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CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

EXECUTIVE OFFICES  
200 N. SPRING STREET, ROOM 525  
LOS ANGELES, CA 90012-4801

VINCENT P. BERTONI, AICP  
DIRECTOR  
(213) 978-1271

KEVIN J. KELLER, AICP  
DEPUTY DIRECTOR  
(213) 978-1272

LISA M. WEBBER, AICP  
DEPUTY DIRECTOR  
(213) 978-1274

JAN ZATORSKI  
DEPUTY DIRECTOR  
(213) 978-1273

<http://planning.lacity.org>

November 28, 2016

The Honorable City Council of the City of Los Angeles  
Planning and Land Use Management Committee  
City Hall, Room 395  
Los Angeles, CA 90012

**PROPOSED ORDINANCE REVISING THE BASELINE MANSIONIZATION  
ORDINANCE (BMO) AND BASELINE HILLSIDE ORDINANCE (BHO) – COUNCIL FILE  
14-0656**

Dear Honorable Members:

In its Letter of Determination, dated August 31, 2016, the City Planning Commission approved and recommended that the City Council adopt an ordinance amending the City's regulations for single-family residential zones including R1, RA, RE, and RS. The proposed ordinance would update the existing Baseline Mansionization Ordinance (BMO) and Baseline Hillside Ordinance (BHO) provisions of the Municipal Code relating to the size and bulk of new and enlarged homes, as well as the limits on hillside grading.

Following the Commission's action, the Department received ongoing input from a variety of sources, including other City agencies. Based on this input, staff recommends the following edits and clarifications for the Council's consideration.

- 1. Clarify that Residential Floor Area limitations apply to institutional uses (DCP & DBS request).** The Planning staff recommends clarifying that the BMO/BHO regulations are intended to apply to institutional uses (such as schools and houses of worship) as well as residential uses. In deciding a conditional use request, such as for an institution, the decision maker already has the authority to explicitly override height and area regulations, as provided in Zoning Code Section 12.24.F.
- 2. Maintain the existing rules for improving abutting streets (BOE request).** The proposed ordinance gives the City Engineer discretion as to whether to require improvement of Substandard Hillside Limited Streets when a new one-family dwelling is constructed on an adjoining lot. The Bureau of Engineering, however, indicated that it is not comfortable with the provision as written and would prefer to

maintain the existing requirements. The Department recommends removing the provision.

3. **Consider adding a “grandfathering” provision (optional).** A provision that allows projects submitted for a discretionary entitlement to be subject to the rules in effect at the time of their application would allow larger, more complicated projects to complete the review process without changes in the underlying requirements. The Department recommends considering a provision to this effect.
4. **Remove the R1 front façade articulation floor area bonus entirely (DBS request).** For the R1 Zone, the proposed ordinance converts the provision of an articulated front façade from what is currently an option for obtaining a 20 percent Residential Floor Area bonus into a requirement. In consultation with the Department of Building and Safety, Planning staff has concluded that an articulated front façade is viable as an optional bonus, but is problematic as a requirement for all houses in the R1 Zone. Accordingly, Planning staff recommends that the language referring to front façade articulation be removed from the R1 Zone regulations entirely.

For further information, please contact Phyllis Nathanson of my staff at (213) 978-1474.

Sincerely,



KEVIN J. KELLER, AICP  
Deputy Director of Planning