

ORDINANCE NO. 182048

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 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 Studio City portion of the Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass Community shall be as follows with a Residential Floor Area (RFA) Zoning Supplemental Use District for all properties zoned R1 or RE:

Sec. 2. All lots zoned R1 and RE that are within the RFA Zoning Supplemental Use District, as described in the map in Section 1 of this Ordinance, shall be subject to the following regulations:

A. MAXIMUM RESIDENTIAL FLOOR AREA (RFA) FOR NEW CONSTRUCTION.

For any new construction, there shall be established on each lot within the RFA Zoning Supplemental Use District a Base Residential Floor Area (RFA) limitation and Permitted RFA Bonuses, as follows:

1. **Base Residential Floor Area Limitation.** The maximum Residential Floor Area Ratio (FAR) for a lot, taking into account all building and accessory building, shall not exceed 0.33.
2. **Permitted Residential Floor Area Bonus Options.** The FAR for any lot can be increased with bonuses obtained through the use of FAR Bonus Options. The available Bonus Options are set forth in Subsection C of this Section 2.

The percentage increase from each bonus shall be as specified below. These percentage increases are also illustrated in Table 1 – New Construction Standards.

- a. **R1 Zoning with a Lot Size Less Than 10,000 Square Feet.** For R1 zoned lots that are less than 10,000 square feet in size, an additional 0.05 FAR will be allowed for each bonus obtained through use of one of the Bonus Options listed in Subsection C of this Section 2. Up to four (4) bonuses may be utilized for a total increase of 0.20 FAR, to be added to the base 0.33 FAR.
- b. **R1 Zoning with a Lot Size 10,000 Square Feet or Greater.** For R1 zoned lots that are 10,000 square feet or greater in size, an additional 0.04 FAR will be allowed for each bonus obtained through use of one of the Bonus Options listed in Subsection C of this Section 2. Up to four (4) bonuses may be utilized for a total increase of 0.16 FAR, to be added to the base 0.33 FAR.
- c. **RE Zoning with a Lot Size Less Than 15,000 Square Feet.** For RE zoned lots that are less than 15,000 square feet in size, an additional 0.02 FAR will be allowed for each bonus obtained through use of one of the Bonus Options listed in Subsection C of this Section 2. Up to four (4) bonuses may be utilized for a total increase of 0.08 FAR, to be added to the base 0.33 FAR.
- d. **RE Zoning with a Lot Size 15,000 Square Feet or Greater.** For RE zoned lots that are 15,000 square feet or greater in size, an

additional 0.01 FAR will be allowed for each bonus obtained through use of one of the Bonus Options listed in Subsection C of this Section 2. Up to four (4) bonuses may be utilized for a total increase of 0.04 FAR, to be added to the base 0.33 FAR.

TABLE 1—NEW CONSTRUCTION STANDARDS

ZONE	LOT SIZE	BASE LIMITATION ----- With Use of Zero (0) Options ¹	BONUS #1 ----- With Use of One (1) Option ⁵	BONUS #2 ----- With Use of Two (2) Options ^{2,4,5}	BONUS #3 ----- With Use of Three (3) Options ^{2,3,4,5}	BONUS #4 ----- With Use of Four (4) Options ^{2,3,4,5}
R1	Lot 5,000 sq-ft to 10,000 sq-ft	0.33 FAR	0.38 FAR	0.43 FAR	0.48 FAR	0.53 FAR
R1	Lot ≥ 10,000 sq-ft	0.33 FAR	0.37 FAR	0.41 FAR	0.45 FAR	0.49 FAR
RE	Lot < 15,000 sq-ft	0.33 FAR	0.35 FAR	0.37 FAR	0.39 FAR	0.41 FAR
RE	Lot ≥ 15,000 sq-ft	0.33 FAR	0.34 FAR	0.35 FAR	0.36 FAR	0.37 FAR
¹ Building additions will be permitted as set forth in Table 2 below, as long as 50% of the existing house remains intact and unaltered. If more than 50% of the house is being altered, then the project shall comply with all regulations, including the Los Angeles Building Code, applicable to the project.						
² No balconies facing an abutting single-family residential use are permitted if more than one Bonus Option is utilized, unless any such balcony (i) is fully inset into building or (ii) has three sides fully enclosed or (iii) is a Juliet Balcony for aesthetic purposes, not to exceed 18" in depth, 15 sq-ft total, with the opening no larger than 6 feet. For projects that choose to utilize balconies, the square footage of the balconies will be included in the FAR.						
³ When three or more options are used, one of those options must be the Proportional Stories Option or the Building Step back from Front Façade Step back Option in Section C.1 and 2 below.						
⁴ When two or more options are used, one of those options must be the Reduced Height Option or Pitched Roof Option in Section C.7 and 8 below.						
⁵ All single-story houses, regardless of FAR, shall be permitted to be constructed to the maximum FAR permitted by the Baseline Mansionization Ordinance without the use of any Bonus Options as long as the height of the						

building does not exceed 18 feet and the floor to ceiling height does not exceed 14 feet.

B. MAXIMUM RESIDENTIAL FLOOR AREA (RFA) FOR ADDITIONS TO AN EXISTING BUILDING OR STRUCTURE.

For any addition to an existing building or structure on any R1 or RE zoned lots located within the RFA Zoning Supplemental Use District, there shall be established a Base RFA limitation and Permitted RFA Bonuses, as follows:

1. **Base Residential Floor Area Limitation.** As set forth above, in Section 2.A.1), the FAR for a lot located in the RFA suffix shall not exceed 0.33. That base FAR can be increased in connection with the following types of additions to an existing building or structure, without the need to use a Bonus Option, as follows:
 - a. An addition can be made to any existing building on a lot in the RFA suffix so long as the addition does not cause the FAR to exceed 0.40.
 - b. On a lot zoned RE 11 or RE 20 and located in the RFA suffix and which is less than 15,000 square feet in size, an addition can be made to any existing building so long as the addition does not cause the FAR to exceed 0.35.
 - c. On a lot zoned RE 11 or RE 20 and located in the RFA suffix and which is 15,000 square feet or greater in size, an addition can be made to any existing building so long as the addition does not cause the FAR to exceed 0.34.
2. **Permitted Residential Floor Area Bonus Options.** Under certain circumstances, a lot may qualify to utilize FAR Bonus Options, which will generate bonuses that allow the lot to exceed the FAR limits set forth in B. 1) of this Section 2, above. The circumstances are set forth below. The available Bonus Options are set forth in Subsection C of this Section 2.

The percentage increase for each bonus obtained through use of a Bonus Option shall be as specified below. These percentage increases are also illustrated in Table 2 (Additions to Existing Buildings).

- a. **R1 Zoning, Lot Size Less Than 10,000 Square Feet, and Existing FAR of Less Than 0.40.** For R1 zoned lots that are less than 10,000 square feet in size and have an existing FAR of less than 0.40, up to three (3) Bonuses may be utilized to increase the FAR of the lot to a maximum of 0.53.

- b. **R1 Zoning, a Lot Size Less Than 10,000 Square Feet, and Existing FAR of 0.43 to 0.47.** For R1 zoned lots that are less than 10,000 square feet in size and have an existing FAR within the range of 0.43 to 0.47, up to two (2) Bonuses may be utilized to increase the FAR of the lot to a maximum of 0.53.
- c. **R1 Zoning, a Lot Size Less Than 10,000 Square Feet, and Existing FAR of 0.48 to 0.52.** For R1 zoned lots that are less than 10,000 square feet in size and have an existing FAR within the range of 0.47 to 0.52, up to one (1) Bonus may be utilized to increase the FAR of the lot to a maximum of 0.53.
- d. **R1 Zoning, a Lot Size 10,000 Square Feet or Greater, and Existing FAR of Less Than 0.40.** For R1 zoned lots that are 10,000 square feet or greater in size and have an existing FAR of less than 0.40, up to three (3) Bonuses may be utilized to increase the FAR of the lot to a maximum of 0.49.
- e. **R1 Zoning, a Lot Size 10,000 Square Feet or Greater, and Existing FAR of 0.40 or 0.41.** For R1 zoned lots that are more than 10,000 square feet in size and have an existing FAR of 0.40 or 0.41, up to three (3) Bonuses may be utilized to increase the FAR of the lot to a maximum of 0.49.
- f. **R1 Zoning, a Lot Size 10,000 Square Feet or Greater, and Existing FAR of 0.42 to 0.45.** For R1 zoned lots that are 10,000 square feet or more in size and have an existing FAR of 0.42 to 0.45, up to two (2) Bonuses may be utilized to increase the FAR of the lot to a maximum of 0.49.
- g. **R1 Zoning, a Lot Size 10,000 Square Feet or Greater, and Existing FAR of 0.46 to 0.49.** For R1 zoned lots that are 10,000 square feet or more in size and have an existing FAR which ranges from 0.46 to 0.49, up to one (1) Bonus may be utilized to increase the FAR of the lot to a maximum of 0.49.
- h. **R1 Zoning, a Lot Size 10,000 Square Feet or Greater, and Existing FAR of 0.49 or Greater.** For R1 zoned lots that are 10,000 square feet or greater in size and have an existing FAR of 0.49 or more, zero (0) Bonuses may be utilized.
- i. **RE Zoning, a Lot Size Less Than 15,000 Square Feet, and Existing FAR of Less Than 0.33.** For RE zoned lots that are less than 15,000 square feet in size and have an existing FAR of less

than 0.33, up to three (3) Bonuses may be utilized to increase the FAR of the lot to a maximum of 0.41.

- j. **RE Zoning, a Lot Size 15,000 Square Feet or Greater, and Existing FAR of Less Than 0.33.** For RE zoned lots that are 15,000 square feet or greater in size and have an existing FAR of less than 0.33, up to three (3) Bonuses may be utilized to increase the FAR of the lot to a maximum of 0.41.

TABLE 2: BUILDING ADDITIONS						
ZONE	LOT SIZE	EXISTING FAR	BASE LIMITATION ----- With Use of Zero (0) Options ¹	BONUS #1 ----- With Use of One (1) Option ^{2,5}	BONUS #2 ----- Use of Two (2) Options ^{2,4,5}	BONUS #3 ----- Use of Three (3) Options ^{2,3,4,5}
R1	<10,000 sq-ft	FAR < 0.40	0.40 FAR	0.43 FAR	0.48 FAR	0.53 FAR
R1	<10,000 sq-ft	0.40 to 0.42 FAR	-----	0.43 FAR	0.48 FAR	0.53 FAR
R1	<10,000 sq-ft	0.43 to 0.47 FAR	-----	0.48 FAR	0.53 FAR	-----
R1	<10,000 sq-ft	0.48 to 0.52 FAR	-----	0.53 FAR	-----	-----
R1	<10,000 sq-ft	≥ 0.53 FAR	-----	-----	-----	-----
R1	≥10,000 sq-ft	FAR < 0.40	0.40 FAR	0.41 FAR	0.45 FAR	0.49 FAR
R1	≥10,000 sq-ft	0.40 to 0.41 FAR	-----	0.41 FAR	0.45 FAR	0.49 FAR
R1	≥10,000 sq-ft	0.41 to 0.45 FAR	-----	0.45 FAR	0.49 FAR	-----
R1	≥10,000 sq-ft	0.45 to 0.49 FAR	-----	0.49 FAR	-----	-----
R1	≥10,000 sq-ft	≥ 0.49 FAR	-----	-----	-----	-----
RE	< 15,000 sq-ft	FAR < 0.33	0.35 FAR	0.37 FAR	0.39 FAR	0.41 FAR
RE	≥15,000 sq-ft	FAR < 0.33	0.34 FAR	0.35 FAR	0.36 FAR	0.41 FAR

- ¹ Building additions will be permitted as set forth in Table 2 below, as long as 50% of the existing house remains intact and unaltered. If more than 50% of the house is being altered, then the project should comply with all applicable regulations, including the Los Angeles Building Code.
- ² If more than one Bonus Option is utilized, no balconies facing an abutting single-family residential use are permitted if more than one Bonus Option is utilized, unless any such balcony (i) is fully inset into building or (ii) has three sides fully enclosed or (iii) is a Juliet Balcony for aesthetic purposes, not to exceed 18" in depth, 15 sq-ft total, with the opening no larger than 6 feet. For projects that choose to utilize balconies, the square footage of the balconies will be included in the FAR.
- ³ When three or more options are being utilized, one of the options used must be the Proportional Stories Option or Building Step back from Front Façade Step back Option in Section C.1 and 2 below.
- ⁴ When two or more options are being utilized, one of the options used must be the Reduced Height Option or Pitched Roof Option in Section C.7 and 8 below.
- ⁵ All single-story houses, regardless of FAR, shall be permitted to be constructed to the maximum FAR permitted by the Baseline Mansionization Ordinance without the use of any Bonus Option. But the height of the building cannot exceed 18 feet and the floor to ceiling height cannot exceed 14 feet

C. RESIDENTIAL FLOOR AREA BONUS OPTIONS. By complying with any of the following options, a bonus of additional FAR for a lot can be obtained.

- 1. Proportional Stories Option.** 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.
- 2. Building Step back from Front Façade Step back Option.** At least 75% of a portion of the building facing the front yard above 14 feet is stepped back an additional 10 feet from the required front yard setback. The length of the garage is exempt from the 75% calculation.
- 3. LEED Gold Green Building Option.** A new single family dwelling built on a lot substantially complies with the requirements for the U.S. Green Building Council's (USGBC) Leadership in Energy and Environmental Design (LEED®) for Homes program at the "Gold" level or higher. Prior to submitting an application to the Department of Building and Safety for a building permit, the applicant shall be required to obtain an authorization to submit for plan check from the Department of City Planning. In order to obtain this authorization, the applicant shall provide all of the following to the City:
 - a. Documentation that the project can be registered with the USGBC's LEED® for Homes Program;

- b. A preliminary checklist from a USGBC-contracted LEED® for Homes Provider, which demonstrates that the project can be registered with the LEED® for Homes Program with a target of certification at the “Gold” or higher level;
- c. A complete set of plans stamped and signed by a licensed architect or engineer that include a copy of the preliminary checklist and signed declaration identified in Subparagraphs (2) and (3) of this paragraph and identify the measures being provided for LEED® Certification at the “Gold” level. Each plan sheet must also be signed by a USGBC-contracted LEED® for Homes Provider verifying that the plans are consistent with the submitted preliminary checklist.

The Department of Building and Safety shall refer applicants to the Department of City Planning prior to issuance of a building permit to obtain a clearance to verify the project compliance with the originally approved plans. If changes are made to the project, the applicant shall be required to submit a revised set of plans, including the three requirements listed above, with all revisions necessary to make the project in substantial compliance with the requirements for LEED® Certification at the “Gold” level.

- 4. **CAL Green Tier 1 or better of the Los Angeles Green Building Code Option.** A project shall be designed with an energy efficiency performance level of CAL Green Tier 1 or better of the Los Angeles Green Building Code.
- 5. **General Articulation Option (as approved by the City Planning Department).** In order to prevent the display of plain walls, all sides of the building façade are relieved by one or more variations that, in total, are no less than 20% of the façade and have a minimum average depth of 9”. These may include façade details such as recessed windows, insets, pop-outs, or window trim. For existing homes and additions to utilize this option, only new exterior walls and all existing walls that are altered are required to have the articulation.
- 6. **Additional Side Yard Setback Option.** All side yard setbacks shall be at least two feet greater than the minimum required pursuant to the zone, and shall be maintained at a minimum for the entire depth of the property. For existing homes and additions to utilize this option, only side yard setbacks of new exterior walls are required to have the additional setback.

7. **Reduced Height Option.** The maximum height of a building shall be reduced by 20% of the maximum allowable height pursuant to the zone. For existing homes and additions to utilize this option, a new addition and parts of the existing house where the roof lines are altered are required to be at the lower height.
8. **Pitched Roof Option.** New construction or building additions that include a single or multiple pitched roof(s) on all roof area above 14 feet that has a minimum slope of 4:12 (4 foot vertical rise for every 12 foot horizontal run) for the roof area, a maximum 15% of the roof area is allowed to have a slope less than 4:12. For existing homes and additions to utilize this option, only any new addition and parts of the existing house where the roof lines are altered shall apply in the calculation.
9. **Placement of Garage Option.**
 - a. Detached garages;
 - b. Attached garages located at the front or side of the house no wider than one half the width of the house; or
 - c. Attached garages located at the front or side of the house whose front door is no wider than eight (8) feet and has no more than two (2) doors total with a minimum one (1) foot space between the doors.

D. AREAS EXEMPT FROM THE TOTAL RESIDENTIAL FLOOR AREA On all R1 and RE zoned lots with the "RFA" zoning extension, the following Projects shall not be counted as residential FAR including:


1. The first 400 square feet of covered parking area.
2. Detached accessory buildings not exceeding 200 square feet.
3. The first 250 square feet of attached porches, patios, and breezeways with a solid roof if they area open on at least two sides.
4. Porches, patios, and breezeways that have an open lattice roof.
5. The first 100 square feet of any story or portion of a story of the main building on a lot with a ceiling height greater than 14 feet shall be counted only once.
6. A basement when the elevation of the upper surface of the floor or roof above the basement does not exceed two (2) feet in height at any point above the finished or natural grade whichever is lower.

- E. MINIMUM BUILDING OR STRUCTURE SIZE.** In no event shall a lot be limited to less than 2,000 square feet of residential floor area if one bonus method is used as part of the project.
- F. DAMAGE OR DESTROYED LEGALLY NON-CONFORMING BUILDINGS OR STRUCTURES.** The RFA was never intended to penalize or punish any existing homes that may not conform to the RFA 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 FAR as existed prior to the destruction, without the need to comply with the RFA regulations set forth in this ordinance.
- G. POSTING AND REPORTING.** During the time of construction, which runs from the date that the first permit is pulled until the date that the Certificate of Occupancy is issued, an applicant must post on the lot, in public view, a clear and legible "Studio City RFA Clearance Sheet". This document must identify: the property address, the applicant's name and emergency phone number, whether the work is new construction or an addition to an existing home, the percentage of existing house being altered, lot size, proposed home square footage, proposed height, floor area ratio, and set forth the bonuses utilized to achieve the FAR. The City Department of Building and Safety shall also post this information on the project description in the online property activity report.
- H. EXEMPTION FOR PROJECTS ALREADY IN PLAN CHECK.** Any project that is currently in plan check as of the date that the City Council approves this ordinance shall be exempt from the provisions of this ordinance.

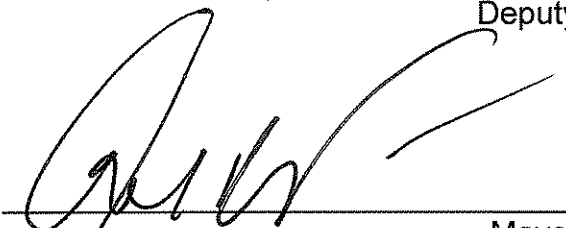
Sec. 3. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board 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 at its meeting of FEB 07 2012.

JUNE LAGMAY, City Clerk

By  Deputy

Approved FEB 13 2012

 Mayor

Approved as to Form and Legality

CARMEN E. TRUTANICH, City Attorney

By 
KENNETH T. FONG
Deputy City Attorney

Date January 25, 2012

File No(s). 08-2332

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

January 20, 2012

See attached report.


Michael LoGrande
Director of Planning

DECLARATION OF POSTING ORDINANCE

I, MARIA VIZCARRA, state as follows: I am, and was at all times hereinafter mentioned, a resident of the State of California, over the age of eighteen years, and a Deputy City Clerk of the City of Los Angeles, California.

Ordinance No. 182048 – Zone change for the Studio City Residential Floor Area Supplemental Use District – CPC 2009-3740-RFA - a copy of which is hereto attached, was finally adopted by the Los Angeles City Council on **February 7, 2012** and under the direction of said City Council and the City Clerk, pursuant to Section 251 of the Charter of the City of Los Angeles and Ordinance No. 172959, on **February 14, 2012** I posted a true copy of said ordinance at each of the three public places located in the City of Los Angeles, California, as follows: 1) one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; 2) one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; 3) one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

Copies of said ordinance were posted conspicuously beginning on **February 14, 2012** and will be continuously posted for ten or more days.

I declare under penalty of perjury that the foregoing is true and correct.

Signed this **14th** day of **February 2012** at Los Angeles, California.



Maria Vizcarra, Deputy City Clerk

Ordinance Effective Date: **March 25, 2012**

Council File No. **08-2332**