

ORDINANCE NO. 182754

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

**WHEREAS**, on May 6, 2008, the City Council adopted the Baseline Mansionization Ordinance (BMO) in response to the proliferation of oversized and out of character single-family dwellings being developed in neighborhoods throughout the City; and

**WHEREAS**, the BMO created a Residential Floor Area Supplemental Use District (RFA) overlay tool to provide for development standards to be further tailored in individual neighborhoods in order to ensure that new development matches the scale and character of existing buildings in the surrounding area; and

**WHEREAS**, the area unofficially known as Beverly Grove (located in the Wilshire Community Plan and generally bounded by Colgate Avenue on the north, Fairfax Avenue on the east, Lindenhurst Avenue on the south, and San Vicente Boulevard on the west) continues to experience out-of-scale development with a noticeable increase in demolitions and the construction of new single-family dwellings; and

**WHEREAS**, since the passage of the BMO in 2008, 58 out of 690 single-family homes in Beverly Grove have either been demolished and rebuilt or remodeled in a way that is out of scale and out of character with the neighborhood; and

**WHEREAS**, since January of this year, there have been 19 demolition or new home permits issued for buildings that are out of scale and out of character in the neighborhood, despite the intent of the BMO; and

**WHEREAS**, seven of these demolition permits were issued since the City Planning Commission's action on August 8, 2013, recommending adoption of the Beverly Grove RFA; and

**WHEREAS**, knowledge of the proposed Beverly Grove RFA may encourage owners and developers to obtain a greater number of building and demolition permits prior to the adoption of the appropriate regulatory controls, effectively accelerating the destruction and replacement of properties in the proposed RFA with out of scale and out of character development; and

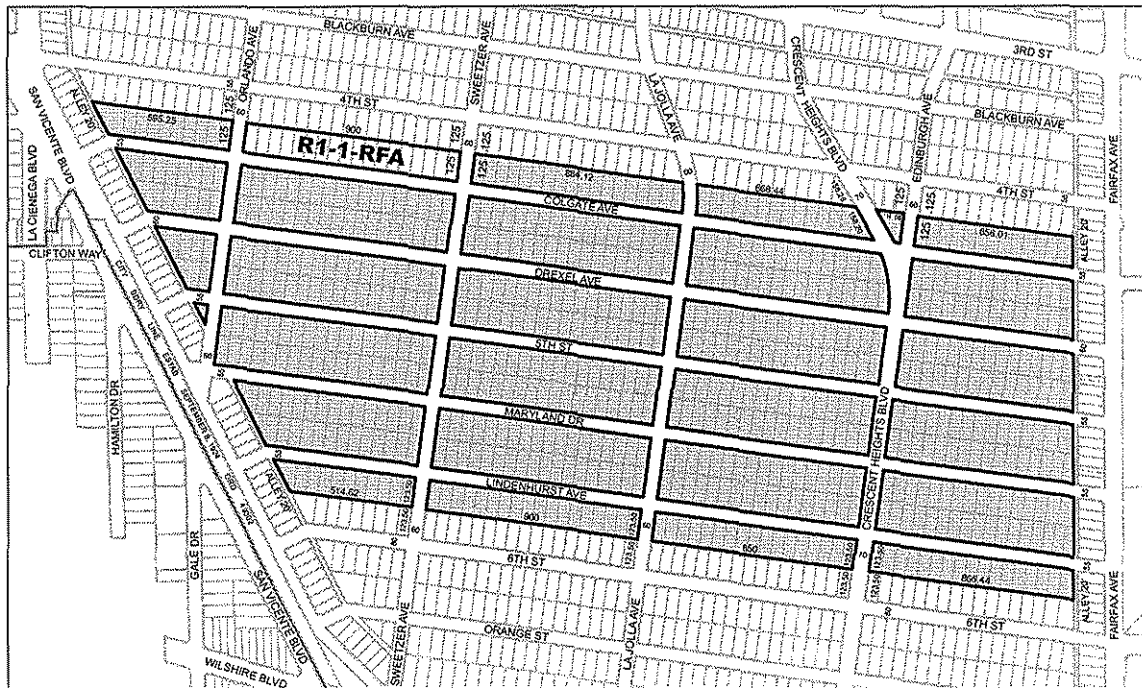
**WHEREAS**, the proposed ordinance and resulting RFA is consistent with the goals and objectives of the General Plan's land use and housing elements to conserve the character of existing neighborhoods and protect the Beverly Grove RFA from development that is inconsistent with the intent of the BMO and the Wilshire Community Plan; and


**WHEREAS**, it is urgent to immediately prevent the further alteration, demolition and redevelopment of properties in this unique neighborhood.

**NOW, THEREFORE,**

**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, together with applicable regulations set forth in Section 2 of this ordinance, so that such portion of the zoning map for the Beverly Grove neighborhood (which encompasses Colgate Avenue, Drexel Avenue, West 5<sup>th</sup> Street, Maryland Drive and Lindenhurst Avenue, between San Vicente Boulevard and Fairfax Avenue) of the Wilshire Community Plan (“Beverly Grove Residential Floor Area District”) shall be as follows for all properties zoned R1, consistent with the procedures for a Residential Floor Area Supplemental Use District established in Los Angeles Municipal Code Section 13.13:



 **R1-1-O-RFA**



City of Los Angeles, Department of Planning, Bureau of Engineering

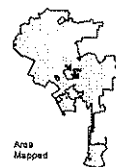


ALL ZONES IN THE AFFECTED AREA REMAIN THE SAME. SUFFIX RFA WAS ADDED BECAUSE AREA IS NOW IN A RESIDENTIAL FLOOR AREA DISTRICT. ALL BOUNDARIES FOLLOW EXISTING LINES, EXCEPT WHERE NOTED.

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

CPC-2013-0190-RFA  
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Area Mapped

Sec. 2. All lots zoned R1 that are within the Beverly Grove Residential Floor Area District and with the suffix RFA, as described in the map in Section 1 of this ordinance, shall be subject to the following regulations:

- A. **Maximum Base Residential Floor Area.** For all single-family residentially-zoned lots within the Beverly Grove Residential Floor Area District, the maximum residential base floor area ratio contained in all buildings, including accessory buildings, shall not exceed 0.42.
- B. **Detached Garage Bonus.** Notwithstanding the foregoing, 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.
- C. **Additional Bonus.** An additional 0.02 of floor area ratio shall be allowed, only in combination with the Detached Garage Bonus, if any one or more of the following methods listed below is utilized:
  - 1. The exterior walls facing either the front or side lot lines, and built within the minimum setbacks required by Section 12.08 of this Code, have a maximum uninterrupted length of 30 feet each. The portion of an uninterrupted exterior wall facing the front lot line that extends beyond 30 feet is then recessed 10 feet for a minimum length of 10 feet. The portion of an uninterrupted exterior wall facing the side lot line that extends beyond 30 feet is then recessed 5 feet for a minimum length of 5 feet.
  - 2. 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, and a minimum of 15 linear feet of any story other than the base floor is stepped back in the front yard at least 5 feet more than the minimum required pursuant to the zone.
    - a. For purposes of this subsection, the 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 story other the base floor.
  - 3. The maximum height of a building is reduced by 20 percent of the maximum allowable height pursuant to the zone.
  - 4. All side yard setbacks are at least 2 feet greater than the minimum required pursuant to the zone and are maintained for the entire depth of the lot.

The maximum allowable residential floor area ratio, including any bonuses obtained through the utilizations of the methods described above, shall be 0.50.

**D. Areas Exempt From Residential Floor Area Calculation.** On all single-family lots located in the Beverly Grove Residential Floor Area District, the following components shall be exempt in the calculation of the total residential floor area permitted on a lot, in lieu of the exceptions listed in the definition of "Floor Area, Residential" in Section 12.03 of the Code, including:

1. The first 400 square feet of detached covered parking area that is built to the rear of the lot.
2. Detached accessory buildings not exceeding 200 square feet.
3. 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 2 feet in height at any point above the finished or natural grade, whichever is lower.
4. Rooftop equipment enclosures set back at least 10 feet from the roof perimeter.

**E. Additions To Existing Buildings.** With regard to projects on any single-family lot in the Beverly Grove Residential Floor Area District and with the suffix RFA, 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.

**F. 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.

1. 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 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.

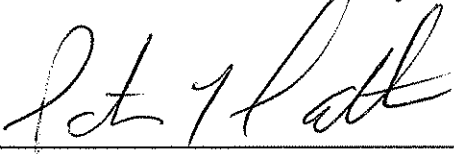
- G. **Minimum Building or Structure Size.** In no event shall a lot be limited to less than 2,000 square feet of residential floor area.
- H. **Damaged or Destroyed Legally Non-Conforming Buildings or Structures.** This ordinance is not intended to penalize or punish any existing homes that may not conform to the Residential Floor Area District regulations following its passage. Accordingly, any legally non-conforming buildings which are damaged or destroyed by any cause except arson or other intentional destruction, may be rebuilt with the same residential floor area as existed prior to the destruction, without the need to comply with the regulations set forth in this ordinance.
- I. **Exemption for Projects Already in Plan Check.** Any project that was currently in plan check as of the effective date of this ordinance, or that acquired a vested right pursuant to Section 12.26 of this Code prior to the effective date of this ordinance, shall be exempt from the provisions of this ordinance.

Sec. 3. **URGENCY CLAUSE.** The City finds and declares that this ordinance is required for the immediate protection of the public peace, health, and safety for the following reasons: The measures contained in the ordinance are designed to protect the unique character of the Beverly Grove neighborhood from new development built out of character and scale. In 2006, an Interim Control Ordinance (Ordinance Number 178124) was adopted to prevent new development inconsistent with the intent of the General Plan while the 2008 Baseline Mansionization Ordinance (Ordinance Number 179883) was developed to address out of scale development citywide. Despite the measures of the Baseline Mansionization Ordinance, new development built out of scale and incompatibly with the existing neighborhood continues. Moreover, the pace of demolition and construction of new buildings has accelerated with the recovery of the housing market over recent months. Delaying the implementation of this ordinance is likely to result in more development that is inconsistent with the objectives of the General Plan, incompatible with the existing neighborhood, irreversible, and with negative impacts on the quality of life in the Beverly Grove community. For all of these reasons, the Beverly Grove Residential Floor Area District Ordinance shall become effective upon publication pursuant to Section 253 of the Los Angeles City Charter.


Sec. 4. 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, **by a vote of not less than three-fourths** of all its members, at its meeting of OCT 18 2013.

HOLLY L. WOLCOTT, Interim City Clerk

By   
Deputy

Approved 10/23/13

  
Mayor

Approved as to Form and Legality

MICHAEL N. FEUER, City Attorney

By   
ADRIENNE S. KHORASANEE  
Deputy City Attorney

Date 10/15/13

Pursuant to Charter Section 559, I approve this ordinance on behalf of the City Planning Commission and recommend that it be adopted . . . . .

October 15, 2013

See attached report.

  
Michael LoGrande  
Director of Planning

File No(s). CF 11-1438; CPC-2013-190-RFA