

Baseline Mansionization Ordinance (BMO) & Baseline Hillside Ordinance (BHO)



CODE AMENDMENT | SUMMARY FACT SHEET | November 29, 2016

The proposed ordinance (BMO/BHO Code amendment) to change single-family zone regulations citywide, as recommended for approval by the City Planning Commission:

In all single-family zones (RA, RE, RS, R1):

- Eliminates the existing Residential Floor Area (RFA) exemption for the first 100 square feet of over-in-height (over 14 feet in height) ceilings.
- Eliminates the 250 sf RFA exemption for covered porches, patios, and breezeways.
- Retains the full RFA exemption for detached garages and rear attached garages (up to 400 square feet). Reduce the exemption for front attached garages to 200 square feet.
- Eliminates the 20% RFA bonus option for green buildings.
- Requires a public hearing to grant a discretionary 10% additional RFA in non-Hillside Areas (already required in Hillside Areas).

In the R1 Zone:

- Establishes a Floor Area Ratio of 0.45 for all lots, regardless of size.
- Eliminates all of the 20% RFA bonus options.
- Establishes an angled plane above a height of 20 feet that the house cannot intersect.
- Requires articulation of side façades more than 45 feet in length and 14 feet in height.
- Requires roof decks to be set back at least 3 feet from the minimum side yard.
- Requires articulation of the front façade, similar to the existing RFA bonus criteria.
- Limits driveway width to 25% of lot width (but not less than 9 feet) or the width of the existing driveway (non-Hillside Areas only).

In all single-family zones in designated Hillside Areas (RA, RE, RS, R1)

- Eliminates the grading exemption for cut and fill underneath a structure, with exceptions:
 - Allows grading exemption for piles and caissons.
 - Allows grading exemption for one-half of the fill resulting from cut underneath a main building.
- In conjunction with counting previously exempted grading,
 - Adjusts the formula for allowable grading quantity:
 - **Existing:** 500 cubic yards plus the numeric value equal to 5% of the lot size in cubic yards.

- **Proposed:** 1,000 cubic yards plus the numeric value equal to 10% of the lot size in cubic yards.
- Adjusts maximum by-right grading quantities:

Zone	EXISTING Maximum "By-Right" Grading Quantity (cubic yards) – <i>CUT & FILL UNDER STRUCTURE IS EXEMPT</i>	RECOMMENDED Maximum "By-Right" Grading Quantity (cubic yards) – <i>CUT & FILL UNDER STRUCTURE COUNTED (NOT EXEMPT)</i>
R1	1,000	2,000
RS	1,100	2,200
RE9	1,200	2,400
RE11	1,400	2,800
RE15	1,600	3,200
RE20	2,000	4,000
RE40	3,300	6,600
RA	1,800	3,600

- In conjunction with counting previously exempted grading, modifies allowed import/export quantities:
 - Standard Hillside Limited Streets and larger – up to the maximum "by-right" grading quantities.
 - Substandard Hillside Limited Streets – up to 75 percent of the maximum "by-right" grading quantities.
- Restricts import/export activities to 9 a.m. – 3 p.m., Monday-Friday.

The proposed ordinance also contains a number of technical edits and clarifications.