

ORDINANCE NO. _____

A proposed ordinance amending Sections 12.09 A.3 and 12.22 C.27 (Small Lot Ordinance), Chapter 1 of the Los Angeles Municipal Code to require greater front and rear yard setbacks, restrict small lot subdivisions from R2 zones, create a division of land process for existing "bungalow court" projects, and establish design standards for small lot subdivision projects with an incidental administrative clearance process.

**THE PEOPLE OF THE CITY OF LOS ANGELES
DO ORDAIN AS FOLLOWS:**

Section 1. Subdivision 3 of Subsection A of Section 12.09 of the Los Angeles Municipal Code is amended to read:

3. Apartment houses, boarding or rooming houses, or multiple dwellings on lots having a side lot line adjoining a lot in a commercial or industrial zone, provided that:

- (a) The use, including the accessory buildings and uses and required yards, does not extend more than 65 feet from the boundary of the less restrictive zone which it adjoins; and
- (b) The lot area per dwelling unit or guest room regulations of the RD1.5 zone shall apply to these uses.

Section 2. Subdivision 27 of Subsection C of Section 12.22 of the Los Angeles Municipal Code is amended to read:

27. **Small Lot Subdivision.** The purpose of this provision is to create alternative fee-simple home ownership within the multifamily and commercial zones. A Small Lot Subdivision shall be permitted in the RD, R3, R4, R5, RAS and the P and C zones pursuant to an approved tract map or parcel map. A subdivision for the purposes of small lots enables the construction of new small lot homes and provides opportunities for the preservation of multiple older detached dwellings or clusters of dwellings (bungalow courts) located on a single lot to be rehabilitated as for-sale dwellings on individual small lots.

(a) **Construction of New Small Lots.** Notwithstanding any provisions of this Code relating to minimum lot area to the contrary, in the RD, R3, R4, R5, RAS and the P and C zones, parcels of land may be subdivided into lots which may contain one, two or three dwelling units, provided that the density of the subdivision complies with the minimum lot area per dwelling unit requirement established for each zone, or in the case of a P zone, the density of the subdivision shall comply with the minimum lot area per dwelling unit of the least restrictive abutting commercial or multi-family residential zone(s).

- (1) A parcel map or tract map, pursuant to Section 17.00 et seq. of this Code, shall be required for the creation of a small lot subdivision. The parcel map or vesting tentative tract map must comply with the Advisory Agency Small Lot Map Standards; and

- (2) For small lot subdivision projects, no demolition, grading, building permit or certificate of occupancy shall be issued unless the Director of Planning has reviewed the application and determined, by signature, that the Small Lot Subdivision Project complies with all applicable City Planning Commission Small Lot Design Standards. The Director of Planning sign-off is an Administrative Clearance that is ministerial in nature.
 - (i) The Director is authorized to designate one or more members of the professional staff of the Department of City Planning to perform any of the Director's duties of this section. The Director shall establish an administrative process, guidelines, procedures, requirements, and forms as may be necessary to conduct the review of the Administrative Clearance to determine conformance with the Small Lot Design Standards.
 - (ii) The application for the Administrative Clearance shall be filed concurrent with the tract or parcel map.
 - (iii) All small lot subdivisions shall be conditioned to require conformance with the Director of Planning approved plans.
- (3) The minimum lot width shall be 18 feet and the minimum lot area shall be 600 square feet. The Advisory Agency shall designate the location of front yards in the subdivision tract or parcel map approval.
- (4) Access shall be provided to a lot containing a dwelling unit and to its required parking spaces, pursuant to Section 12.21 A.4(a) by way of a public or private street, an alley, or an access easement.
- (5) The lot area coverage by all structures shall not exceed 75% of an approved small lot, unless the tract or parcel map provides an open space easement equivalent to 25% of the lot area of each lot not meeting this provision.
- (6) No front, side, or rear yard shall be required between interior lot lines created within an approved small lot subdivision.
- (7) The provisions of the front yard of the underlying zone shall apply to the Front Lot Line of the perimeter of the subdivision.
- (8) The following shall apply to the perimeter of the subdivision:
 - (i) Along the perimeter of the subdivision abutting any R1 or more restrictive single family zone, the provisions of the side yard and rear yard of the underlying zone shall apply; and
 - (ii) Along the perimeter of the subdivision not abutting any R1 or more restrictive single family zone the following shall apply:

- a. A five-foot yard shall be required along the Side Lot Line of the perimeter of the subdivision; and
 - b. A ten-foot yard shall be required along Rear Lot Line of the perimeter of the subdivision.
 - (iii) Along the perimeter of the subdivision abutting an alley, half the alley width may be counted towards the rear yard requirements per 12.22 C.10.
 - (9) No passageway pursuant to Section 12.21 C.2 of this Code shall be required.
 - (10) In a P zone, lots may be developed as a small lot subdivision, provided that the General Plan land use designation of the lot is "commercial" or "multiple family residential."
 - (11) A dwelling unit in a small lot subdivision shall not be required to comply with Paragraphs (a), (b), (f) and (g) of Section 12.21 A.17 of this Code.
 - (12) Fences and walls along the perimeter of the proposed subdivision within the yard setback of the front lot line shall be no more than three and one-half feet in height in accordance with Section 12.22 C.20 of this Code. Fences and walls along the perimeter of the proposed subdivision within the yard setback of the Side and Rear Lot Line of the subdivision shall be no more than six feet in height in accordance with Section 12.22 C.20 of this Code.
 - (13) All small lot subdivisions are exempt from the "frontage" requirement as defined in the definition of "Lot" pursuant to Section 12.03. Frontage requirement as defined in the definition of "Lot" pursuant to Section 12.03 shall be waived for all lots created within a small lot subdivision
- (b) **"Bungalow Court" Small Lots.** Existing bungalow courts with four or more older detached dwellings oriented around a common landscaped courtyard on a single lot with a Certificate of Occupancy issued prior to 1950 may be subdivided into small lots and shall comply with Subparagraphs (1), (2) (4), and (9) through (13) of this Subdivision.
- (1) Notwithstanding any provisions of this Code relating to minimum lot area to the contrary, in the RD, R3, R4, R5, RAS and the P and C zones, parcels of land may be subdivided into lots which may contain one, two or three dwelling units, provided that the density of the subdivision complies with the minimum lot area per dwelling unit requirement established for each zone, or in the case of a P zone, the density of the subdivision shall comply with the minimum lot area per dwelling unit of the least restrictive abutting commercial or multi-family residential zone(s). Bungalow courts that are nonconforming as to density, yards, or parking may be subdivided provided that the subdivision does not further increase the density nor reduce the yards, and that existing parking be maintained, respectively.

- (2) A nonconforming building, structure, or improvements may be maintained or repaired or structurally altered provided it conforms with Section 12.23 A of this Code. However, the existing structure shall also be in conformance with the "Bungalow Court" Small Lot Design Standards.
- (3) All existing dwellings shall provide parking as required on the original permits. No additional parking is required.
- (4) All new dwellings added to the Bungalow Court Small Lot project are subject to Subparagraphs (1) through (13) of this Subdivision including current setback requirements, parking, and applicable Small Lot Design Standards.

Section _____. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in the 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 City Hall; one copy on the bulletin board located at the ground level at the First Street entrance to the Los Angeles Police Department; and one copy on the bulletin board located at the Temple 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 Charter Section 559,
I approve this ordinance on behalf of the
Los Angeles City Planning Commission.

August 25, 2016
See attached report.

Vincent P. Bertoni
Director of Planning

File No(s). _____