

PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to modify single-family development standards for properties zoned R1, RA, RE and RS Citywide, and updating the existing Baseline Mansionization Ordinance and Baseline Hillside Ordinance.

Recommendation for Council action:

REQUEST the City Attorney to prepare and present an Ordinance amending Sections 12.03, 12.07, 12.07.01, 12.07.1, 12.08, 12.21 and 12.23 of the Los Angeles Municipal Code to modify single-family development standards for properties zoned R1, RA, RE and RS Citywide, update the existing Baseline Mansionization Ordinance and Baseline Hillside Ordinance provisions relating to the size and bulk of new single-family residences and modify grading provisions for single-family lots in designated Hillside Areas, including the recommendations from the Department of City Planning (DCP) report dated November 28, 2016, attached to Council file No. 14-0656, and the following additional recommendations presented at the PLUM Committee meeting on November 29, 2016:

- a. Reduce the guaranteed minimum Residential Floor Area (FAR) to 800 square feet in hillside areas.
- b. Reduce the maximum by-right grading quantities for R1 zoned hillside lots to 1,000 cubic yards.
- c. Restore the 400 foot garage exemption for front garages is, and retain the 400 square foot exemption for rear garages.
- d. Restore the Floor Area Ratio (FAR) to 0.5 for lots under 7,500 square feet and retain the 0.45 for lots over 7,500 square feet.
- e. Increase the encroachment plane in the R1 Zones to start at 22 feet.

Applicant: City of Los Angeles, Department of City Planning

Case No. CPC-2015-3484-CA

Fiscal Impact Statement: None submitted by the Los Angeles City Planning Commission. Neither the City Administrative Officer nor the Chief Legislative Analyst has completed an analysis of this report.

Community Impact Statement: Yes, submitted by:

Bel Air-Beverly Crest Neighborhood Council
Brentwood Neighborhood Council
Encino Neighborhood Council
Greater Echo Park Elysian Neighborhood Council
PICO Neighborhood Council
South Robertson Neighborhood Council
Studio City Neighborhood Council

West Hills Neighborhood Council
Westside Neighborhood Council
Westwood Neighborhood Council

Summary:

At a regular meeting held on November 29, 2016, the PLUM Committee considered a proposed ordinance for the Baseline Mansionization Ordinance and Baseline Hillside Ordinance. Staff from the DCP provided the Committee with some background information. Representatives from Council Districts Four, Five and Eleven commented and added some further recommendations for the final Ordinance. After an opportunity for public comment, the Committee approved the matter with the recommendations from Council Districts Four, Five and Eleven. This matter is now submitted to the Council for consideration.

Respectfully Submitted,



PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
HUIZAR	YES
HARRIS-DAWSON	YES
CEDILLO	YES
ENGLANDER	YES
PRICE	YES

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-NOT OFFICIAL UNTIL COUNCIL ACTS-