

**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 zone classifications on properties shown upon portions of the zoning map titled “Zone Change Ordinance Map of The Oaks of Los Feliz Development Limitations” and the table for Section 1 below and incorporated herein by this reference and made part of Article 2, Chapter 1 of the Los Angeles Municipal Code.

**Table 1 for Section 1**

<b>Existing Zone</b>	<b>New Zone</b>
R1-1	R1-1D
R1-1D	R1-1D
RE9-1	RE9-1D
RE9-1D	RE9-1D
RE11-1D	RE11-1D
RE15-1D	RE15-1D

**SECTION 2.** Pursuant to Section 12.32G of the Los Angeles Municipal Code, and any amendment thereto, the following limitation are hereby imposed upon the use of that property described in Section 1 hereof which are subject to the Permanent “D” Development Limitations. Where the zone symbols of the new zoning designation as shown in the table for Section 1, are followed by the symbol “D” in the suffix, the conditions and limitation imposed by the new “D” Development Limitation are set forth as follows:

**A. All properties located within the Zone Change Ordinance Map of The Oaks of Los Feliz Development Limitations shall be subject to the following [D] Development Limitations:**

**1. MAXIMUM FLOOR AREA**

- a. Maximum residential Floor Area Calculation Table for lots with a Slope between 0 – 45%.** The table shown below shall be used to calculate the maximum Residential Floor Area for a lot based on slope of the lot. The area of each portion of a lot within a Lot Size interval shall be multiplied by the corresponding FAR multiplier; the products of these calculations shall be added together to compute the maximum permitted Residential Floor Area for a lot.

**Table 1 for Section 2**

<b>Lot Size Interval (Square Feet)</b>	<b>FAR Multiplier</b>
0 – 4,000	0.40
4,000 – 8,000	0.30
8,000 – 12,000	0.15
12,000 and greater	0.10

- b. Maximum Residential Floor Area Calculation Table for lots with a Slope greater than 45%.** The table shown below shall be used to calculate the maximum Residential Floor Area for a lot based on slope of the lot. The area of each portion of a lot within a Lot Size interval shall be multiplied by the corresponding FAR multiplier; the products of these calculations shall be added together to compute the maximum permitted Residential Floor Area for a lot.

**Table 2 for Section 2**

<b>Lot Size Interval (Square Feet)</b>	<b>FAR Multiplier</b>
0 – 4,000	0.37
4,000 – 8,000	0.27
8,000 – 12,000	0.13
12,000 and greater	0.10

- c. Minimum Residential Floor Area.** Regardless of the maximum Residential Floor Area and square footage granted through the other regulations contained in this Section, each lot shall be permitted a Minimum Residential Floor Area of 1,400 square feet.

**d. Minimum Permitted Addition**

- i. A single addition of up to 400 total square feet, measured cumulatively from the effective date of the original Ordinance Number 181,136 , May 11, 2010, may be permitted to any one-family dwelling for which a Certificate of Occupancy was issued prior to the effective date of May 11, 2010, provided the addition meets all relevant requirements of the LAMC. These 400 square feet may be in excess of those limitation in Subsections A and B of this section.
- ii. The building resulting from any additions permitted by Subsection D above shall not exceed the height of the original building or the height permitted in Section 3 of this ordinance, whichever is greater.

**e. Calculation of Residential Floor Area for “Above Ground” Basements.**

A Basement that is located “above ground,” defined as having an upper surface of the floor or ceiling above the Basement which exceeds two feet in height above the finished or natural Grade, whichever is lower, shall be included in the calculation of Residential Floor Area.

## **2. LOT COVERAGE**

- a. Lots less than 4,000 square feet in area.** Buildings and structures extending more than six feet above grade shall cover no more than 35 percent of the area of a lot.
- b. Lots between 4,000 square feet and 12,000 square feet in area.** Buildings and structures extending more than six feet above grade shall cover no more than 30 percent of the area or a maximum of 1,400 square.
- c. Lots greater than 12,000 square feet in area.** Buildings and structures extending more than six feet above grade shall cover no more than 20 percent of the area of a lot or a maximum of 3,600 square feet.

## **3. BUILDING HEIGHT**

### **a. For lots with a Slope of less than 45 percent**

- i.** In addition to the height limitations contained in LAMC Section 12.21A17(c), no building or structure shall exceed 26 feet in height from adjacent grade, measured as the vertical distance from the adjacent grade of the site to an imaginary plane located above and parallel to grade.
- ii.** In addition to the height limitation contained in LAMC Section 12.21A17(c), no building or structure shall exceed 39 feet in height measured from the lowest elevation on the site where the structure touched grade, to the highest pot of the roof.

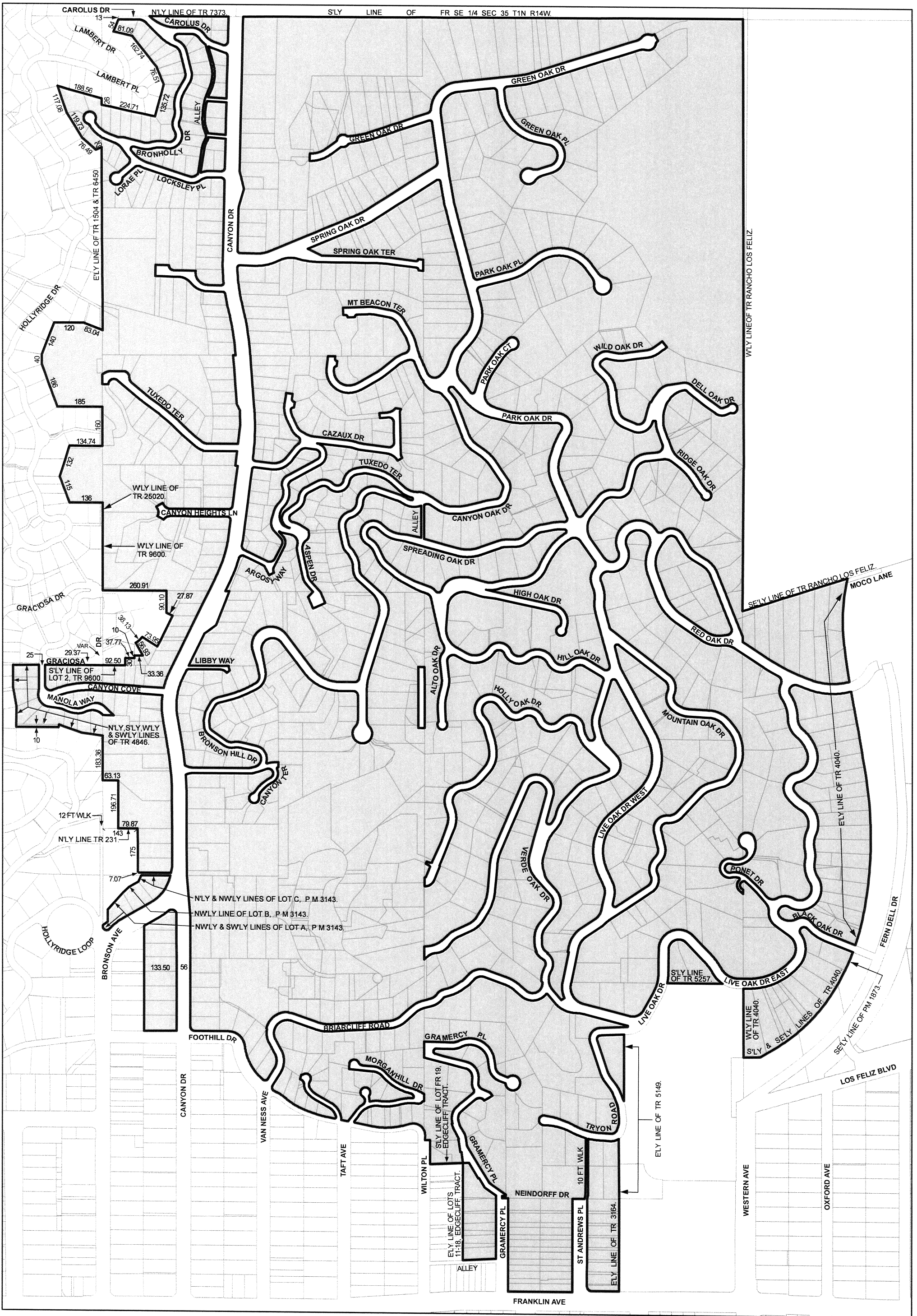
### **b. For lots with a Slope of greater than 45 percent**

- i.** In addition to the height limitation contained in LAMC Section 12.21A17(c), no building or structure shall exceed 39 feet in height, measured from the lowest elevation on the site where the structure touched the grade, to the highest point of the roof.
- c.** The vertical distance between the lowest point where a foundation meets grade and the lowest floor line of a structure shall not exceed six feet. This regulation shall not prohibit attached stories above the first story with cantilevered underpinnings which are not grounded in the adjacent hillside.
- d.** No portion of the walking surface of a deck with visible underpinnings shall

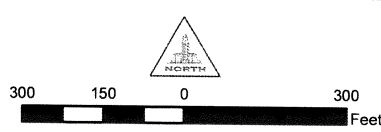
exceed a height of six feet above grade. This regulation shall not prohibit attached decks with cantilevered underpinnings which are not grounded in the adjacent hillside.

**SECTION 3.** Upon adoption of this ordinance, the provisions of the Interim Control Ordinance (ICO) for 15 Neighborhood Conservation Areas (Ordinance No. 183,497) are no longer applicable to properties in The Oaks of Los Feliz zone change area.

**SECTION 4. URGENCY CLAUSE.** The City Council finds that without the provisions of expiring Interim Control Ordinance 183,497, the proliferation of towering, out-of-character structures in certain residential neighborhoods will threaten the public welfare, including degradation of neighborhood character, loss of neighbors' privacy, curtailment of development potential, negative impacts to aesthetics, and general quality of life; and that without a context sensitive R1 zone adopted before the expiration of Interim Control Ordinance 183,497 would result in a threat to the public welfare.

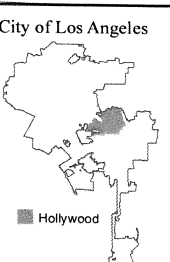


- FROM R1-1 TO R1-1D
- FROM RE9-1 TO RE9-1D
- FROM R1-1D TO R1-1D
- FROM RE9-1D TO RE9-1D
- FROM RE11-1D TO RE11-1D
- FROM RE15-1D TO RE15-1D



C.M. 150 A 191, 150 A 193, 151.5 A 191  
 151.5 A 193, 153 A 191, 153 B 193  
 154.5 A 191, 156 A 191, 156 B 193

CPC-2016-2112-ZC



**SECTION 5.** 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 in the Main Street lobby to the City Hall; one copy on the bulletin board located at the ground level at the Los Angeles Street entrance to the Los Angeles Police Department; 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 \_\_\_\_\_.

Holly L. Wolcott, City Clerk

By \_\_\_\_\_ Deputy

Approved \_\_\_\_\_

\_\_\_\_\_  
Mayor

Pursuant to Section 558 of the City Charter, the Los Angeles City Planning Commission on October 13, 2016 recommended this ordinance be adopted by the City Council.



\_\_\_\_\_  
Rocky Wiles, Commission Office Manager  
City Planning Commission

File No: \_\_\_\_\_