

From: Sklar Kirsh LLP <announcement@sklarkirsh.com>

Date: Tue, Nov 24, 2015 at 12:49 PM

Subject: Client Alert! LA City Planning Proposes City-Wide Size Limit on Single-Family Dwellings

To: [sharon.dickinson@lacity.org](mailto:sharon.dickinson@lacity.org)

14-0656



## CLIENT ALERT

# LA CITY PLANNING DEPARTMENT PREPARES ORDINANCE TO PERMANENTLY LIMIT SIZE OF SINGLE-FAMILY DWELLINGS CITY-WIDE

In response to the City's desire to limit structure size in single-family neighborhoods, the Department of City Planning (DCP) has prepared proposed amendments to the Baseline Mansionization Ordinance (BMO) and the Baseline Hillside Ordinance (BHO). The proposed law would apply to ALL single family zoned properties (R1, RS, RE, or RA) in the Hillside Area and non-Hillside Area of the City (outside of the Coastal Zone) and would replace the Interim Control Ordinances currently in effect in certain parts of the City. Since going into effect in March of this year, the current temporary ordinances have severely limited the development potential of many single-family lots, and the proposed law would make many of these limitations permanent. Among the BMO/BHO amendments being considered is a reduction in the allowable base square footage, a reduction in the number and amount of bonus options, and modification or elimination of certain floor area ratio exemptions, including those for unattached garages. ([Click here](#) to view draft ordinance).

For all who are interested in voicing their opinion on the proposed amendments, DCP will be holding four open house/public hearing sessions in December to take public comment, starting on Wednesday, December 2 ([click here](#) for meeting schedule and information). Written comments will be due by Monday, January 11, 2016. It is important that City policy makers hear all sides to this debate, otherwise, as is often the case, the loudest voices in Los Angeles will determine local zoning law.

**For questions, please call Ellia Thompson, Partner, at [310.929.4424](tel:310.929.4424) or Jonathan Riker, Senior Counsel, at [310.929.4420](tel:310.929.4420)**

## ABOUT SKLAR KIRSH

Sklar Kirsh LLP is a corporate and real estate transactional law firm founded by attorneys from

nationally and internationally recognized law firms who provide top tier legal services in an entrepreneurial, sophisticated and focused manner. The firm counsels privately held and public companies, family offices, growing businesses, developers and high net worth individuals on legal and business matters that arise at all stages of the business and real estate/land use life cycle.

## SKLAR KIRSH

1880 Century Park East, Suite 300, Los Angeles, CA 90067  
Phone [310.845.6416](tel:310.845.6416) [www.sklarkirsh.com](http://www.sklarkirsh.com)

# People's CORE

People's Community Organization for Reform and Empowerment



November 24, 2015

Honorable Councilmember Jose Huizar  
Chair, Planning Land Use Management Committee

Members Planning Land Use Management Committee  
via email

Subject: Clean Up Green Up Ordinance (CF# 11-0112 and CF#15-1026)

Dear Members of Planning Land Use Management Committee,

I respectfully submit this letter in support of the Clean Up Green Up Initiative on behalf of People's CORE, a Los Angeles based non-profit organization. We understand this will be heard by the Planning Land Use Management Committee.

People's CORE strongly supports the proposed new development standards for the three pilot Green Zones of Boyle Heights, Pacoima/Sun Valley and Wilmington. The new standards provide local regulatory tools needed to address issues arising from the proximity of incompatible land uses. The standards also address the cumulative adverse impacts.

People's CORE also supports the Los Angeles Collaborative for Environmental Justice (Communities for a Better Environment, Coalition for a Safe Environment, Pacoima Beautiful & Union de Vecinos) in their effort to monitor the ordinance as it moves forward for passage by the full city council to ensure the ordinance contains the strongest local regulatory and land use tools possible, especially regarding the proposed conditional use permit for oil refineries and asphalt manufacturers.

On behalf of the communities we serve, we eagerly anticipate the passage of the Clean Up Green Up policies and we look forward to the success of the three pilot zones. We believe this will lead the way to economic innovations and a healthier, safer and greener Los Angeles.

Sincerely

A handwritten signature in black ink, appearing to read 'Joe Navidad', is written over a circular stamp or seal.

Joe Navidad  
Executive Director

Cc:  
Councilmember Marqueece Harris-Dawson  
Councilmember Gil Cedillo  
Councilmember Mitchell Englander  
Councilmember Felipe Fuentes

City Clerk

People's CORE Main Office

1610 Beverly Blvd., Ste. #2 | Los Angeles, CA 90026

[www.peoplescore.net](http://www.peoplescore.net)

213.241.0995 | 213.241.0908 | FAX: 213.241.0944

[info@peoplescore.net](mailto:info@peoplescore.net)

Culture & Arts Center

337 Glendale Blvd. | Los Angeles, CA 90026