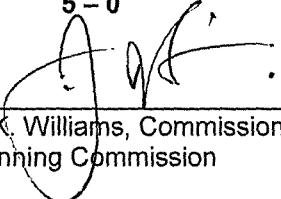
5. **Recommend** that the City Council **adopt** the **Zone Change** Ordinance for those parcels in the proposed district from R1-1 to R1-1-RFA and from R1-1-O to **R1-1-O-RFA**.
6. **Recommend** that the City Council **adopt** the attached **Findings**.
7. **Recommend** that the City Council **find** that the project is Categorical Exempt (**ENV-2013-1480-CE**).

Fiscal Impact Statement: There is no General Fund impact as administrative costs are recovered through fees.

This action was taken by the following vote:

Moved: Roschen
Seconded: Lessin
Ayes: Cardoso, Hovaguimian, Perlman
Absent: Burton, Eng, Freer
Vacant: One

Vote: 5 - 0


James K. Williams, Commission Executive Assistant II
City Planning Commission

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Attachments: Findings, Ordinance
City Planning Assistant: Bryan Eck
City Planner: Conni Pallini-Tipton

ORDINANCE NO. _____

An ordinance amending Section 12.04 of the Los Angeles Municipal Code by amending the zoning map.

THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

Section 1. Section 12.04 of the Los Angeles Municipal Code is hereby amended by changing the zones and zone boundaries shown upon a portion of the zone map attached thereto and made a part of Article 2, Chapter 1 of the Los Angeles Municipal Code, so that such portion of the zoning map shall be as follows:

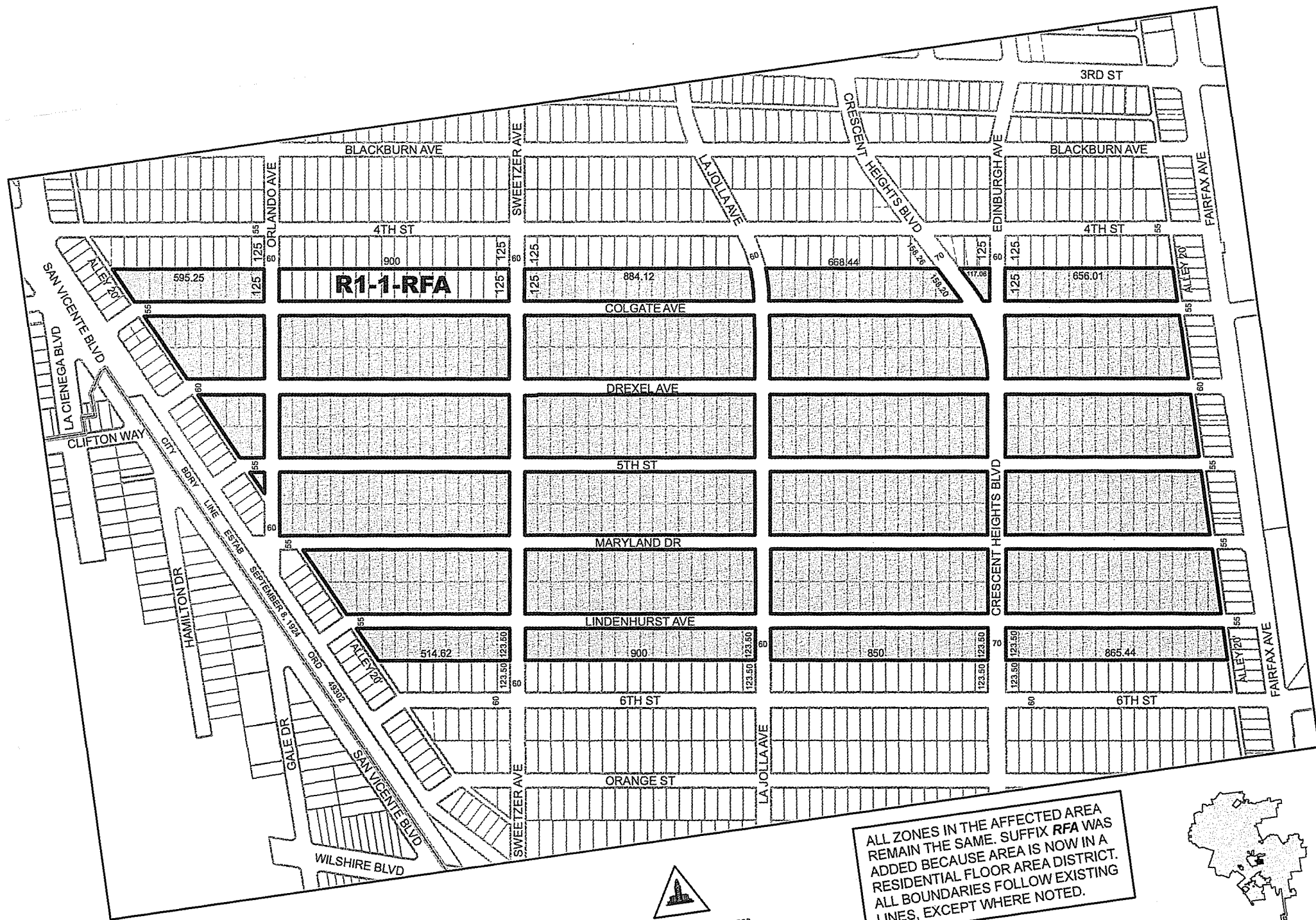
BEVERLY GROVE RESIDENTIAL FLOOR AREA (RFA) DISTRICT ORDINANCE


1. **Maximum Base Residential Floor Area.** For all single-family residentially-zoned lots within the RFA Supplemental Use District, the maximum residential base floor area ratio contained in all buildings and accessory buildings shall not exceed 0.42.
2. **Detached Garage Bonus.** An additional 0.06 of floor area ratio shall be allowed if the required covered parking is located in a private garage that is detached from the main building and located to the rear of the lot.
3. **Additional Bonus.** An additional 0.02 of floor area ratio may be allowed, only in combination with the Detached Garage Bonus for a maximum allowable floor area ratio of 0.50, if any one or more of the following methods listed below is utilized:
 - a. The length of exterior walls facing the front or side lot lines shall be no longer than 30 feet and set back a minimum depth of 10 feet for a minimum length of 10 feet for exterior walls facing the front lot line and set back for a minimum depth of feet 5 for a minimum length of 5 feet for all exterior walls facing the side lot line.; or
 - b. The total residential floor area of each story other than the base floor in a multi-story building does not exceed 75 percent of the base floor area (*For the purposes of this subsection, base floor area calculation shall not include the area of covered parking and areas of attached porches, patios, and breezeways with a solid roof. The calculation of each story other than the base floor shall include all portions of a story with a ceiling height greater than 14 feet and areas of attached porches, patios, and breezeways with a solid roof which are connected to the any story other the base floor*) **and**,

a minimum of 15 linear feet of front yard setback of any story other than the base floor shall step back at least 5 feet greater than the minimum required pursuant to the zone; or
 - c. The maximum height of a building shall be reduced by 20% of the maximum allowable height pursuant to the zone; or
 - d. All side yard setbacks shall be at least 2 feet greater than the minimum required pursuant to the zone and shall be maintained for the entire depth of the lot.
4. **Areas Exempt From Residential Floor Area Calculation.** On all single-family lots as part as the Beverly Grove Residential Floor Area, only the following shall not be counted as residential floor area, in lieu of the definition of "Floor Area, Residential" in Section 12.03 of the Code, including:
 - a. The first 400 square feet of detached covered parking area that is built to the rear of the lot.
 - b. Detached accessory buildings not exceeding 200 square feet.
 - c. A basement, not to be used as parking area, when the elevation of the upper surface of the floor or roof above the basement does not exceed two feet in height at any point above the finished or natural grade, whichever is lower.

d. Rooftop equipment enclosures set back at least 10 feet from the roof perimeter.

5. **Additions To Existing Buildings.** For the purposes of implementing this subdivision, a remodel shall mean the alteration of an existing building or structure provided that at least 50 percent of the perimeter length of the contiguous exterior wall and 50 percent of the roof are retained.
6. **Verification of Existing Residential Floor Area.** For additions with cumulative residential floor area of less than 1,000 square feet constructed after January 1, 2008, or remodels of buildings built prior to January 1, 2008, the existing residential floor area shall be the same as the building square footage shown on the most recent Los Angeles County Tax Assessor's records at the time the plans are submitted to the Department of Building and Safety and a plan check fee is paid. Exception: residential floor area may be calculated as defined in Section 12.03 of this Code when a complete set of fully dimensioned plans with area calculations of all structures on the lot, prepared by a licensed architect or engineer, is submitted by the applicant. Any work that does not qualify as a remodel, as defined in the paragraph above or additions that are 1,000 square feet or larger shall require a complete set of fully dimensioned plans with area calculations of all the structures on the lot, prepared by a licensed architect or engineer.



 **R1-1-O-RFA**



Data Sources: Department of City Planning, Bureau of Engineering

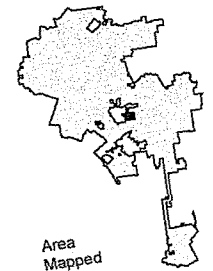
C.M. 138 B 173, 135 B 173
135 B 177

CPC-2013-0190-RFA

042413

AA/

ALL ZONES IN THE AFFECTED AREA
REMAIN THE SAME. SUFFIX *RFA* WAS
ADDED BECAUSE AREA IS NOW IN A
RESIDENTIAL FLOOR AREA DISTRICT.
ALL BOUNDARIES FOLLOW EXISTING
LINES, EXCEPT WHERE NOTED.



Sec. _____. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

I hereby certify that this ordinance was passed by the Council of the City of Los Angeles, at its meeting of _____.

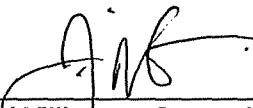
June Lagmay, City Clerk

By _____
Deputy

Approved _____

Mayor

Pursuant to Section 558 of the City Charter,
the City Planning Commission on August 8, 2013,
recommended this ordinance be adopted by the City Council.



James K. Williams, Commission Executive Assistant II
City Planning Commission

File No. _____

FINDINGS

General Plan/Charter Findings

In accordance with **Charter Sections 556** and **558**, the proposed Beverly Grove Residential Floor Area District Overlay and accompanying zone change are in substantial conformance with the purposes, intent and provisions of the City's General Plan, and all applicable provisions of the Los Angeles Municipal Code (LAMC).

General Plan Framework/Central City Community Plan Consistency

The establishment of the Beverly Grove Residential Floor Area District and accompanying zone change is consistent with, and helps to further accomplish the following goals, objectives, and policies of the General Plan Framework, in addition to several similar provisions echoed in the Wilshire Community Plan, a component of the Land Use Element of the General Plan:

General Plan Framework

- | | |
|-----------------------|---|
| <i>Objective 3.5</i> | Ensure that the character and scale of stable single-family residential neighborhoods is maintained, allowing for infill development provided that it is compatible with and maintains the scale and character of existing development. |
| <i>Policy 3.5.2</i> | Require that new development in single-family neighborhoods maintains its predominant and distinguishing characteristics such as property setbacks and building scale. |
| <i>Objective 3.17</i> | Maintain significant historic and architectural districts while allowing for the development of economically viable uses. |

The proposed Beverly Grove RFA is consistent with the policies of the General Plan Framework Element. The RFA will ensure that the character and scale of the neighborhood is maintained in that it establishes regulations that tailor development regulations for single-family residential structures, in terms of mass and size, for single-family zoned lots for the Beverly Grove neighborhood. The proposed regulations are crafted with respect to the predominant characteristics of the neighborhood. The RFA would encourage new development to better match the size, scale, massing, and lot configuration of the neighborhood. Specifically, by creating an incentive for new projects to include a detached garage, the predominant lot configuration and setbacks of the neighborhood will be reinforced. The tailored regulations that are available from the RFA tool are necessary in order to preserve and maintain the character and scale of the area and ensure that future development is more compatible in relationship to existing structures.

Wilshire Community Plan

- | | |
|----------------------|---|
| <i>Policy 1-1.2</i> | Promote neighborhood preservation in all stable residential neighborhoods. |
| <i>Objective 1-3</i> | Preserve and enhance the varied distinct residential character and integrity of existing residential neighborhoods. |

The proposed Beverly Grove RFA also implements the objectives and policies of the Wilshire Community Plan. The RFA helps reinforce the unique character of Beverly Grove in the following respects: The RFA sets both a lower base FAR and maximum allowable FAR than is currently allowed citywide to regulate new development that is more compatible with the size of existing neighborhood dwellings. Incentive bonuses for additional FAR increase the allowable size of development to ensure that a larger dwelling could be constructed while still matching the character and scale of the neighborhood. An additional 0.06 of FAR is granted for projects that include a detached garage, which is a fundamental character-defining feature of the neighborhood. A second bonus of 0.02 of FAR is granted for a project that provides either a proportional second story, articulated exterior walls, reduced height, or increased setbacks. These ensure that larger buildings are permitted that more closely match the predominant scale of Beverly Grove. Finally, the RFA sets a new definition of Residential Floor Area

to guide new development that is compatible with the scale and character of the neighborhood. As opposed to the current adopted regulations which allow for fully developed properties that are significantly larger than surrounding buildings, the proposed RFA no longer exempts 400 square feet of attached garage, 100 square feet of over-in-height ceilings, and 250 square feet of covered porches, patios, and breezeways. The new provisions of the Beverly Grove RFA would alter the calculation of floor area to include all of those areas that contribute to the bulk of a dwelling and exempt those areas that do not.

Public Necessity, Convenience, General Welfare, & Good Zoning

Los Angeles **City Charter Section 558** and **LAMC Section 12.32(C)(7)** require that prior to adopting a land use ordinance, the City Council make findings that the ordinance conforms with public necessity, convenience, general welfare, and good zoning practice. The measures of the RFA are needed to tailor single-family residential development provision in order to avoid the further impactful effects of out-of-scale development in the Beverly Grove neighborhood. The neighborhood is a stable single-family residential area with an eclectic mix of architectural styles. By allowing for a continued variety of architectural styles with new development while ensuring it matches the scale of the neighborhood, the RFA will help reinforce the unique character of Beverly Grove.

Residential Floor Area (RFA) District Overlay

LAMC Section 12.32(S) requires an initiation of a Supplemental Use District by the City Council, City Planning Commission, or the Director of Planning. The establishment of the Beverly Grove RFA was initiated by the City Council by motion on August 17, 2011, in accordance with the provisions of the Code.

The proposed Residential Floor Area District is in conformance with the provisions of **LAMC Section 13.13**, in that it permits residential floor area maximums in a residential zone that are lower than normally permitted in an area where the proposed district will further enhance the existing scale of homes and help to preserve the existing character of the neighborhood and is consistent with policies and objectives set forth in the Wilshire Community Plan.

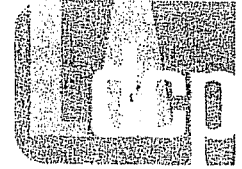
Based on the above findings, the proposed Beverly Grove Residential Floor Area District Overlay is deemed in substantial conformance with the purposes, intent and provisions of the City's General Plan, and all applicable provisions of the Los Angeles Municipal Code (LAMC); consistent with public necessity, convenience, general welfare, and good zoning practice; and in is accordance with the establishment of a Supplemental Use District and satisfies the purposes of a Residential Floor Area District Overlay.

Environmental Findings

A Categorical Exemption (ENV-2013-1480-CE) pursuant to Section 15305 of the California State CEQA Guidelines was prepared for the proposed project. The Environmental Clearance is consistent with State Guidelines and corresponds to Los Angeles City CEQA Guidelines under Class 5 "Alterations in Land Use Limitations" in that the proposed regulations apply to an area with less than a 20% slope and would reduce the allowable intensity of new development without changing the nature of the underlying use. The attached Categorical Exemption reflects the lead agency's independent judgment and analysis. The records upon which this decision is based are with the Department of City Planning in Room 667, 200 North Spring Street.



DEPARTMENT OF CITY PLANNING
RECOMMENDATION REPORT



City Planning Commission

Date: August 8, 2013
Time: After 8:30 am
Place: Los Angeles City Hall
Public Works Board Room 350
200 North Spring Street
Los Angeles, CA 90012

Public Hearing: Required

Case No.: CPC-2013-190-RFA
CEQA No.: ENV-2013-1480-CE
Council No.: 5 - Koretz
Plan Area: Wilshire Community Plan
Certified NC: Mid City West Community Council
GPLU: Low II Residential
Zone: R1-1-O, R1-1
Applicant: City of Los Angeles

PROJECT LOCATION: The single-family residentially zoned (R1) properties located in the Beverly Grove neighborhood along Colgate Avenue, Drexel Avenue, West 5th Street, Maryland Drive, and Lindenhurst Avenue between San Vicente Boulevard and Fairfax Avenue.

PROPOSED PROJECT: Establishment of the Beverly Grove Residential Floor Area (RFA) Supplemental Use District

REQUESTED ACTION:

1. Pursuant to Section 12.32(S) and 13.13 of the Los Angeles Municipal Code, the adoption of the **Beverly Grove Residential Floor Area (RFA) District**.
2. Pursuant to Section 12.32(C) of the Los Angeles Municipal Code, a **Zone Change** to those parcels lying within the Beverly Grove Residential Floor Area District from R1-1 to R1-1-RFA and from R1-1-O to R1-1-O-RFA.
3. Pursuant to Section 21084 of the California Public Resources Code, the adoption of the Categorical Exemption No. ENV-2013-1480-CE for the above project.

RECOMMENDED ACTIONS:

1. **Approve and Recommend** that the City Council **Adopt** the Ordinance (Exhibit A) establishing the Beverly Grove Residential Floor Area (RFA) District.
2. **Approve and Recommend** that the City Council **Adopt** the **Zone Change Ordinance** for those parcels in the proposed district from R1-1 to R1-1-RFA and from R1-1-O to R1-1-O-RFA (Exhibit B).
3. **Adopt** the attached Findings.
4. **Approve and Recommend** that the City Council **Adopt** Categorical Exemption No. ENV-2013-1480-CE (Exhibit B).

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 Conclusion

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 Environmental Findings

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Exhibits:

- A – Proposed Zone Change Map
- B – Proposed Beverly Grove RFA Ordinance
- C – Environmental Clearance: ENV-2013-1480-CE
- D – Council Motion, CF No. 11-1438

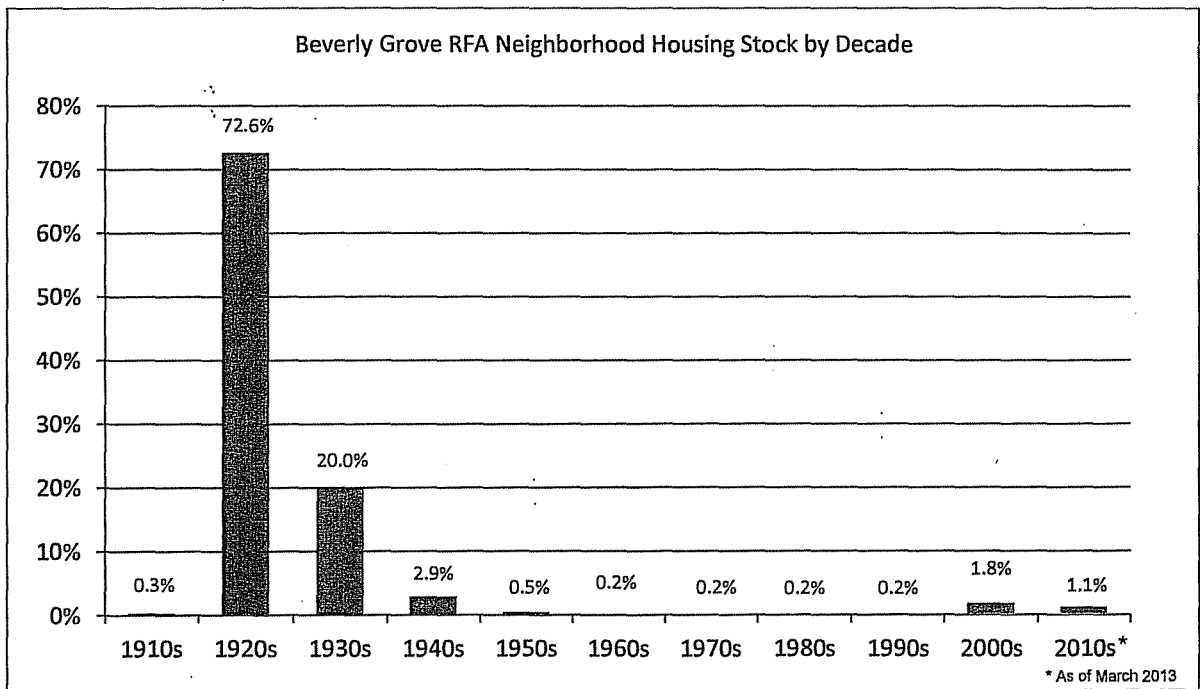
The proposed Beverly Grove RFA Ordinance applies only to properties that are zoned single-family residential R1 located within the area bounded by Colgate Avenue on the north, Fairfax Avenue on the east, Lindenhurst Avenue on the south, and San Vicente Boulevard on the west. The proposed Beverly Grove RFA would apply to approximately 700 single-family residentially zoned lots in an area of nearly 130 acres.

Issues

The current single-family residential regulations in the Los Angeles Municipal Code, developed as part of the Baseline Mansionization Ordinance, allow for development in Beverly Grove that is considerably larger than the typical existing dwelling and do not fully address concerns regarding building compatibility, scale, and articulation. While the RFA does not mandate architectural style, it is designed to incentivize rear garages and side yard articulation to better integrate newer modern designs into the existing neighborhood framework. As permitted by the citywide BMO, the current base allowable FAR of 0.5:1 (50 percent of the Buildable Area), with the maximum allowable FAR of 0.6:1 inclusive of incentives, allows for the construction of dwellings that are larger or out-of-scale with surrounding structures.

For example, the average 6,100 square foot lot in the Beverly Grove neighborhood has an average dwelling size of 2,140 square feet. The development potential of a 6,100 square foot R1-zoned lot at the maximum allowable FAR of 0.6:1 is 3,660 square feet. Due to a variety of factors, including the high cost of land, today more developers and property owners are choosing to maximize the development potential of their lot, resulting in an influx of new construction that is in the upper ranges of the allowable floor area.

The Beverly Grove neighborhood was largely developed in the 1920s and into the early 1930s. Of the existing housing stock in the neighborhood, 72.6% was built during the 1920s and 20% was developed during the 1930s. The homes were predominantly developed in a Spanish Colonial Revival style with a lot configuration that was very typical of the era, including a detached rear garage connected to the street by a single-wide driveway. The neighborhood also contains a significant number of homes developed in a variety of architectural styles, including Tudor, Storybook, and Modern.



Source: Los Angeles County Assessor, March 2013

Proposed RFA Ordinances

In an attempt to address the concerns of incompatible out-of-scale new development the Planning Department prepared two complete draft ordinances, a Staff Recommended Ordinance and a second Alternative Ordinance. The Alternative Ordinance was presented at the hearing to provide additional regulatory options and was developed based on feedback gathered at the Public Workshop. Staff is not recommending adoption of the Alternative Ordinance, but is including discussion of the draft ordinance as background. Both the Staff Recommended Ordinance and Alternative Ordinance were presented at the Public Hearing held on June 27, 2013:

Staff Recommended Ordinance (Ordinance A)

This proposal is an incentive-based Residential Floor Area (RFA) District. The ordinance would lower the allowable Base FAR from 0.50 under BMO to 0.42. A bonus of 0.08 FAR could be achieved with a project that adheres to the design incentives of the ordinance, for a total of 0.50 FAR. The provision of a detached garage built to the rear of the lot provides 0.06 FAR, while the inclusion of a second design feature from the menu of incentives results in an additional 0.02 FAR (as described in detail below). In addition, the floor area calculation exemption areas would be changed. The areas of attached parking, covered porches, patios, and breezeways, and over-in-height ceilings would no longer be exempt and would now be counted as floor area. Detached covered parking would not be counted as floor area under the proposed ordinance.

Alternative Ordinance (Ordinance B)

This ordinance differs from the Staff Recommended Ordinance (Ordinance A) in that the various bonus options under the Staff Recommended Ordinance would be included as mandated standards. The total maximum allowable FAR would be set at 0.53:1. Design features including detached garages, the proportional second story option, increased setbacks, and articulated front and side exterior walls would all be mandated under this proposal (as described in detail below). The areas of attached parking, covered porches, patios, and breezeways, and over-in-height ceilings would be counted as floor area. Detached covered parking would not be counted as floor area under the proposed ordinance.

Design Features

The following are the features that are included in the two draft ordinances that were presented at the Beverly Grove Residential Floor Area Public Hearing. *Under Ordinance A the following are included as incentives for additional FAR, while under the Alternative Ordinance (Ordinance B) these features are mandated as standards:*

Detached Garage – Covered parking provided in a detached structure located to the rear of the lot in keeping with predominant development pattern of the neighborhood.

Building Articulation - A design feature intended to break the massing of buildings by recessing exterior walls along the front and sides of the building. No single wall would be allowed to extend beyond 30 linear feet unless recessed to a minimum depth of 5 feet for a length of 5 feet along the sides and recessed to a minimum depth of 10 feet for a length of 10 feet at the front.

Summary of Current and Proposed Dwelling Size

Below is a summary table comparing allowable FAR and resulting square footage between current regulations, as part of the Baseline Mansionization Ordinance, and those as part of the proposed Staff Recommendation Ordinance. *The table assumes a typical lot size in Beverly Grove: 6,100 square feet.*

	Current Regulations (BMO)	Staff Recommended Ordinance
Base FAR	0.50	0.42
Base Size (sq ft)	3,050	2,562
Max FAR w/incentives	0.60	0.50
Max Size w/incentives (sq ft)	3,660	3,050
Max Habitable Space (w/400 sq ft attached garage)	3,660	2,162
Max Habitable Space (w/detached garage)	3,660	3,050
Max Size (w/exemption areas counted)	4,410	3,050
Areas not counted as floor area	Attached Garage, Over Height Entry, Covered Porches & Patios	Detached Garages

Conclusion

The Beverly Grove Residential Floor Area Ordinance is recommended by Planning staff for adoption to address the scale, massing, and articulation of new residential construction within the Beverly Grove neighborhood. The proposed ordinance is intended to reinforce the existing character of the Beverly Grove RFA neighborhood while allowing for flexibility, modernization, and new construction. The new regulations will not impose mandates for any design features or architectural style. Detached garages, while a key defining feature of the neighborhood, are not required but instead incentivized through the allowance of additional FAR. Neighborhood concerns regarding new out-of-scale development would be addressed by a reduction in the allowable FAR for residential development. By incorporating incentives for more articulated buildings, larger separations between dwellings, and the placement of detached garages to the rear of dwellings, the RFA will integrate new development into the established development patterns of the neighborhood, while allowing for a mix of architectural styles and designs.

to guide new development that is compatible with the scale and character of the neighborhood. As opposed to the current adopted regulations which allow for fully developed properties that are significantly larger than surrounding buildings, the proposed RFA no longer exempts 400 square feet of attached garage, 100 square feet of over-in-height ceilings, and 250 square feet of covered porches, patios, and breezeways. The new provisions of the Beverly Grove RFA would alter the calculation of floor area to include all of those areas that contribute to the bulk of a dwelling and exempt those areas that do not.

Public Necessity, Convenience, General Welfare, & Good Zoning

Los Angeles **City Charter Section 558** and **LAMC Section 12.32(C)(7)** require that prior to adopting a land use ordinance, the City Council make findings that the ordinance conforms with public necessity, convenience, general welfare, and good zoning practice. The measures of the RFA are needed to tailor single-family residential development provision in order to avoid the further impactful effects of out-of-scale development in the Beverly Grove neighborhood. The neighborhood is a stable single-family residential area with an eclectic mix of architectural styles. By allowing for a continued variety of architectural styles with new development while ensuring it matches the scale of the neighborhood, the RFA will help reinforce the unique character of Beverly Grove.

Residential Floor Area (RFA) District Overlay

LAMC Section 12.32(S) requires an initiation of a Supplemental Use District by the City Council, City Planning Commission, or the Director of Planning. The establishment of the Beverly Grove RFA was initiated by the City Council by motion on August 17, 2011, in accordance with the provisions of the Code.

The proposed Residential Floor Area District is in conformance with the provisions of **LAMC Section 13.13**, in that it permits residential floor area maximums in a residential zone that are lower than normally permitted in an area where the proposed district will further enhance the existing scale of homes and help to preserve the existing character of the neighborhood and is consistent with policies and objectives set forth in the Wilshire Community Plan.

Based on the above findings, the proposed Beverly Grove Residential Floor Area District Overlay is deemed in substantial conformance with the purposes, intent and provisions of the City's General Plan, and all applicable provisions of the Los Angeles Municipal Code (LAMC); consistent with public necessity, convenience, general welfare, and good zoning practice; and in is accordance with the establishment of a Supplemental Use District and satisfies the purposes of a Residential Floor Area District Overlay.

Environmental Findings

A Categorical Exemption (ENV-2013-1480-CE) pursuant to Section 15305 of the California State CEQA Guidelines was prepared for the proposed project. The Environmental Clearance is consistent with State Guidelines and corresponds to Los Angeles City CEQA Guidelines under Class 5 "Alterations in Land Use Limitations" in that the proposed regulations apply to an area with less than a 20% slope and would reduce the allowable intensity of new development without changing the nature of the underlying use. The attached Categorical Exemption reflects the lead agency's independent judgment and analysis. The records upon which this decision is based are with the Department of City Planning in Room 667, 200 North Spring Street.

- The majority of respondents expressed concerns about the character of the neighborhood that was being compromised by out-of-scale new development. Of these participants, most wished to see an RFA District proposal that closely matched the Council Motion and incentivized maintaining detached garages.
- A large contingent conveyed that the provisions of the Baseline Mansionization Ordinance serve to adequately address concerns of incompatible development. These respondents favored maintaining the status quo and not pursuing an RFA District. Many of these participants expressed concerns that overly onerous regulations could have a detrimental impact to property values.
- A smaller group of the participants stated that they preferred to address the issues of neighborhood compatibility through incentivized or mandating design elements administered by a design review board to ensure new development matches the character of the neighborhood, but not necessarily the scale.
- Many expressed that the current regulations allow for development that is too big, too tall, and that a lack of design regulations allows for new buildings that can obstruct views, create shadows, and reduce privacy.
- Specific design elements that were cited as important for inclusion were increased setbacks, proportional second stories, general articulation, detached garages, Spanish Revival or Tudor style architecture, sloped roofs, and reduced height.
- Several commenters urged the Planning Department to draft an ordinance that is easy to understand and free from a complex systems of bonuses for additional floor area.

Open House/Public Hearing

An Open House/Public Hearing on the proposed Beverly Grove Residential Floor Area Overlay District was held on June 27, 2013 at Pan Pacific Park. The meeting was preceded by an Open House and presentation by staff. Notice of the meeting was mailed as an official hearing notice to all households in the proposed area. The invitation was also sent to interested parties, workshop attendees, focus group members, and the Neighborhood Council via email. More than 175 participants attended the hearing. Approximately 80 participants provided public testimony. The Planning Department presented two draft proposals for review. Of the two ordinance options proposed, a majority of speakers who reside in the area were in support of the proposed Ordinance A (the Staff Recommended Ordinance). A smaller but still significant number of participants spoke in opposition to any new regulations. Participants were strongly divided as to the reduction in floor area ratio and updated development standards for single-family residential neighborhoods, with a majority of speakers in support of the RFA.

Public Communication Received

In addition to written communication received prior to the hearing, the Hearing Officer left the public comment period open through July 12, 2013. Approximately 100 letters were received from Beverly Grove residents and several outside the proposed district regarding the proposed ordinance. Of these letters, about 60 were in support of a proposed Ordinance A; while about 40 were received in opposition to any proposed RFA ordinance. Many of the letters were from those who attended the public hearings and echo comments given as public testimony. Some letters provided general comments on the proposed ordinances.

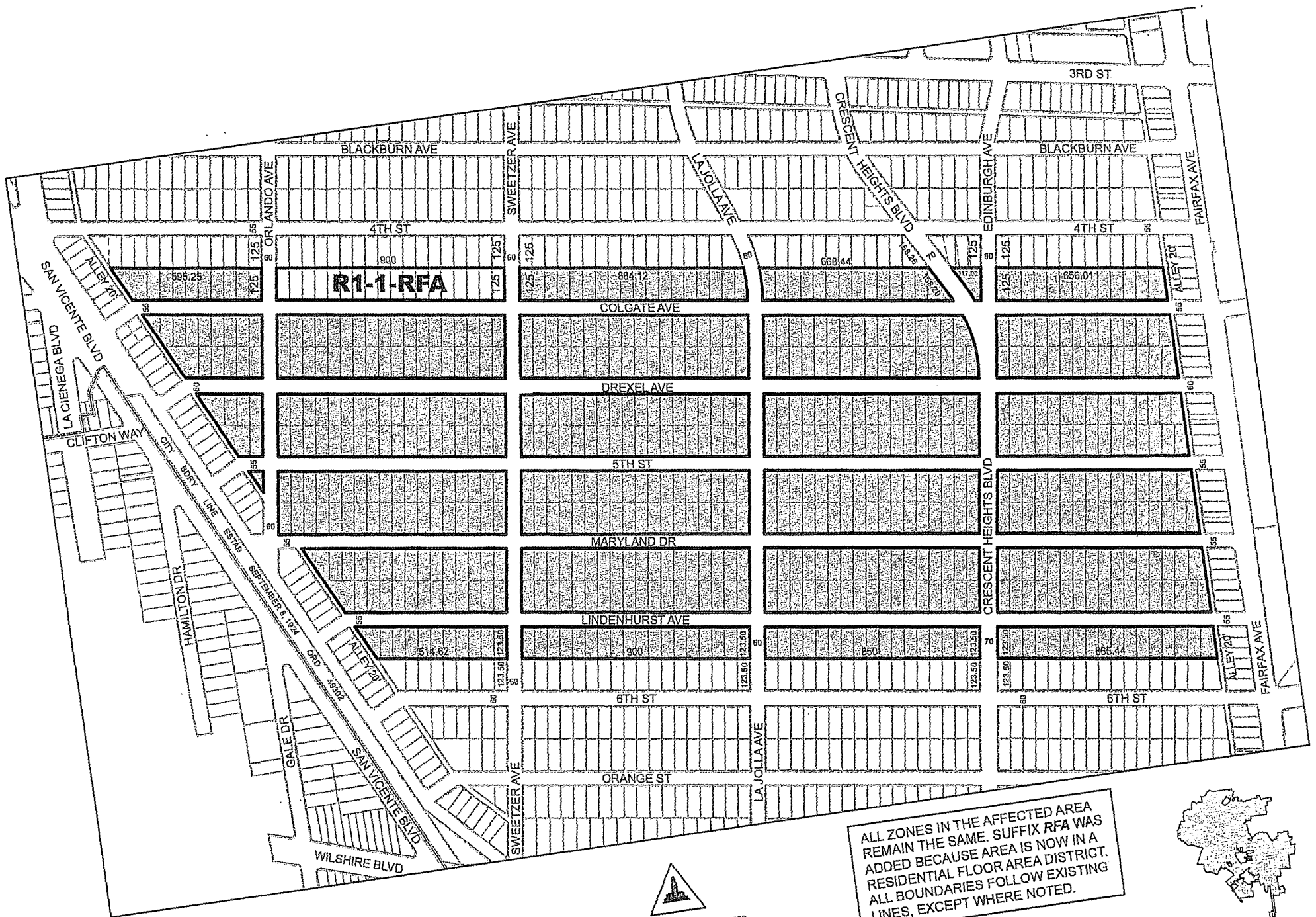
Summary of Public Hearing and Communications Received


- Many expressed concerns that a Residential Floor Area (RFA) District was needed for Beverly Grove to help protected the unique character and scale of the neighborhood. Many suggested

EXHIBIT A: Zone Change Map

CPC-2013-190-RFA

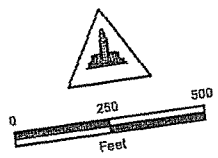
For consideration by the City Planning Commission
August 8, 2013



 **R1-1-O-RFA**



Data Sources: Department of City Planning, Bureau of Engineering

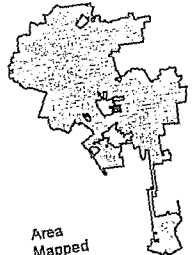


C.M. 138 B 173, 135 B 173
135 B 177

CPC-2013-0190-RFA
042413

AA/

ALL ZONES IN THE AFFECTED AREA
REMAIN THE SAME. SUFFIX RFA WAS
ADDED BECAUSE AREA IS NOW IN A
RESIDENTIAL FLOOR AREA DISTRICT.
ALL BOUNDARIES FOLLOW EXISTING
LINES, EXCEPT WHERE NOTED.



Area Mapped

EXHIBIT B: Beverly Grove RFA Ordinance

CPC-2013-190-RFA

For consideration by the City Planning Commission
August 8, 2013

ORDINANCE NO. _____

An ordinance amending Section 12.04 of the Los Angeles Municipal Code by amending the zoning map.

THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

Section 1. Section 12.04 of the Los Angeles Municipal Code is hereby amended by changing the zones and zone boundaries shown upon a portion of the zone map attached thereto and made a part of Article 2, Chapter 1 of the Los Angeles Municipal Code, so that such portion of the zoning map shall be as follows:

BEVERLY GROVE RESIDENTIAL FLOOR AREA (RFA) DISTRICT ORDINANCE

1. **Maximum Base Residential Floor Area.** For all single-family residentially-zoned lots within the RFA Supplemental Use District, the maximum residential base floor area ratio contained in all buildings and accessory buildings shall not exceed 0.42.
2. **Detached Garage Bonus.** An additional 0.06 of floor area ratio shall be allowed if the required covered parking is located in a private garage that is detached from the main building and located to the rear of the lot.
3. **Additional Bonus.** An additional 0.02 of floor area ratio may be allowed, only in combination with the Detached Garage Bonus for a maximum allowable floor area ratio of 0.50, if any one or more of the following methods listed below is utilized:
 - a. The length of exterior walls facing the front or side lot lines shall be no longer than 30 feet and set back a minimum depth of 10 feet for a minimum length of 10 feet for exterior walls facing the front lot line and set back for a minimum depth of feet 5 for a minimum length of 5 feet for all exterior walls facing the side lot line.; or
 - b. The total residential floor area of each story other than the base floor in a multi-story building does not exceed 75 percent of the base floor area *(For the purposes of this subsection, base floor area calculation shall not include the area of covered parking and areas of attached porches, patios, and breezeways with a solid roof. The calculation of each story other than the base floor shall include all portions of a story with a ceiling height greater than 14 feet and areas of attached porches, patios, and breezeways with a solid roof which are connected to the any story other the base floor) and,*

a minimum of 15 linear feet of front yard setback of any story other than the base floor shall step back at least 5 feet greater than the minimum required pursuant to the zone; or
 - c. The maximum height of a building shall be reduced by 20% of the maximum allowable height pursuant to the zone; or
 - d. All side yard setbacks shall be at least 2 feet greater than the minimum required pursuant to the zone and shall be maintained for the entire depth of the lot.

4. **Areas Exempt From Residential Floor Area Calculation.** On all single-family lots as part as the Beverly Grove Residential Floor Area, only the following shall not be counted as residential floor area, in lieu of the definition of "Floor Area, Residential" in Section 12.03 of the Code, including:
 - a. The first 400 square feet of detached covered parking area that is built to the rear of the lot.
 - b. Detached accessory buildings not exceeding 200 square feet.
 - c. A basement, not to be used as parking area, when the elevation of the upper surface of the floor or roof above the basement does not exceed two feet in height at any point above the finished or natural grade, whichever is lower.
 - d. Rooftop equipment enclosures set back at least 10 feet from the roof perimeter.

5. **Additions To Existing Buildings.** For the purposes of implementing this subdivision, a remodel shall mean the alteration of an existing building or structure provided that at least 50 percent of the perimeter length of the contiguous exterior wall and 50 percent of the roof are retained.

6. **Verification of Existing Residential Floor Area.** For additions with cumulative residential floor area of less than 1,000 square feet constructed after January 1, 2008, or remodels of buildings built prior to January 1, 2008, the existing residential floor area shall be the same as the building square footage shown on the most recent Los Angeles County Tax Assessor's records at the time the plans are submitted to the Department of Building and Safety and a plan check-fee is paid. Exception: residential floor area may be calculated as defined in Section 12.03 of this Code when a complete set of fully dimensioned plans with area calculations of all structures on the lot, prepared by a licensed architect or engineer, is submitted by the applicant. Any work that does not qualify as a remodel, as defined in the paragraph above or additions that are 1,000 square feet or larger shall require a complete set of fully dimensioned plans with area calculations of all the structures on the lot, prepared by a licensed architect or engineer.

COUNTY CLERK'S USE

CITY CLERK'S USE

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
200 NORTH SPRING STREET, ROOM 360
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF EXEMPTION
(California Environmental Quality Act Section 15062)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152 (b). Pursuant to Public Resources Code Section 21167 (d), the filing of this notice starts a 35-day statute of limitations on court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statute of limitations being extended to 180 days.

LEAD CITY AGENCY
City of Los Angeles Department of City Planning

COUNCIL DISTRICT
5

PROJECT TITLE
Beverly Grove Residential Floor Area District

ENV-2013-1480-CE

PROJECT LOCATION
The area of single-family residential zoned property east of San Vicente Avenue, north of Wilshire Boulevard, west of Fairfax Avenue, and south of 3rd Street. The project area is in the City of Los Angeles Wilshire Community Plan area.

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:
The project sets new tailored regulations for single-family residential development size, including remodels within the overlay area.

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY:

CONTACT PERSON
Bryan Eck

AREA CODE
213

TELEPHONE NUMBER
978-1304

EXT.

EXEMPT STATUS: (Check One)

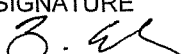
	STATE CEQA GUIDELINES	CITY CEQA GUIDELINES
<input type="checkbox"/> MINISTERIAL	Sec. 15268	Art. II, Sec. 2b
<input type="checkbox"/> DECLARED EMERGENCY	Sec. 15269	Art. II, Sec. 2a (1)
<input type="checkbox"/> EMERGENCY PROJECT	Sec. 15269 (b) & (c)	Art. II, Sec. 2a (2) & (3)
<input checked="" type="checkbox"/> CATEGORICAL EXEMPTION	Sec. 15300 <i>et seq.</i>	Art. III, Sec. 1
<input checked="" type="checkbox"/> GENERAL EXEMPTION	Sec. 15060	n/a

Class 5 Category 12 (City CEQA Guidelines)

OTHER (See Public Resources Code Sec. 21080 (b) and set forth state and City guideline provision.)

JUSTIFICATION FOR PROJECT EXEMPTION: The project would create new regulations that would reduce the height and intensity of new construction and remodels but would not change the nature of the underlying use.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

SIGNATURE


TITLE
Planning Assistant

DATE
6/4/2013

FEE:

RECEIPT NO.

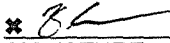
REC'D. BY

DATE

DISTRIBUTION: (1) County Clerk, (2) City Clerk, (3) Agency Record
Rev. 11-1-03 Rev. 1-31-06 Word

IF FILED BY THE APPLICANT:

* Bryan Eck
NAME (PRINTED)

* 
SIGNATURE

* 6/4/13
DATE

**DETERMINATION LETTER
CPC-2013-190-RFA
MAILING DATE: 08/26/13**

Shawn Bayliss
Fifth Council District
City Hall, Room 440
Mail Stop #208

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Los Angeles, CA 90048

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6401 Maryland
Los Angeles, CA 90048

Nora Holtz
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Amy Galaudet
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Los Angeles, CA 90048

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Los Angeles, CA 90048

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Los Angeles, CA 90048

Gayle Levin
6433 Colgate
Los Angeles, CA 90048

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Los Angeles, CA 90048

Kourosch Darougar
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Kourosch Darougar
6446 Lindenhurst Avenue
Los Angeles, CA 90048

Resident
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Los Angeles, CA 90048

Phyllis D.
6620 Drexel
Los Angeles, CA 90048

Jeff Soler
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Los Angeles, CA 90048

Andrew Colville
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City Planning Assistant
City Hall, Room 667
Mail Stop #395

Conni Pallini-Tipton
City Planner
City Hall, Room 667
Mail Stop #395