

DEPARTMENT OF CITY PLANNING RECOMMENDATION REPORT



City Planning Commission

Date: October 13, 2016
Time: After 10:00 am
Place: Los Angeles City Hall
200 North Spring Street
Room 340
Los Angeles, CA 90012

Case No.: CPC-2016-2112-ZC (Part 1)
CPC-2016-2115-ZC

Related Case No.: CPC-2016-2110-CA
CEQA No.: ENV-2016-2111-ND
Council No.: 4 – David Ryu
5 – Paul Koretz
10 – Herb Wesson
11 – Mike Bonin

Public Hearing:

August 29, 2016
August 30, 2016
August 31, 2016
September 13, 2016
September 20, 2016

Plan Area: Various
Certified NC: Various
GPLU: Various
Zone: Various

Applicant: City of Los Angeles

PROJECT LOCATION: The area consists of several communities throughout the City identified in the proposed Ordinances by the following neighborhood names: Faircrest Heights, Wilshire Vista, Picfair Village, Crestview, South Hollywood, La Brea Hancock, Larchmont Heights, The Oaks of Los Feliz, Pacific Palisades, Mar Vista/East Venice, Kentwood, Beverlywood, Lower Council District 5, Inner Council District 5 and Fairfax. The first eight communities will be presented to City Planning Commission on October 13, 2016 while the following seven communities will be presented to City Planning Commission on November 10, 2016.

PROPOSED PROJECT: As follow-up to Interim Control Ordinance number 183,497 (Exhibit M) and 184,381(Exhibit N), the proposed zone change ordinance will provide more specialized development regulation for single-family dwelling units within the project boundaries identified in the attached proposal utilizing the new “R1- One-Family Variation Zones” proposed for the Los Angeles Municipal Code via a separate Code Amendment, case number CPC-2016-2110-CA. The new zones represent context sensitive zoning meant to preserve the neighborhood character of the individual communities.

REQUESTED ACTION: 1. Pursuant to Section 12.32(F) of the Los Angeles Municipal Code approve a recommendation that Council will adopt, a **Zone Change** to those parcels lying within the Faircrest Heights proposed Ordinance Maps from R1-1 to R1R2-RG and R1V2-RG.


2. Pursuant to Section 12.32(F) of the Los Angeles Municipal Code approve a recommendation that Council will adopt, a **Zone Change** to those parcels lying within the Picfair Village proposed Ordinance Maps from R1-1 to R1R2-RG and R1V2-RG.
3. Pursuant to Section 12.32(F) of the Los Angeles Municipal Code approve a recommendation that Council will adopt, a **Zone Change** to those parcels lying within the Wilshire Vista proposed Ordinance Maps from R1-1 to R1R2-RG.
4. Pursuant to Section 12.32(F) of the Los Angeles Municipal Code approve a recommendation that Council will adopt, a **Zone Change** to those parcels lying within the Crestview proposed Ordinance Maps from R1-1 to R1R2-RG.
5. Pursuant to Section 12.32(F) of the Los Angeles Municipal Code approve a recommendation that Council will adopt, a **Zone Change** to those parcels lying within the South Hollywood proposed Ordinance Maps from R1-1 to R1R2-RG.
6. Pursuant to Section 12.32(F) of the Los Angeles Municipal Code approve a recommendation that Council will adopt, a **Zone Change** to those parcels lying within the La Brea Hancock, proposed Ordinance Maps from R1-1 to R1R2-RG.
7. Pursuant to Section 12.32(F) of the Los Angeles Municipal Code approve a recommendation that Council will adopt, a **Zone Change** to those parcels lying within the Larchmont Heights proposed Ordinance Maps from R1-1 to R1R2-RG.
8. Pursuant to Section 12.32(F) of the Los Angeles Municipal Code, approve a recommendation that Council will adopt, a **Height District Change / Zone Change** to those parcels lying within the proposed Oaks of Los Feliz Ordinance Map from R1-1, RE 9-1, R1-1D, RE 9-1D, RE11-1D, RE15-1D to R1-1D, RE9-1D, RE11-1D and RE15-1D with a modifications to Lot Coverage and FAR in the Existing Development "D" Limitation.
9. Pursuant to Section 21082.1(c)(3) of the California Resources Code, the adoption of Negative Declaration No. ENV-2016-2011-ND.

RECOMMENDED ACTIONS:

1. **Approve and Recommend** that the City Council **Adopt** the **Zone Change Ordinance** establishing a **Zone Change** to those parcels lying within the Faircrest Heights proposed Ordinance Maps from R1-1 to R1R2-RG and R1V2-RG. (Exhibit C)
2. **Approve and Recommend** that the City Council **Adopt** the **Zone Change Ordinance** establishing a **Zone Change** to those parcels lying within the Picfair Village proposed Ordinance Maps from R1-1 to R1R2-RG and R1V2-RG. (Exhibit D)

3. **Approve and Recommend** that the City Council **Adopt** the **Zone Change Ordinance** establishing a **Zone Change** to those parcels lying within the Wilshire Vista proposed Ordinance Maps from R1-1 to R1R2-RG. (Exhibit E)
4. **Approve and Recommend** that the City Council **Adopt** the **Zone Change Ordinance** establishing a **Zone Change** to those parcels lying within the Crestview proposed Ordinance Maps from R1-1 to R1R2-RG. (Exhibit F)
5. **Approve and Recommend** that the City Council **Adopt** the **Zone Change Ordinance** establishing a **Zone Change** to those parcels lying within the South Hollywood proposed Ordinance Maps from R1-1 to R1R2-RG. (Exhibit G)
6. **Approve and Recommend** that the City Council **Adopt** the **Zone Change Ordinance** establishing a **Zone Change** to those parcels lying within the La Brea Hancock, proposed Ordinance Maps from R1-1 to R1R2-RG. (Exhibit H)
7. **Approve and Recommend** that the City Council **Adopt** the **Zone Change Ordinance** establishing a **Zone Change** to those parcels lying within the Larchmont Heights proposed Ordinance Maps from R1-1 to R1R2-RG. (Exhibit I)
8. **Approve and Recommend** that the City Council **Adopt** the **Zone Change Ordinance** establishing the a Height District Change to those parcels lying within the proposed Oaks of Los Feliz Ordinance Map from R1-1, RE 9-1, R1-1D, RE 9-1D, RE11-1D, RE15-1D to R1-1D, RE9-1D, RE11-1D and RE15-1D, with a modifications to Lot Coverage and FAR in the Existing Development "D" Limitation. (Exhibit H)
9. **Approve and Recommend** that the City Council **Adopt** Negative Declaration No. ENV-2016-2111-ND. (Exhibit K)
10. **Adopt** the attached Findings.

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PROJECT ANALYSIS

Project Summary

The proposed project includes a series of Zone Changes for neighborhoods across the City of Los Angeles utilizing a variety of new Single Family Zones which are proposed for inclusion in the Los Angeles Municipal Code(LAMC) section 12.21.6 in Case Number CPC-2016-2110-CA. The new Single Family zones were developed to provide a broader range of context sensitive zoning options for single-family zoned communities throughout the City. The proposed zone changes reflect a series of community outreach efforts conducted by Department Staff over the course of one year to establish the diversity and characteristics of 15 communities citywide.

In response to a City Council Motion dated November 4, 2014, the Department of City Planning has prepared a proposed ordinance to create new series of R1 Single Family Zones. The Code amendment creates 16 R1 subzones that vary in scale, size, and massing from the standard R1 Single Family Zone. Referred to as the R1 Variation Zones, the new zones provide tailored development regulations to meet the varying characteristics of Los Angeles's single-family neighborhoods.

The Code amendment creates sixteen subzones of the R1 Zone that vary as to the permitted location of the primary bulk of mass and vary also as to size and scale, allowing houses larger or smaller than the standard R1 Zone. The new zones are organized into four categories: Variable-Mass, Front-Mass, Rear-Mass, and Hillside. Each category contains four zone scales that vary in allowed Floor to Area Ratio (FAR) by lot size. The amendment also creates a Rear Detached Garage SUD that could be applied to lots in the R1 Zone, as well as in other single-family zones, such as RA, RE, and RS, to mandate that garages be detached and placed in the rear of the property. The new zones and SUD offer more tailored development options that respond to Los Angeles' diverse R1 One-Family neighborhoods and would foster additions and new construction more consistent with a community's predominate building forms.

The proposed project includes the Zone Change (CPC-2016-2112-ZC) for those parcels lying within the Faircrest Heights, Wilshire Vista, Picfair Village, Crestview, South Hollywood, La Brea Hancock, Larchmont Heights, The Oaks of Los Feliz., Pacific Palisades, Mar Vista/East Venice, Kentwood, Beverlywood, Lower Council District 5, Inner Council District 5, and Fairfax communities, as bounded by the proposed ordinance maps for each community. Due to the number of communities, this proposal has been split into two parts. Part 1 of the proposal will be presented to City Planning Commission on October 13, 2016 and part 2 on November 13, 2016.

Part 1 of the staff report for Case No. CPC-2016-2112-ZC will be addressing the following 7 communities: Faircrest Heights, Wilshire Vista, Picfair Village, Crestview, South Hollywood, La Brea Hancock and Larchmont Heights communities as bounded by the proposed Ordinance Maps (Exhibits C – I). As is evident in the attached proposed Ordinance Maps, a majority of the parcels will be rezoned from R1-1 to R1R2-RG. The proposed R1R2-RG zone permits a building envelope that requires a 30 foot setback of the second story massing of a single family house. It also requires a 45 degree encroachment plane in the front portion of the house for structures that exceed 12 feet in height, creating a dual massed structure for two story homes. The R1R2-RG

zone also permits an FAR scale that starts at 0.45 FAR, for lots smaller or equal to 6,000 square feet, to 0.35 FAR, for lots larger or equal to 10,000 square feet. Lastly, the proposed zone requires the development of new garages to be constructed in the rear of the property as a detached structure. Within the Faircrest Heights and Picfair Village communities some parcels which have a typical lot width but a shallow lot depth would be rezoned R1V2-RG which permits a variable building envelope, an FAR scale that starts at 0.45 FAR, for lots smaller or equal to 6,000 square feet, to 0.35 FAR, for lots larger or equal to 10,000 square feet and a requirement to build new garages in the rear of the property.

The proposed project also includes a Zone Change (CPC-2016-2115-ZC) for those parcels lying within the proposed Oaks of Los Feliz Ordinance Map from R1-1, R1-1D, RE9-1, RE9-1D, RE11-1D and RE15-1D to RE9-1D, RE11-1D, RE15-1D and R1-1D, with a modifications to Lot Coverage and FAR in the Existing Development “D” Limitation. The “D” Limitation would be modified to include maximum lot coverage requirements as well as modifications to the calculations of residential floor area ratio to include the calculation of “above ground basements.”

Initiation

In a motion (CF 14-0656, 14-0519, 14-1135, 14-0625, 14-0343, 14-0344, 14-1262) dated November 4, 2016, the City Council directed the Department of City Planning to establish an interim Control Ordinance (ICO) and new single-family zones for a number of neighborhoods throughout the city. The ICO and new single-family zones were part of a four pronged approach to address neighborhood conservation and the proliferation of large, often out-of-scale, new houses.

Background

In 2014, the City Council directed the Planning Department to address the issue of out-of-scale development and loss of neighborhood character in single-family zones, with a focus on the R1 Zone. In a motion (CF 14-0656, 14-0519, 14-1135, 14-0625, 14-0343, 14-0344, 14-1262) dated November 4, 2016, the City Council outlined a four-pronged approach that directed the Department of City Planning to tackle the issues of neighborhood conservation. The motion included the following directives: amend the Baseline Mansionization and Baseline Hillside Ordinances; establish an interim control ordinance (ICO) to restrict development in specific neighborhoods; establish new Historic Preservation Overlay Zones covering specific neighborhoods; and establish new single-family zones which would be applied to specific neighborhoods. The motion has been addressed through five separate Planning Department initiatives.

1.) BMO/BHO Code Amendment

The first is an update to the Baseline Mansionization Ordinance and Baseline Hillside Ordinance (BMO/BHO) that proposes to modify regulations for all single-family zones (RA, RE, RS, R1) throughout the city. This is a broad brushed approach to address the proliferation of large, often out-of-scale, new houses citywide. After months of outreach and two draft ordinances, the City Planning Commission recommended approval of the BMO/BHO Code amendment on July 14, 2016 and the matter is now pending review and approval by the City Council.

The updates to the R1 Zone through the BMO/BHO include:

- A Residential Floor Area Ratio (RFAR) of 0.45 instead of 0.50
- Removal of all bonuses that previously allowed a 20% increase in Residential Floor Area for the R1 Zoned properties
- Inclusion of an Encroachment Plane for walls along the front and side setbacks that would begin at 20 feet and slope towards the center of the building at a maximum angle of 45 degrees to a maximum height of 30 feet.
- Required side articulation of 5 feet deep and 10 feet long along the side yard setback when there is a continuous horizontal expanse of wall over 45 feet long and 14 feet tall
- Required articulation of 25% of the front façade for a depth 20% of the building's length
- Revised definition of Residential Floor Area that revises exemptions for the following square footages:
 - Covered patios, breezeways, and porches (previously 250 sq. ft. was exempt)
 - Ceilings over 14 feet in height (previously 100 sq. ft. was exempt)
 - A garage at the front of the lot will receive a 200 sq. ft. exemption (previously 400 sq. ft. was exempt). Garages located at the rear of the lot will continue to receive a 400 sq. ft. exemption.

2.) Interim Control Ordinance

In March of 2015 the City Council placed restrictions on development through an Interim Control Ordinance (ICO) in 15 neighborhoods throughout the city (Exhibit M - Ordinance 183,497). The Ordinance included the following communities for which this staff report proposes a zone change: Faircrest Heights, South Hollywood, La Brea Hancock, Larchmont Heights, The Oaks of Los Feliz., Mar Vista/East Venice, Kentwood, Beverlywood, Lower Council District 5, Inner Council District 5 and Fairfax communities. The ICOs provided communities immediate relief from the current R1-Development Standards that were determined to allow the development of homes that were out of scale with the character of the neighborhood. In a subsequent motion in June, 2016, five more neighborhoods were placed under an ICO (Exhibit N - Ordinance 184,381). The Ordinance included the following communities for which this staff report proposes a zone change: Picfair Village and Wilshire Vista.

The ICOs implement temporary regulations lasting for a maximum of two years in the ICO areas. Each ICO contained a different set of temporary regulations that mandated more restrictive development standards than what was permitted by the R1 Zone.

The ICOs were put in place to prevent drastic changes from occurring to the physical environment of the communities while a permanent zoning solution was being developed.

3.) Historic Preservation Overlay Zones (HPOZs)

Six neighborhoods under the Interim Control Ordinance are under consideration to become Historic Preservation Overlay Zones (HPOZ), Los Angeles's version of historic districts. HPOZ designation will serve as the tool to maintain the architectural character of

the neighborhoods and manage appropriate development. The proposed HPOZs are currently moving through the adoption process.

4.) R1 Variation Zones

The proposed R1 Variation Zones aim to be the tool to address neighborhood character in many of the ICO areas and in a few additional Single-Family neighborhoods. The R1 Variation Zones create more tailored versions of the R1 Zone that may be applied to an entire neighborhood through a zone change.

The R1 Variation Zones offer a wider variety of Single-Family Development standards, with varying mass, scale, setback, height and character preservation options. They are similar to R1, but provide more refined development standards. In turn, the R1 Variation Zones have a different maximum building envelope than R1 and aim to maintain the housing form, scale, and massing of the communities in which the zones are applied.

Four categories with four zones each are proposed for a total of 16 new zones:

- R1V, Variable-Mass
 - R1V1, R1V *New*, R1V2, R1V3
- R1F, Front-Mass
 - R1F1, R1F *New*, R1F2, R1F3
- R1R, Rear-Mass
 - R1R1, R1R *New*, R1R2, R1R3
- R1H, Hillside
 - R1H1, R1H *New*, R1H2, R1H3

5.) R1 Variation Rezoning Effort

Currently the City of Los Angeles has only one single family zone, R1. However, the City of Los Angeles has a variety of neighborhood types, each with a varying neighborhood character. The goal of the rezoning effort was to identify character defining features within neighborhoods and apply context sensitive and community tailored development standards. After determining a neighborhood's character defining features, with regards to scale, mass, proportion and garage orientation, a zone was selected from the new range of R1-Variation zones and to be applied via a zone change, as is proposed by this project.

The Zone Change effort for the case numbers CPC-2016-2112-ZC and CPC-2016-2115-ZC will be for those parcels zoned R1-1 lying within the Faircrest Heights, Wilshire Vista, Picfair Village, Crestview, South Hollywood, La Brea Hancock, Larchmont Heights, Pacific Palisades, Mar Vista/East Venice, Kentwood, Beverlywood, Lower Council District 5, Inner Council District 5, Fairfax communities, the Oaks of Los Feliz, as bounded by the proposed ordinance maps for each community.

Due to the number of communities, this proposal has been split into two parts. Part 1 of the proposal will be presented to City Planning Commission on October 13, 2016 and part 2 on November 13, 2016. Part 1 will include the Faircrest Heights, Wilshire Vista, Picfair Village, Crestview, South Hollywood, La Brea Hancock, Larchmont Heights and The Oaks

of Los Feliz. Part 2 will include Pacific Palisades, Mar Vista/East Venice, Kentwood, Beverlywood, Lower Council District 5, Inner Council District 5 and Fairfax.

Research and Analysis

While similar in many ways, not all neighborhoods zoned R1 share the same character. Some neighborhoods have very specific building patterns, scale, and massing, while others are defined by a variety of building sizes and forms. Many communities have expressed that the allowances of the R1 zone are not compatible with the scale and needs of their neighborhood. Approximately 320,000 parcels (38% of the City) are zoned R1, within which there is much variety in terms of topography, development patterns, building patterns, architectural style, and size. The intent of the R1 Variation Zones and Rear Detached Garage Supplemental Use District (SUD) is to serve as new tools to address issues related to neighborhood character, scale, and massing for communities currently zoned R1.

The proposed Zone Change changes within part one of this report are for single family zone parcels within the Faircrest Heights, Wilshire Vista, Picfair Village, Crestview, South Hollywood, La Brea Hancock, Larchmont Heights and The Oaks of Los Feliz. For these communities we are proposing a series of zone changes as shown in the table below:

Community (Part 1)	Current Zone	Proposed Zone
Faircrest Heights	R1-1	R1R2 - RG and R1V2 - RG
Picfair Village	R1-1	R1R2 - RG and R1V2 - RG
Wilshire Vista	R1-1	R1R2 - RG
Crestview	R1-1	R1R2 - RG
South Hollywood	R1-1	R1R2 - RG
La Brea Hancock	R1-1	R1R2 - RG
Larchmont Heights	R1-1	R1R2 - RG
The Oaks of Los Feliz	R1-1, R1-1D, RE9-1, RE9-1D, RE 11-1D and RE15-1D	R1-1D, RE9-1D, RE11-1D, RE15-1D

As shown above, a majority of the parcels within part one of this zone change (CPC-2016-2112-ZC) will be rezoned to R1R2-RG. During staff research it was determined that Faircrest Heights, Wilshire Vista, Picfair Village, Crestview, South Hollywood, La Brea Hancock and Larchmont Heights all possessed similar character defining features with regards to the built form, massing and scale. These communities are currently improved with modest, single family houses, primarily built in the 1930s. These houses are typically single-story with a detached garage built in the rear. According to data from the Los Angeles County Assessor’s Office, the median FAR for these communities range from 0.15 to 0.30. Properties with second stories typically setback the second story to the rear portion of the house. This pattern of development lends itself to the R1R2-RG zone which contains regulations that control the massing of the building envelope, applies setbacks of the upper levels of the house, encourages a moderate FAR scale for new houses and remodels and enforces a rear garage orientation.

For more technical analysis of the zone, the R1R2-RG Zone permits a building envelope that requires a 30 foot setback of the second story massing of a single family house. It also requires

a 45 degree encroachment plane in the front portion of the house for structures that exceed 12 feet in height. The combination of these requirements encourage the development of dual massed structures where the larger mass would be located in the rear of the property thereby maintaining a unified single-story appearance from the street. The R1R2-RG zone also permits an FAR scale that starts at 0.45 FAR, for lots smaller or equal to 6,000 square feet, to 0.35 FAR, for lots larger or equal to 10,000 square feet. This FAR allowance allows for expansion of existing houses in order to meet modern needs, but allows less overall floor area on larger parcels than is permitted by the BMO revision. Lastly, the proposed zone requires the development of new garages to be constructed in the rear of the property as a detached structure.

By requiring the primary mass to be pushed towards the rear of a structure, reducing the overall FAR allowance and requiring rear detached garages, the R1R2-RG Zone maintains the current character defining features of the Faircrest Heights, Wilshire Vista, Picfair Village, Crestview, South Hollywood, La Brea Hancock and Larchmont Heights communities, as found by staff research and expressed in community participation events. However, there were a couple atypical properties within Faircrest Heights and Picfair Village, where an abnormally shallow lot depth made the second story setback and encroachment plane of the R1R2-RG zone infeasible. Those parcels have a lot depth of less than 90 feet, with some as low as 33 feet. A typical lot depth is over 100 feet in these communities. Those parcels would be zoned R1V2-RG, which varies from the R1R2-RG with regards to the building envelope and second story step back, allowing greater flexibility with these otherwise more restrained lots. The R1V2-RG zone allows the second story of the structure be located at any location above the first. The structure would also be subject to an encroachment plane that encroaches at a 45 degree angles for walls over 20 feet at the setback line.

This project also involves a zone change (CPC-2016-2115-ZC) for parcels zoned R1-1, R1-1D, RE9-1, RE9-1D, RE 11-1D and RE15-1D within the Oaks of Los Feliz. The Planning Department is proposing modifications to the existing "D" Development Limitations to address community character issues in the Oaks project area. The proposed amendments to the ordinance includes measures to reasonably limit construction through floor area, and lot coverage regulations, which may minimize the building envelope of large, often out-of-scale, new houses. The Ordinance does the following: (1) Total residential floor area to include any or all portions of a new basement that is located above ground (2) Lot coverage maximums – for lots with an area between 4,000 and 12,000 square feet, lot coverage maximum will be 1,400 square feet, and lots in excess of 12,000 square feet will have a lot coverage maximum of 3,600 square feet.

The majority of development in the Oaks occurred during the 1930's, 40's, and 50's. Current development of properties in the Oaks is primarily occurring in two different forms. The first is the infill development of homes on vacant, substandard lots with steep topography. The second is the redevelopment of large lots, through either additions or demolitions. The traditional pattern of development in the Oaks was a modest-sized house on a large lot. Many of the lots in the community are large, gently sloped, and appropriately zoned as RE-9, RE-11, and RE-15. As development pressure has increased over time, the large lots have afforded residents the opportunities to expand existing structures as well as build large secondary structures, with some over 1,000 square feet. New houses often include large above-ground basements that add mass and bulk but are not calculated into the residential floor area. Many of these developments are significantly out of scale with the surrounding community and traditional building pattern. The D-

limitation amendments aim to discourage the development of large, above-ground basements as well as allow more lot coverage for those choosing to develop a larger, single story structure.

Conclusion

The proposed zone changes reflect a series of community outreach efforts and internal research intended to create and place residential development standards that reflect the varying characteristics of Los Angeles’ unique neighborhoods. After identifying subtle shifts in massing, scale, height and style throughout the varying neighborhoods, the Department proposes a series of zone changes that aim to preserve the character of 15 neighborhoods throughout the City. Eight of those will be presented within part 1 of the staff report, while the remaining seven will be presented within part 2 of the staff report.

The following is a condensed table of the proposed zone changes along with the date each will appear for review by the City Planning Commission.

Community	Proposed Zone	CPC Date
Faircrest Heights	R1R2 – RG R1V2 –RG	October 13, 2016 (Part 1)
Picfair Village	R1R2 - RG	October 13, 2016 (Part 1)
Wilshire Vista	R1R2 - RG	October 13, 2016 (Part 1)
Crestview	R1R2 - RG	October 13, 2016 (Part 1)
South Hollywood	R1R2 - RG	October 13, 2016 (Part 1)
La Brea Hancock	R1R2 - RG	October 13, 2016 (Part 1)
Larchmont Heights	R1R2 - RG	October 13, 2016 (Part 1)
The Oaks of Los Feliz	Modifications to “D” Limitations	October 13, 2016 (CPC-2016-2115-ZC)
Lower Council District 5	R1V2	November 10, 2016 (Part 2)
Inner Council District 5	R1VNew	November 10, 2016 (Part 2)
Beverlywood	R1VNew	November 10, 2016 (Part 2)
Fairfax	R1VNew	November 10, 2016 (Part 2)
Mar Vista/ East Venice	R1V2	November 10, 2016 (Part 2)
Kentwood	R1V2	November 10, 2016 (Part 2)
Pacific Palisades	R1V1	November 10, 2016 (Part 2)
Pacific Palisades (Hillside)	R1H1	November 10, 2016 (Part 2)

FINDINGS (Faircrest Heights)

General Plan/Charter Findings

In accordance with Charter Sections 556 and 558, the proposed zone change is in substantial conformance with the purposes, intent and provisions of the City's General Plan, and all applicable provisions of the Los Angeles Municipal Code (LAMC).

General Plan Framework/Wilshire Community Plan Consistency

The proposed zone change ordinance for the Faircrest Heights Community is consistent with the following goals, objectives, and policies of the General Plan Framework, in addition to several similar provisions echoed in most of the Community Plans that make up the Land Use Element of the General Plan

General Plan Framework

The proposed Zone Change Ordinance (Exhibit C) is consistent with the following goals, objectives, and policies of the General Plan Framework:

- Goal 3B** Preservation of the City's stable single-family residential neighborhoods.
- Objective 3.5** Ensure that the character and scale of stable single-family residential neighborhoods is maintained, allowing for infill development provided that it is compatible with and maintains the scale and character of existing development.
- Policy 3.5.2** Require that new development in single-family neighborhoods maintains its predominant and distinguishing characteristics such as property setbacks and building scale.
- Policy 3.5.4** Require new development in special use neighborhoods such as water-oriented, rural/agricultural, and equestrian communities to maintain their predominant and distinguishing characteristics.

Pursuant to Section 12.32(F) of the Los Angeles Municipal Code this proposal is for a Zone Change to those parcels lying within the Faircrest Heights Community, bounded within the proposed Ordinance Map, from R1-1 to R1R2-RG and R1V2-RG. The current Single Family "R1" regulations for the Faircrest Heights Community allow large, box-like structures that may compromise the existing character of the smaller scaled neighborhood, potentially limiting light and air to adjacent buildings. The proposed zone change ordinance for the Faircrest Heights Community is necessary in order to preserve and maintain the character defining features, such as scale, proportion, building mass and garage orientation that make the existing single-family neighborhood unique.

With regards to scale and proportion, the existing R1 zone allows for a Floor to Area Ratio that reaches 0.60 for net livable space. Currently, the area is regulated by an interim Control

Ordinance 183,497 which requires conformance with the Beverly Grove Residential Floor Area District (RFA). The Beverly Grove RFA has an FAR maximum of 0.50. The R1R2-RG zone reduces the allowable FAR from 0.60 to a range that reaches a maximum 0.45 on smaller lots to a minimum 0.35 on larger lots. This FAR allowance is more in keeping with the existing FAR makeup of the community, which averages less than 0.30 FAR, while still allowing for a reasonable expansion to meet modern needs. It also is in keeping with the intent of the Interim Control Ordinance for the area.

Furthermore, the current R1 is inadequate as it does not control building massing. The existing R1 development standards neither limits the setback distance of the upper portions of the walls nor the structure mass. The currently enforced interim control ordinance offers FAR bonuses for the inclusion of second story setbacks which encourage a proportional and articulated building envelope. The new building envelope for the proposed zone, R1R2-RG, requires that walls over 12 feet in height at the front of the structure employ an encroachment plane of 45 degrees to a maximum height of 20 feet. In addition, the new zone requires an additional setback of the second story. The combination of the encroachment plane and the additional second story setback curtail the overall massing of the structure, reducing the perception of size and bulk while enhancing the overall visual quality of the street by providing a more unified and low scale appearance and increased light and air for adjacent properties. This is in keeping with the Interim Control Ordinance however it is more authoritative in that it mandates the preferred building envelope, instead of merely providing an FAR bonus for it.

Lastly, the new R1R2-RG zone requires the construction of new garages to be detached and in the rear 50% of the property. This requirement reduces the overall bulk of the residential structure by disassociating it from the residential living area. The Rear Garage requirement also necessitates the development of a vehicular passageway (driveway) to the garage, which creates an additional buffer between structures that facilitates the passage of light and air as well as the overall perception of privacy between neighbors and structures. Again, this is in keeping with the Interim Control Ordinance however it is more authoritative in that it mandates the preferred garage orientation, instead of merely providing an FAR bonus for it.

Wilshire Community Plan

The proposed zone change will promote the objectives, policies and goals of the Wilshire Community Plan by continuing to protect the character of the existing single-family neighborhood in the Faircrest Heights area. By instituting more restrictive development regulations, the proposed regulations require new development to be compatible with neighborhood character. As new houses are developed in conformance with the proposed regulations, and are built with smaller height, floor area and lot coverage envelopes, the overall existing character of the Faircrest Heights community is preserved. The proposed zone changes are consistent with applicable objectives and policies of the Wilshire Community Plan, including the following:

- Objective 1-1** Provide for the preservation of existing quality housing, and for the development of new housing to meet the diverse economic and physical needs of the existing residents and expected new residents in the Wilshire Community Plan Area.
- Policy 1-1.2** Promote neighborhood preservation in all stable residential neighborhoods.

The objective and policy listed above will be accomplished through the implementation of the proposed zone change to R1R2-RG. Based on data from the existing housing stock in the Faircrest Heights Community, including floor area and analysis of garage orientation, the proposed new zone was selected from a range of new single family subzones. The proposed zone requires all new development to be similar in character to the majority of existing houses in the project area. No changes are proposed to the community's residential density – the project area will remain designated for single family development. On the whole, the proposed zone change to R1R2-RG act as a refinement of the existing Single Family Development Standards contained in the Los Angeles Municipal Code, tailoring existing types of development regulations to more specifically address the needs of a well-defined community.

Public Necessity, Convenience, General Welfare, and Good Zoning

Los Angeles **City Charter Section 558** and **LAMC Section 12.32(C)(7)** require that prior to adopting a land use ordinance, the City Council make findings that the ordinance conforms with public necessity, convenience, general welfare, and good zoning practice. The proposed Zone Change conforms to public necessity, convenience, general welfare, and good zoning practice in the following respects: The proposed single family development standards of the R1R2-RG creates guidelines and standards for new development to help protect the character of Faircrest Heights and reinforce the neighborhood's scale, prevalent building envelope and garage orientation. The new single family standards within the R1R2-RG Zone will ensure that new construction is compatible with the existing context; new projects will enhance and reinforce the existing environment; and that the aesthetic and visual quality of the area will be improved and complement the character of the Community.

The proposed zone change began with a desire voiced by the community to preserve the built character of the Faircrest Heights community. Planning staff responded by researching building form in the community, as well as extensive field work and meetings with community members to better understand the issues facing the area. Through this methodology, staff determined that there was an impetus for additional single family development regulations in the Faircrest Heights community; it was true that the built form of the neighborhood was beginning to change, and that the changes were potentially negatively affecting the character of the community. The proposed zone, R1R2-RG offers protections and methods to preserving the overall character of the community.

The proposed zone change ordinance substantially advances a legitimate public interest in that it will further protect single-family residential neighborhoods from out-of-scale development that often leads to structures that are built-out to the maximum size allowed in the LAMC. In recent years, Citywide property values have increased rapidly and this high premium for land has driven a trend where property owners and developers tear down the original houses and replace them with much larger structures or significantly remodel existing houses with large-scale two-story additions which are out-of-scale with the neighboring properties. Good zoning practice requires new development standards for single-family residential zones to further maintain and control the preservation of neighborhood character. This proposed zone change ordinance accomplishes this requirement.

The proposed ordinance is not arbitrary as the Department has thoroughly analyzed many different approaches and has determined that the proposed amendments are the simplest and

most direct way of dealing with the issue of “mansionization” or development of homes that are disproportionate in size within their community. There is a reasonable relationship between a legitimate public purpose which is maintaining existing single-family residential neighborhood character and the means to effectuate that purpose. Delaying the implementation of these code amendments could result in the continuation of over-sized development of single-family residential neighborhoods which is inconsistent with the objectives of the General Plan and would create an irreversible negative impact on the quality of life in the communities within the City where a Zone Change has been proposed.

Rear Garage (RG) Supplemental Use District

LAMC Section 12.32(S) requires initiation of a Supplemental Use District on the part of the City Council, City Planning Commission, or the Director of Planning. The establishment of the Rear Garage (RG) District furthers several goals of General Plan Framework and will thus be initiated by the Director of Planning within this proposed Zone Change. In keeping with Goal 3B of the General Plan Framework, the proposed “RG” Supplemental Use District ensures that new developments are consistent with the existing architectural character and setting of the Faircrest Heights community.

After a visual analysis of the existing built form, it was found that a majority of properties within this community maintain a rear, detached garage. There are many urban design benefits to maintaining this garage orientation as it relates to the ultimate preservation of neighborhood character. First, this garage orientation disassociates the garage (a required vehicular storage facility) from the front elevation of the single family dwelling, leaving more room for more inviting features such as porches, entryways and gardens. Second, the rear garage necessitates a vehicular passage way, which creates additional buffering between neighbors, facilitating the circulation of light and air between structures. This vehicular passage way may also be decoratively landscaped and/or designed of pervious ground cover conducive to water preservation. Third, this orientation dissociates the mass of the house from the mass of the garage, reducing the overall bulk of the house. Lastly, In addition to these aesthetic benefits, detached garages have functional attributes, such as limiting the amount of noise and pollution that filters into the house.

Based on the above findings, the proposed Rear Garage District is deemed in substantial conformance with the purposes, intent and provisions of the City’s General Plan, and all applicable provisions of the Los Angeles Municipal Code (LAMC); consistent with public necessity, convenience, general welfare, and good zoning practice; and in is accordance with the establishment of a Supplemental Use District, satisfies the purposes of the proposed zone change and furthers the overall quest for conservation of the neighborhood character through urban design.

CEQA Findings

Pursuant to Section 210821(c)(3) of the California Public Resource Code, the Department of City Planning prepared a Negative Declaration (ENV-2016-2111-ND), which concludes that the proposed zone change for the Faircrest Heights Community (as bounded by the Proposed Ordinance Map) will result in less than significant impacts and/or that there will be no impacts. The Negative Declaration was published for a period of 20 days, from September 29, 2015 and will be complete by October 19, 2015. We will address comments as they are submitted and will have a final response to comments by second City Planning Commission hearing on November 10, 2016.

As stated in the mandatory findings of significance in the Negative Declaration, the Department of City Planning concludes the following:

- a) Based on the analysis in this Initial Study, the proposed zone changes would not have the potential to degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal. The proposed project does not propose or authorize any new development. Further, development (e.g., additions, new construction) of single-family units that occurs pursuant to the proposed project would not impact any endangered fauna or flora, modify any special status species habitat, and would only occur on lots zoned for single-family development. Due to the highly urbanized nature of the project area and the surrounding area, construction activities and operation of future development would not impact the habitat or population in the Project Area. In addition, the proposed project does not propose or authorize any new development in any identified Biological Resource Areas. The proposed project would not impact the habitat or population level of fish or wildlife species, nor would it threaten a plant or animal community, nor impact the range of a rare endangered plant or animal. Furthermore, impacts to Cultural Resources and related archaeological and paleontological resources would be less than significant following the implementation of the regulatory compliance measures.
- b) No significant impacts were identified for the 17 environmental factors analyzed within the Initial Study. Currently, a proposed Code amendment to the 2008 Baseline Mansionization Ordinance (BMO) and the 2011 Baseline Hillside Ordinance (BHO) are undergoing similar environmental review that could be viewed in connection to the proposed Project. The proposed Code amendment to the BHO/BMO specifically amends the existing BMO and BHO to establish more stringent development standards for properties zoned R1, modify RFA calculations, adjust grading provisions for single-family lots located in designated "Hillside Areas," and eliminate the "Green Building Option" bonus for properties zoned RA, RE, and RS, and eliminate all bonuses in the R1 zones that currently permit additional RFA in exchange for the inclusion of particular building features.

As mentioned throughout, the proposed Code amendment would establish variations of the existing R1 Zone that are tailored to meet the varying character and design of single-family neighborhoods throughout the City. These zones regulate lot coverage maximums,

height, placement of bulk, and size. The proposed Project would also create a new Supplemental Use District that mandates garages to be detached from the main building and located at the rear of a property. The proposed Project, by itself, does not propose or authorize any development and would not authorize or expand any new or existing land uses.

The proposed Code amendment to the BMO/BHO (i.e. Related Project) would further apply specific requirements related to form and massing to single-family zoned properties in the area. The Related Project applies specific requirements related to form and process, triggered by an application for a building and/or grading permit in any single family zoned lot (RA, RE, RS, R1). The combination of the proposed Project and the Related Project is not expected to incentivize any new construction; rather, these projects together would in effect address concerns of perceived out-of-scale construction in single-family neighborhoods and help regulate form in residential zones. It is also important to note that no significant impacts were identified for the Related Project.

Thus the proposed Project in combination with Related Projects would not result in a cumulatively considerable effect

- c) A significant impact may occur if the proposed project has the potential to result in significant impacts, as discussed in the preceding sections. All potential impacts of the proposed project have been identified, and regulatory compliance measures have been prescribed, where applicable, to reduce all potential impacts to less-than-significant levels. Upon implementation of mitigation measures identified and compliance with existing regulations, the proposed project would not have the potential to result in substantial adverse impacts on human beings either directly or indirectly.

Delegation of City Planning Commission Authority

In accordance with **Charter Sections Charter 559**, and in order to insure the timely processing of this ordinance, the City Planning Commission authorizes the Director of Planning to approve or disapprove for the Commission any modification to the subject ordinance as deemed necessary by the Department of Building and Safety and/or the City Attorney's Office. In exercising that authority, the Director must make the same findings as would have been required for the City Planning Commission to act on the same matter. The Director's action under this authority shall be subject to the same time limits and shall have the same effect as if the City Planning Commission had acted directly.

General Plan/Charter Findings

In accordance with Charter Sections 556 and 558, the proposed zone change is in substantial conformance with the purposes, intent and provisions of the City's General Plan, and all applicable provisions of the Los Angeles Municipal Code (LAMC).

General Plan Framework/Wilshire Community Plan Consistency

The proposed zone change ordinance for the Faircrest Heights Community is consistent with the following goals, objectives, and policies of the General Plan Framework, in addition to several similar provisions echoed in most of the Community Plans that make up the Land Use Element of the General Plan

General Plan Framework

The proposed Zone Change Ordinance (Exhibit C) is consistent with the following goals, objectives, and policies of the General Plan Framework:

- Goal 3B** Preservation of the City's stable single-family residential neighborhoods.
- Objective 3.5** Ensure that the character and scale of stable single-family residential neighborhoods is maintained, allowing for infill development provided that it is compatible with and maintains the scale and character of existing development.
- Policy 3.5.2** Require that new development in single-family neighborhoods maintains its predominant and distinguishing characteristics such as property setbacks and building scale.
- Policy 3.5.4** Require new development in special use neighborhoods such as water-oriented, rural/agricultural, and equestrian communities to maintain their predominant and distinguishing characteristics.

Pursuant to Section 12.32(F) of the Los Angeles Municipal Code this proposal is for a Zone Change to those parcels lying within the Faircrest Heights Community, bounded within the proposed Ordinance Map, from R1-1 to R1R2-RG. The current Single Family "R1" regulations for the Faircrest Heights Community allow large, box-like structures that may compromise the existing character of the smaller scaled neighborhood, potentially limiting light and air to adjacent buildings. The proposed zone change ordinance for the Faircrest Heights Community is necessary in order to preserve and maintain the character defining features, such as scale, proportion, building mass and garage orientation that make the existing single-family neighborhood unique.

With regards to scale and proportion, the existing R1 zone allows for a Floor to Area Ratio that reaches 0.60 for net livable space. Currently, the area is regulated by an interim Control Ordinance 183,497 which requires conformance with the Beverly Grove Residential Floor Area District (RFA). The Beverly Grove RFA has an FAR maximum of 0.50. The R1R2-RG zone reduces the allowable FAR from 0.60 to a range that reaches a maximum 0.45 on smaller lots to

a minimum 0.35 on larger lots. This FAR allowance is more in keeping with the existing FAR makeup of the community, which averages less than 0.30 FAR, while still allowing for a reasonable expansion to meet modern needs. It also is in keeping with the intent of the Interim Control Ordinance for the area.

Furthermore, the current R1 is inadequate as it does not control building massing. The existing R1 development standards neither limits the setback distance of the upper portions of the walls nor the structure mass. The currently enforced interim control ordinance offers FAR bonuses for the inclusion of second story setbacks which encourage a proportional and articulated building envelope. The new building envelope for the proposed zone, R1R2-RG, requires that walls over 12 feet in height at the front of the structure employ an encroachment plane of 45 degrees to a maximum height of 20 feet. In addition, the new zone requires an additional setback of the second story. The combination of the encroachment plane and the additional second story setback curtail the overall massing of the structure, reducing the perception of size and bulk while enhancing the overall visual quality of the street by providing a more unified and low scale appearance and increased light and air for adjacent properties. This is in keeping with the Interim Control Ordinance however it is more authoritative in that it mandates the preferred building envelope, instead of merely providing an FAR bonus for it.

Lastly, the new R1R2-RG zone requires the construction of new garages to be detached and in the rear 50% of the property. This requirement reduces the overall bulk of the residential structure by disassociating it from the residential living area. The Rear Garage requirement also necessitates the development of a vehicular passageway (driveway) to the garage, which creates an additional buffer between structures that facilitates the passage of light and air as well as the overall perception of privacy between neighbors and structures. Again, this is in keeping with the Interim Control Ordinance however it is more authoritative in that it mandates the preferred garage orientation, instead of merely providing an FAR bonus for it.

Wilshire Community Plan

The proposed zone change will promote the objectives, polices and goals of the Wilshire Community Plan by continuing to protect the character of the existing single-family neighborhood in the Faircrest Heights area. By instituting more restrictive development regulations, the proposed regulations require new development to be compatible with neighborhood character. As new houses are developed in conformance with the proposed regulations, and are built with smaller height, floor area and lot coverage envelopes, the overall existing character of the Faircrest Heights community is preserved. The proposed zone changes are consistent with applicable objectives and policies of the Wilshire Community Plan, including the following:

Objective 1-1 Provide for the preservation of existing quality housing, and for the development of new housing to meet the diverse economic and physical needs of the existing residents and expected new residents in the Wilshire Community Plan Area.

Policy 1-1.2 Promote neighborhood preservation in all stable residential neighborhoods.

The objective and policy listed above will be accomplished through the implementation of the proposed zone change to R1R2-RG. Based on data from the existing housing stock in the

Faircrest Heights Community, including floor area and analysis of garage orientation, the proposed new zone was selected from a range of new single family subzones. The proposed zone requires all new development to be similar in character to the majority of existing houses in the project area. No changes are proposed to the community's residential density – the project area will remain designated for single family development. On the whole, the proposed zone change to R1R2-RG act as a refinement of the existing Single Family Development Standards contained in the Los Angeles Municipal Code, tailoring existing types of development regulations to more specifically address the needs of a well-defined community.

Public Necessity, Convenience, General Welfare, and Good Zoning

Los Angeles **City Charter Section 558** and **LAMC Section 12.32(C)(7)** require that prior to adopting a land use ordinance, the City Council make findings that the ordinance conforms with public necessity, convenience, general welfare, and good zoning practice. The proposed Zone Change conforms to public necessity, convenience, general welfare, and good zoning practice in the following respects: The proposed single family development standards of the R1R2-RG creates guidelines and standards for new development to help protect the character of Faircrest Heights and reinforce the neighborhood's scale, prevalent building envelope and garage orientation. The new single family standards within the R1R2-RG Zone will ensure that new construction is compatible with the existing context; new projects will enhance and reinforce the existing environment; and that the aesthetic and visual quality of the area will be improved and complement the character of the Community.

The proposed zone change began with a desire voiced by the community to preserve the built character of the Faircrest Heights community. Planning staff responded by researching building form in the community, as well as extensive field work and meetings with community members to better understand the issues facing the area. Through this methodology, staff determined that there was an impetus for additional single family development regulations in the Faircrest Heights community; it was true that the built form of the neighborhood was beginning to change, and that the changes were potentially negatively affecting the character of the community. The proposed zone, R1R2-RG offers protections and methods to preserving the overall character of the community.

The proposed zone change ordinance substantially advances a legitimate public interest in that it will further protect single-family residential neighborhoods from out-of-scale development that often leads to structures that are built-out to the maximum size allowed in the LAMC. In recent years, Citywide property values have increased rapidly and this high premium for land has driven a trend where property owners and developers tear down the original houses and replace them with much larger structures or significantly remodel existing houses with large-scale two-story additions which are out-of-scale with the neighboring properties. Good zoning practice requires new development standards for single-family residential zones to further maintain and control the preservation of neighborhood character. This proposed zone change ordinance accomplishes this requirement.

The proposed ordinance is not arbitrary as the Department has thoroughly analyzed many different approaches and has determined that the proposed amendments are the simplest and most direct way of dealing with the issue of "mansions" or development of homes that are disproportionate in size within their community. There is a reasonable relationship between a

legitimate public purpose which is maintaining existing single-family residential neighborhood character and the means to effectuate that purpose. Delaying the implementation of these code amendments could result in the continuation of over-sized development of single-family residential neighborhoods which is inconsistent with the objectives of the General Plan and would create an irreversible negative impact on the quality of life in the communities within the City where a Zone Change has been proposed.

Rear Garage (RG) Supplemental Use District

LAMC Section 12.32(S) requires initiation of a Supplemental Use District on the part of the City Council, City Planning Commission, or the Director of Planning. The establishment of the Rear Garage (RG) District furthers several goals of General Plan Framework and will thus be initiated by the Director of Planning within this proposed Zone Change. In keeping with Goal 3B of the General Plan Framework, the proposed “RG” Supplemental Use District ensures that new developments are consistent with the existing architectural character and setting of the Faircrest Heights community.

After a visual analysis of the existing built form, it was found that a majority of properties within this community maintain a rear, detached garage. There are many urban design benefits to maintaining this garage orientation as it relates to the ultimate preservation of neighborhood character. First, this garage orientation disassociates the garage (a required vehicular storage facility) from the front elevation of the single family dwelling, leaving more room for more inviting features such as porches, entryways and gardens. Second, the rear garage necessitates a vehicular passage way, which creates additional buffering between neighbors, facilitating the circulation of light and air between structures. This vehicular passage way may also be decoratively landscaped and/or designed of pervious ground cover conducive to water preservation. Third, this orientation dissociates the mass of the house from the mass of the garage, reducing the overall bulk of the house. Lastly, In addition to these aesthetic benefits, detached garages have functional attributes, such as limiting the amount of noise and pollution that filters into the house.

Based on the above findings, the proposed Rear Garage District is deemed in substantial conformance with the purposes, intent and provisions of the City’s General Plan, and all applicable provisions of the Los Angeles Municipal Code (LAMC); consistent with public necessity, convenience, general welfare, and good zoning practice; and in is accordance with the establishment of a Supplemental Use District, satisfies the purposes of the proposed zone change and furthers the overall quest for conservation of the neighborhood character through urban design.

CEQA Findings

Pursuant to Section 210821(c)(3) of the California Public Resource Code, the Department of City Planning prepared a Negative Declaration (ENV-2016-2111-ND), which concludes that the proposed zone change for the Faircrest Heights Community (as bounded by the Proposed Ordinance Map) will result in less than significant impacts and/or that there will be no impacts. The Negative Declaration was published for a period of 20 days, from September 29, 2015 and will be complete by October 19, 2015. We will address comments as they are submitted and will have a final response to comments by second City Planning Commission hearing on November 10, 2016.

As stated in the mandatory findings of significance in the Negative Declaration, the Department of City Planning concludes the following:

- d) Based on the analysis in this Initial Study, the proposed zone changes would not have the potential to degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal. The proposed project does not propose or authorize any new development. Further, development (e.g., additions, new construction) of single-family units that occurs pursuant to the proposed project would not impact any endangered fauna or flora, modify any special status species habitat, and would only occur on lots zoned for single-family development. Due to the highly urbanized nature of the project area and the surrounding area, construction activities and operation of future development would not impact the habitat or population in the Project Area. In addition, the proposed project does not propose or authorize any new development in any identified Biological Resource Areas. The proposed project would not impact the habitat or population level of fish or wildlife species, nor would it threaten a plant or animal community, nor impact the range of a rare endangered plant or animal. Furthermore, impacts to Cultural Resources and related archaeological and paleontological resources would be less than significant following the implementation of the regulatory compliance measures.
- e) No significant impacts were identified for the 17 environmental factors analyzed within the Initial Study. Currently, a proposed Code amendment to the 2008 Baseline Mansionization Ordinance (BMO) and the 2011 Baseline Hillside Ordinance (BHO) are undergoing similar environmental review that could be viewed in connection to the proposed Project. The proposed Code amendment to the BHO/BMO specifically amends the existing BMO and BHO to establish more stringent development standards for properties zoned R1, modify RFA calculations, adjust grading provisions for single-family lots located in designated "Hillside Areas," and eliminate the "Green Building Option" bonus for properties zoned RA, RE, and RS, and eliminate all bonuses in the R1 zones that currently permit additional RFA in exchange for the inclusion of particular building features.

As mentioned throughout, the proposed Code amendment would establish variations of the existing R1 Zone that are tailored to meet the varying character and design of single-family neighborhoods throughout the City. These zones regulate lot coverage maximums,

height, placement of bulk, and size. The proposed Project would also create a new Supplemental Use District that mandates garages to be detached from the main building and located at the rear of a property. The proposed Project, by itself, does not propose or authorize any development and would not authorize or expand any new or existing land uses.

The proposed Code amendment to the BMO/BHO (i.e. Related Project) would further apply specific requirements related to form and massing to single-family zoned properties in the area. The Related Project applies specific requirements related to form and process, triggered by an application for a building and/or grading permit in any single family zoned lot (RA, RE, RS, R1). The combination of the proposed Project and the Related Project is not expected to incentivize any new construction; rather, these projects together would in effect address concerns of perceived out-of-scale construction in single-family neighborhoods and help regulate form in residential zones. It is also important to note that no significant impacts were identified for the Related Project.

Thus the proposed Project in combination with Related Projects would not result in a cumulatively considerable effect

- f) A significant impact may occur if the proposed project has the potential to result in significant impacts, as discussed in the preceding sections. All potential impacts of the proposed project have been identified, and regulatory compliance measures have been prescribed, where applicable, to reduce all potential impacts to less-than-significant levels. Upon implementation of mitigation measures identified and compliance with existing regulations, the proposed project would not have the potential to result in substantial adverse impacts on human beings either directly or indirectly.

Delegation of City Planning Commission Authority

In accordance with **Charter Sections Charter 559**, and in order to insure the timely processing of this ordinance, the City Planning Commission authorizes the Director of Planning to approve or disapprove for the Commission any modification to the subject ordinance as deemed necessary by the Department of Building and Safety and/or the City Attorney's Office. In exercising that authority, the Director must make the same findings as would have been required for the City Planning Commission to act on the same matter. The Director's action under this authority shall be subject to the same time limits and shall have the same effect as if the City Planning Commission had acted directly.

FINDINGS (Picfair Village)

General Plan/Charter Findings

In accordance with Charter Sections 556 and 558, the proposed zone change is in substantial conformance with the purposes, intent and provisions of the City's General Plan, and all applicable provisions of the Los Angeles Municipal Code (LAMC).

General Plan Framework/Wilshire Community Plan Consistency

The proposed zone change ordinance for the Picfair Village Community is consistent with the following goals, objectives, and policies of the General Plan Framework, in addition to several similar provisions echoed in most of the Community Plans that make up the Land Use Element of the General Plan

General Plan Framework

The proposed Zone Change Ordinance (Exhibit D) is consistent with the following goals, objectives, and policies of the General Plan Framework:

- Goal 3B** Preservation of the City's stable single-family residential neighborhoods.
- Objective 3.5** Ensure that the character and scale of stable single-family residential neighborhoods is maintained, allowing for infill development provided that it is compatible with and maintains the scale and character of existing development.
- Policy 3.5.2** Require that new development in single-family neighborhoods maintains its predominant and distinguishing characteristics such as property setbacks and building scale.
- Policy 3.5.4** Require new development in special use neighborhoods such as water-oriented, rural/agricultural, and equestrian communities to maintain their predominant and distinguishing characteristics.

Pursuant to Section 12.32(F) of the Los Angeles Municipal Code this proposal is for a Zone Change to those parcels lying within the Picfair Village Community, bounded within the proposed Ordinance Map, from R1-1 to R1R2-RG. The current Single Family "R1" regulations for the Picfair Village Community allow large, box-like structures that may compromise the existing character of the smaller scaled neighborhood, potentially limiting light and air to adjacent buildings. The proposed zone change ordinance for the Picfair Village Community is necessary in order to preserve and maintain the character defining features, such as scale, proportion, building mass and garage orientation that make the existing single-family neighborhood unique.

With regards to scale and proportion, the existing R1 zone allows for a Floor to Area Ratio that reaches 0.60 for net livable space. Currently, the area is regulated by an interim Control Ordinance 184381 which requires conformance with the Beverly Grove Residential Floor Area

District (RFA). The Beverly Grove RFA has an FAR maximum of 0.50. The R1R2-RG zone reduces the allowable FAR from 0.60 to a range that reaches a maximum 0.45 on smaller lots to a minimum 0.35 on larger lots. This FAR allowance is more in keeping with the existing FAR makeup of the community, which averages less than 0.30 FAR, while still allowing for a reasonable expansion to meet modern needs. It also is in keeping with the intent of the Interim Control Ordinance for the area.

Furthermore, the current R1 is inadequate as it does not control building massing. The existing R1 development standards neither limits the setback distance of the upper portions of the walls nor the structure mass. The currently enforced interim control ordinance offers FAR bonuses for the inclusion of second story setbacks which encourage a proportional and articulated building envelope. The new building envelope for the proposed zone, R1R2-RG, requires that walls over 12 feet in height at the front of the structure employ an encroachment plane of 45 degrees to a maximum height of 20 feet. In addition, the new zone requires an additional setback of the second story. The combination of the encroachment plane and the additional second story setback curtail the overall massing of the structure, reducing the perception of size and bulk while enhancing the overall visual quality of the street by providing a more unified and low scale appearance and increased light and air for adjacent properties. This is in keeping with the Interim Control Ordinance however it is more authoritative in that it mandates the preferred building envelope, instead of merely providing an FAR bonus for it.

Lastly, the new R1R2-RG zone requires the construction of new garages to be detached and in the rear 50% of the property. This requirement reduces the overall bulk of the residential structure by disassociating it from the residential living area. The Rear Garage requirement also necessitates the development of a vehicular passageway (driveway) to the garage, which creates an additional, non-required setback between structures that facilitates the passage of light and air as well as the overall perception of privacy between neighbors and structures. Again, this is in keeping with the Interim Control Ordinance however it is more authoritative in that it mandates the preferred garage orientation, instead of merely providing an FAR bonus for it.

Wilshire Community Plan

The proposed zone change will promote the objectives, polices and goals of the Wilshire Community Plan by continuing to protect the character of the existing single-family neighborhood in the Picfair Village area. By instituting more restrictive development regulations, the proposed regulations require new development to be compatible with neighborhood character. As new houses are developed in conformance with the proposed regulations, and are built with smaller height, floor area and lot coverage envelopes, the overall existing character of the Picfair Village community is preserved. The proposed zone changes are consistent with applicable objectives and policies of the Wilshire Community Plan, including the following:

Objective 1-1 Provide for the preservation of existing quality housing, and for the development of new housing to meet the diverse economic and physical needs of the existing residents and expected new residents in the Wilshire Community Plan Area.

Policy 1-1.2 Promote neighborhood preservation in all stable residential neighborhoods.

The objective and policy listed above will be accomplished through the implementation of the proposed zone change to R1R2-RG. Based on data from the existing housing stock in the Picfair Village Community, including floor area and analysis of garage orientation, the proposed new zone was selected from a range of new single family subzones. The proposed zone requires all new development to be similar in character to the majority of existing houses in the project area. No changes are proposed to the community's residential density – the project area will remain designated for single family development. On the whole, the proposed zone change to R1R2-RG act as a refinement of the existing Single Family Development Standards contained in the Los Angeles Municipal Code, tailoring existing types of development regulations to more specifically address the needs of a well-defined community.

Public Necessity, Convenience, General Welfare, and Good Zoning

Los Angeles **City Charter Section 558** and **LAMC Section 12.32(C)(7)** require that prior to adopting a land use ordinance, the City Council make findings that the ordinance conforms with public necessity, convenience, general welfare, and good zoning practice. The proposed Zone Change conforms to public necessity, convenience, general welfare, and good zoning practice in the following respects: The proposed single family development standards of the R1R2-RG creates guidelines and standards for new development to help protect the character of Picfair Village and reinforce the neighborhood's scale, prevalent building envelope and garage orientation. The new single family standards within the R1R2-RG Zone will ensure that new construction is compatible with the existing context; new projects will enhance and reinforce the existing environment; and that the aesthetic and visual quality of the area will be improved and complement the character of the Community.

The proposed zone change began with a desire voiced by the community to preserve the built character of the Picfair Village community. Planning staff responded by researching building form in the community, as well as extensive field work and meetings with community members to better understand the issues facing the area. Through this methodology, staff determined that there was an impetus for additional single family development regulations in the Picfair Village community; it was true that the built form of the neighborhood was beginning to change, and that the changes were potentially negatively affecting the character of the community. The proposed zone, R1R2-RG offers protections and methods to preserving the overall character of the community.

The proposed zone change ordinance substantially advances a legitimate public interest in that it will further protect single-family residential neighborhoods from out-of-scale development that often leads to structures that are built-out to the maximum size allowed in the LAMC. In recent years, Citywide property values have increased rapidly and this high premium for land has driven a trend where property owners and developers tear down the original houses and replace them with much larger structures or significantly remodel existing houses with large-scale two-story additions which are out-of-scale with the neighboring properties. Good zoning practice requires new development standards for single-family residential zones to further maintain and control the preservation of neighborhood character. This proposed zone change ordinance accomplishes this requirement.

The proposed ordinance is not arbitrary as the Department has thoroughly analyzed many different approaches and has determined that the proposed amendments are the simplest and

most direct way of dealing with the issue of “mansionization” or development of homes that are disproportionate in size within their community. There is a reasonable relationship between a legitimate public purpose which is maintaining existing single-family residential neighborhood character and the means to effectuate that purpose. Delaying the implementation of these code amendments could result in the continuation of over-sized development of single-family residential neighborhoods which is inconsistent with the objectives of the General Plan and would create an irreversible negative impact on the quality of life in the communities within the City where a Zone Change has been proposed.

Rear Garage (RG) Supplemental Use District

LAMC Section 12.32(S) requires initiation of a Supplemental Use District on the part of the City Council, City Planning Commission, or the Director of Planning. The establishment of the Rear Garage (RG) District furthers several goals of General Plan Framework and will thus be initiated by the Director of Planning within this proposed Zone Change. In keeping with Goal 3B of the General Plan Framework, the proposed “RG” Supplemental Use District ensures that new developments are consistent with the existing architectural character and setting of the Picfair Village community.

After a visual analysis of the existing built form, it was found that a majority of properties within this community maintain a rear, detached garage. There are many urban design benefits to maintaining this garage orientation as it relates to the ultimate preservation of neighborhood character. First, this garage orientation disassociates the garage (a required vehicular storage facility) from the front elevation of the single family dwelling, leaving more room for more inviting features such as porches, entryways and gardens. Second, the rear garage necessitates a vehicular passage way, which creates additional buffering between neighbors, facilitating the circulation of light and air between structures. This vehicular passage way may also be decoratively landscaped and/or designed of pervious ground cover conducive to water preservation. Third, this orientation dissociates the mass of the house from the mass of the garage, reducing the overall bulk of the house. Lastly, In addition to these aesthetic benefits, detached garages have functional attributes, such as limiting the amount of noise and pollution that filters into the house.

Based on the above findings, the proposed Rear Garage District is deemed in substantial conformance with the purposes, intent and provisions of the City’s General Plan, and all applicable provisions of the Los Angeles Municipal Code (LAMC); consistent with public necessity, convenience, general welfare, and good zoning practice; and in is accordance with the establishment of a Supplemental Use District, satisfies the purposes of the proposed zone change and furthers the overall quest for conservation of the neighborhood character through urban design.

CEQA Findings

Pursuant to Section 210821(c)(3) of the California Public Resource Code, the Department of City Planning prepared a Negative Declaration (ENV-2016-2111-ND), which concludes that the proposed zone change for the Picfair Village Community (as bounded by the Proposed Ordinance Map) will result in less than significant impacts and/or that there will be no impacts. The Negative Declaration was published for a period of 20 days, from September 29, 2015 and will be complete by October 19, 2015. We will address comments as they are submitted and will have a final response to comments by second City Planning Commission hearing on November 10, 2016.

As stated in the mandatory findings of significance in the Negative Declaration, the Department of City Planning concludes the following:

- a) Based on the analysis in this Initial Study, the proposed zone changes would not have the potential to degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal. The proposed project does not propose or authorize any new development. Further, development (e.g., additions, new construction) of single-family units that occurs pursuant to the proposed project would not impact any endangered fauna or flora, modify any special status species habitat, and would only occur on lots zoned for single-family development. Due to the highly urbanized nature of the project area and the surrounding area, construction activities and operation of future development would not impact the habitat or population in the Project Area. In addition, the proposed project does not propose or authorize any new development in any identified Biological Resource Areas. The proposed project would not impact the habitat or population level of fish or wildlife species, nor would it threaten a plant or animal community, nor impact the range of a rare endangered plant or animal. Furthermore, impacts to Cultural Resources and related archaeological and paleontological resources would be less than significant following the implementation of the regulatory compliance measures.
- b) No significant impacts were identified for the 17 environmental factors analyzed within the Initial Study. Currently, a proposed Code amendment to the 2008 Baseline Mansionization Ordinance (BMO) and the 2011 Baseline Hillside Ordinance (BHO) are undergoing similar environmental review that could be viewed in connection to the proposed Project. The proposed Code amendment to the BHO/BMO specifically amends the existing BMO and BHO to establish more stringent development standards for properties zoned R1, modify RFA calculations, adjust grading provisions for single-family lots located in designated "Hillside Areas," and eliminate the "Green Building Option" bonus for properties zoned RA, RE, and RS, and eliminate all bonuses in the R1 zones that currently permit additional RFA in exchange for the inclusion of particular building features.

As mentioned throughout, the proposed Code amendment would establish variations of the existing R1 Zone that are tailored to meet the varying character and design of single-family neighborhoods throughout the City. These zones regulate lot coverage maximums, height, placement of bulk, and size. The proposed Project would also create a new

Supplemental Use District that mandates garages to be detached from the main building and located at the rear of a property. The proposed Project, by itself, does not propose or authorize any development and would not authorize or expand any new or existing land uses.

The proposed Code amendment to the BMO/BHO (i.e. Related Project) would further apply specific requirements related to form and massing to single-family zoned properties in the area. The Related Project applies specific requirements related to form and process, triggered by an application for a building and/or grading permit in any single family zoned lot (RA, RE, RS, R1). The combination of the proposed Project and the Related Project is not expected to incentivize any new construction; rather, these projects together would in effect address concerns of perceived out-of-scale construction in single-family neighborhoods and help regulate form in residential zones. It is also important to note that no significant impacts were identified for the Related Project.

Thus the proposed Project in combination with Related Projects would not result in a cumulatively considerable effect

- c) A significant impact may occur if the proposed project has the potential to result in significant impacts, as discussed in the preceding sections. All potential impacts of the proposed project have been identified, and regulatory compliance measures have been prescribed, where applicable, to reduce all potential impacts to less-than-significant levels. Upon implementation of mitigation measures identified and compliance with existing regulations, the proposed project would not have the potential to result in substantial adverse impacts on human beings either directly or indirectly.

Delegation of City Planning Commission Authority

In accordance with **Charter Sections Charter 559**, and in order to insure the timely processing of this ordinance, the City Planning Commission authorizes the Director of Planning to approve or disapprove for the Commission any modification to the subject ordinance as deemed necessary by the Department of Building and Safety and/or the City Attorney's Office. In exercising that authority, the Director must make the same findings as would have been required for the City Planning Commission to act on the same matter. The Director's action under this authority shall be subject to the same time limits and shall have the same effect as if the City Planning Commission had acted directly.

FINDINGS (Wilshire Vista)

General Plan/Charter Findings

In accordance with Charter Sections 556 and 558, the proposed zone change is in substantial conformance with the purposes, intent and provisions of the City's General Plan, and all applicable provisions of the Los Angeles Municipal Code (LAMC).

General Plan Framework/Wilshire Community Plan Consistency

The proposed zone change ordinance for the Wilshire Vista Community is consistent with the following goals, objectives, and policies of the General Plan Framework, in addition to several similar provisions echoed in most of the Community Plans that make up the Land Use Element of the General Plan

General Plan Framework

The proposed Zone Change Ordinance (Exhibit E) is consistent with the following goals, objectives, and policies of the General Plan Framework:

- Goal 3B** Preservation of the City's stable single-family residential neighborhoods.
- Objective 3.5** Ensure that the character and scale of stable single-family residential neighborhoods is maintained, allowing for infill development provided that it is compatible with and maintains the scale and character of existing development.
- Policy 3.5.2** Require that new development in single-family neighborhoods maintains its predominant and distinguishing characteristics such as property setbacks and building scale.
- Policy 3.5.4** Require new development in special use neighborhoods such as water-oriented, rural/agricultural, and equestrian communities to maintain their predominant and distinguishing characteristics.

Pursuant to Section 12.32(F) of the Los Angeles Municipal Code this proposal is for a Zone Change to those parcels lying within the Wilshire Vista Community, bounded within the proposed Ordinance Map, from R1-1 to R1R2-RG. The current Single Family "R1" regulations for the Wilshire Vista Community allow large, box-like structures that may compromise the existing character of the smaller scaled neighborhood, potentially limiting light and air to adjacent buildings. The proposed zone change ordinance for the Wilshire Vista Community is necessary in order to preserve and maintain the character defining features, such as scale, proportion, building mass and garage orientation that make the existing single-family neighborhood unique.

With regards to scale and proportion, the existing R1 zone allows for a Floor to Area Ratio that reaches 0.60 for net livable space. Currently, the area is regulated by an interim Control Ordinance 184381 which requires conformance with the Beverly Grove Residential Floor Area

District (RFA). The Beverly Grove RFA has an FAR maximum of 0.50. The R1R2-RG zone reduces the allowable FAR from 0.60 to a range that reaches a maximum 0.45 on smaller lots to a minimum 0.35 on larger lots. This FAR allowance is more in keeping with the existing FAR makeup of the community, which averages less than 0.30 FAR, while still allowing for a reasonable expansion to meet modern needs. It also is in keeping with the intent of the Interim Control Ordinance for the area.

Furthermore, the current R1 is inadequate as it does not control building massing. The existing R1 development standards neither limits the setback distance of the upper portions of the walls nor the structure mass. The currently enforced interim control ordinance offers FAR bonuses for the inclusion of second story setbacks which encourage a proportional and articulated building envelope. The new building envelope for the proposed zone, R1R2-RG, requires that walls over 12 feet in height at the front of the structure employ an encroachment plane of 45 degrees to a maximum height of 20 feet. In addition, the new zone requires an additional setback of the second story. The combination of the encroachment plane and the additional second story setback curtail the overall massing of the structure, reducing the perception of size and bulk while enhancing the overall visual quality of the street by providing a more unified and low scale appearance and increased light and air for adjacent properties. This is in keeping with the Interim Control Ordinance however it is more authoritative in that it mandates the preferred building envelope, instead of merely providing an FAR bonus for it.

Lastly, the new R1R2-RG zone requires the construction of new garages to be detached and in the rear 50% of the property. This requirement reduces the overall bulk of the residential structure by disassociating it from the residential living area. The Rear Garage requirement also necessitates the development of a vehicular passageway (driveway) to the garage, which creates an additional buffer between structures that facilitates the passage of light and air as well as the overall perception of privacy between neighbors and structures. Again, this is in keeping with the Interim Control Ordinance however it is more authoritative in that it mandates the preferred garage orientation, instead of merely providing an FAR bonus for it.

Wilshire Community Plan

The proposed zone change will promote the objectives, policies and goals of the Wilshire Community Plan by continuing to protect the character of the existing single-family neighborhood in the Wilshire Vista area. By instituting more restrictive development regulations, the proposed regulations require new development to be compatible with neighborhood character. As new houses are developed in conformance with the proposed regulations, and are built with smaller height, floor area and lot coverage envelopes, the overall existing character of the Wilshire Vista community is preserved. The proposed zone changes are consistent with applicable objectives and policies of the Wilshire Community Plan, including the following:

Objective 1-1 Provide for the preservation of existing quality housing, and for the development of new housing to meet the diverse economic and physical needs of the existing residents and expected new residents in the Wilshire Community Plan Area.

Policy 1-1.2 Promote neighborhood preservation in all stable residential neighborhoods.

The objective and policy listed above will be accomplished through the implementation of the proposed zone change to R1R2-RG. Based on data from the existing housing stock in the Wilshire Vista Community, including floor area and analysis of garage orientation, the proposed new zone was selected from a range of new single family subzones. The proposed zone requires all new development to be similar in character to the majority of existing houses in the project area. No changes are proposed to the community's residential density – the project area will remain designated for single family development. On the whole, the proposed zone change to R1R2-RG act as a refinement of the existing Single Family Development Standards contained in the Los Angeles Municipal Code, tailoring existing types of development regulations to more specifically address the needs of a well-defined community.

Public Necessity, Convenience, General Welfare, and Good Zoning

Los Angeles **City Charter Section 558** and **LAMC Section 12.32(C)(7)** require that prior to adopting a land use ordinance, the City Council make findings that the ordinance conforms with public necessity, convenience, general welfare, and good zoning practice. The proposed Zone Change conforms to public necessity, convenience, general welfare, and good zoning practice in the following respects: The proposed single family development standards of the R1R2-RG creates guidelines and standards for new development to help protect the character of Wilshire Vista and reinforce the neighborhood's scale, prevalent building envelope and garage orientation. The new single family standards within the R1R2-RG Zone will ensure that new construction is compatible with the existing context; new projects will enhance and reinforce the existing environment; and that the aesthetic and visual quality of the area will be improved and complement the character of the Community.

The proposed zone change began with a desire voiced by the community to preserve the built character of the Wilshire Vista community. Planning staff responded by researching building form in the community, as well as extensive field work and meetings with community members to better understand the issues facing the area. Through this methodology, staff determined that there was an impetus for additional single family development regulations in the Wilshire Vista community; it was true that the built form of the neighborhood was beginning to change, and that the changes were potentially negatively affecting the character of the community. The proposed zone, R1R2-RG offers protections and methods to preserving the overall character of the community.

The proposed zone change ordinance substantially advances a legitimate public interest in that it will further protect single-family residential neighborhoods from out-of-scale development that often leads to structures that are built-out to the maximum size allowed in the LAMC. In recent years, Citywide property values have increased rapidly and this high premium for land has driven a trend where property owners and developers tear down the original houses and replace them with much larger structures or significantly remodel existing houses with large-scale two-story additions which are out-of-scale with the neighboring properties. Good zoning practice requires new development standards for single-family residential zones to further maintain and control the preservation of neighborhood character. This proposed zone change ordinance accomplishes this requirement.

The proposed ordinance is not arbitrary as the Department has thoroughly analyzed many different approaches and has determined that the proposed amendments are the simplest and

most direct way of dealing with the issue of “mansionization” or development of homes that are disproportionate in size within their community. There is a reasonable relationship between a legitimate public purpose which is maintaining existing single-family residential neighborhood character and the means to effectuate that purpose. Delaying the implementation of these code amendments could result in the continuation of over-sized development of single-family residential neighborhoods which is inconsistent with the objectives of the General Plan and would create an irreversible negative impact on the quality of life in the communities within the City where a Zone Change has been proposed.

Rear Garage (RG) Supplemental Use District

LAMC Section 12.32(S) requires initiation of a Supplemental Use District on the part of the City Council, City Planning Commission, or the Director of Planning. The establishment of the Rear Garage (RG) District furthers several goals of General Plan Framework and will thus be initiated by the Director of Planning within this proposed Zone Change. In keeping with Goal 3B of the General Plan Framework, the proposed “RG” Supplemental Use District ensures that new developments are consistent with the existing architectural character and setting of the Wilshire Vista community.

After a visual analysis of the existing built form, it was found that a majority of properties within this community maintain a rear, detached garage. There are many urban design benefits to maintaining this garage orientation as it relates to the ultimate preservation of neighborhood character. First, this garage orientation disassociates the garage (a required vehicular storage facility) from the front elevation of the single family dwelling, leaving more room for more inviting features such as porches, entryways and gardens. Second, the rear garage necessitates a vehicular passage way, which creates additional buffering between neighbors, facilitating the circulation of light and air between structures. This vehicular passage way may also be decoratively landscaped and/or designed of pervious ground cover conducive to water preservation. Third, this orientation dissociates the mass of the house from the mass of the garage, reducing the overall bulk of the house. Lastly, In addition to these aesthetic benefits, detached garages have functional attributes, such as limiting the amount of noise and pollution that filters into the house.

Based on the above findings, the proposed Rear Garage District is deemed in substantial conformance with the purposes, intent and provisions of the City’s General Plan, and all applicable provisions of the Los Angeles Municipal Code (LAMC); consistent with public necessity, convenience, general welfare, and good zoning practice; and in is accordance with the establishment of a Supplemental Use District, satisfies the purposes of the proposed zone change and furthers the overall quest for conservation of the neighborhood character through urban design.

CEQA Findings

Pursuant to Section 210821(c)(3) of the California Public Resource Code, the Department of City Planning prepared a Negative Declaration (ENV-2016-2111-ND), which concludes that the proposed zone change for the Wilshire Vista Community (as bounded by the Proposed Ordinance Map) will result in less than significant impacts and/or that there will be no impacts. The Negative Declaration was published for a period of 20 days, from September 29, 2015 and will be complete by October 19, 2015. We will address comments as they are submitted and will have a final response to comments by second City Planning Commission hearing on November 10, 2016.

As stated in the mandatory findings of significance in the Negative Declaration, the Department of City Planning concludes the following:

- a) Based on the analysis in this Initial Study, the proposed zone changes would not have the potential to degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal. The proposed project does not propose or authorize any new development. Further, development (e.g., additions, new construction) of single-family units that occurs pursuant to the proposed project would not impact any endangered fauna or flora, modify any special status species habitat, and would only occur on lots zoned for single-family development. Due to the highly urbanized nature of the project area and the surrounding area, construction activities and operation of future development would not impact the habitat or population in the Project Area. In addition, the proposed project does not propose or authorize any new development in any identified Biological Resource Areas. The proposed project would not impact the habitat or population level of fish or wildlife species, nor would it threaten a plant or animal community, nor impact the range of a rare endangered plant or animal. Furthermore, impacts to Cultural Resources and related archaeological and paleontological resources would be less than significant following the implementation of the regulatory compliance measures.
- b) No significant impacts were identified for the 17 environmental factors analyzed within the Initial Study. Currently, a proposed Code amendment to the 2008 Baseline Mansionization Ordinance (BMO) and the 2011 Baseline Hillside Ordinance (BHO) are undergoing similar environmental review that could be viewed in connection to the proposed Project. The proposed Code amendment to the BHO/BMO specifically amends the existing BMO and BHO to establish more stringent development standards for properties zoned R1, modify RFA calculations, adjust grading provisions for single-family lots located in designated "Hillside Areas," and eliminate the "Green Building Option" bonus for properties zoned RA, RE, and RS, and eliminate all bonuses in the R1 zones that currently permit additional RFA in exchange for the inclusion of particular building features.

As mentioned throughout, the proposed Code amendment would establish variations of the existing R1 Zone that are tailored to meet the varying character and design of single-family neighborhoods throughout the City. These zones regulate lot coverage maximums, height, placement of bulk, and size. The proposed Project would also create a new

Supplemental Use District that mandates garages to be detached from the main building and located at the rear of a property. The proposed Project, by itself, does not propose or authorize any development and would not authorize or expand any new or existing land uses.

The proposed Code amendment to the BMO/BHO (i.e. Related Project) would further apply specific requirements related to form and massing to single-family zoned properties in the area. The Related Project applies specific requirements related to form and process, triggered by an application for a building and/or grading permit in any single family zoned lot (RA, RE, RS, R1). The combination of the proposed Project and the Related Project is not expected to incentivize any new construction; rather, these projects together would in effect address concerns of perceived out-of-scale construction in single-family neighborhoods and help regulate form in residential zones. It is also important to note that no significant impacts were identified for the Related Project.

Thus the proposed Project in combination with Related Projects would not result in a cumulatively considerable effect

- c) A significant impact may occur if the proposed project has the potential to result in significant impacts, as discussed in the preceding sections. All potential impacts of the proposed project have been identified, and regulatory compliance measures have been prescribed, where applicable, to reduce all potential impacts to less-than-significant levels. Upon implementation of mitigation measures identified and compliance with existing regulations, the proposed project would not have the potential to result in substantial adverse impacts on human beings either directly or indirectly.

Delegation of City Planning Commission Authority

In accordance with **Charter Sections Charter 559**, and in order to insure the timely processing of this ordinance, the City Planning Commission authorizes the Director of Planning to approve or disapprove for the Commission any modification to the subject ordinance as deemed necessary by the Department of Building and Safety and/or the City Attorney's Office. In exercising that authority, the Director must make the same findings as would have been required for the City Planning Commission to act on the same matter. The Director's action under this authority shall be subject to the same time limits and shall have the same effect as if the City Planning Commission had acted directly.

FINDINGS (Crestview)

General Plan/Charter Findings

In accordance with Charter Sections 556 and 558, the proposed zone change is in substantial conformance with the purposes, intent and provisions of the City's General Plan, and all applicable provisions of the Los Angeles Municipal Code (LAMC).

General Plan Framework/Wilshire and West Adam Community Plan Consistency

The proposed zone change ordinance for the Crestview Community is consistent with the following goals, objectives, and policies of the General Plan Framework, in addition to several similar provisions echoed in most of the Community Plans that make up the Land Use Element of the General Plan

General Plan Framework

The proposed Zone Change Ordinance (Exhibit F) is consistent with the following goals, objectives, and policies of the General Plan Framework:

- Goal 3B** Preservation of the City's stable single-family residential neighborhoods.
- Objective 3.5** Ensure that the character and scale of stable single-family residential neighborhoods is maintained, allowing for infill development provided that it is compatible with and maintains the scale and character of existing development.
- Policy 3.5.2** Require that new development in single-family neighborhoods maintains its predominant and distinguishing characteristics such as property setbacks and building scale.
- Policy 3.5.4** Require new development in special use neighborhoods such as water-oriented, rural/agricultural, and equestrian communities to maintain their predominant and distinguishing characteristics.

Pursuant to Section 12.32(F) of the Los Angeles Municipal Code this proposal is for a Zone Change to those parcels lying within the Crestview Community, bounded within the proposed Ordinance Map, from R1-1 to R1R2-RG. The current Single Family "R1" regulations for the Crestview Community allow large, box-like structures that may compromise the existing character of the smaller scaled neighborhood, potentially limiting light and air to adjacent buildings. The proposed zone change ordinance for the Crestview Community is necessary in order to preserve and maintain the character defining features, such as scale, proportion, building mass and garage orientation that make the existing single-family neighborhood unique.

With regards to scale and proportion, the existing R1 zone allows for a Floor to Area Ratio that reaches 0.60 for net livable space. Currently, the area is adjacent to two areas regulated by various interim Control Ordinance which both require conformance with the Beverly Grove

Residential Floor Area District (RFA). The Beverly Grove RFA has an FAR maximum of 0.50. The R1R2-RG zone reduces the allowable FAR from 0.60 to a range that reaches a maximum 0.45 on smaller lots to a minimum 0.35 on larger lots. This FAR allowance is more in keeping with the existing FAR makeup of the community, which averages less than 0.30 FAR, while still allowing for a reasonable expansion of house size to meet modern needs. This also meets the intent of the adjacent Interim Control Ordinances within the adjacent communities of Picfair Village, Wilshire Vista and Faircrest Heights.

Furthermore, the current R1 is inadequate as it does not control building massing. The existing R1 development standards neither limits the setback distance of the upper portions of the walls nor the structure mass. The enforced interim control ordinance in adjacent communities of Picfair Village, Wilshire Vista and Faircrest Heights offer FAR bonuses for the inclusion of second story setbacks which encourage a proportional and articulated building envelope. The new building envelope for the proposed zone, R1R2-RG, requires that walls over 12 feet in height at the front of the structure employ an encroachment plane of 45 degrees to a maximum height of 20 feet. In addition, the new zone requires an additional setback of the second story. The combination of the encroachment plane and the additional second story setback curtail the overall massing of the structure, reducing the perception of size and bulk while enhancing the overall visual quality of the street by providing a more unified and low scale appearance and increased light and air for adjacent properties. This is in keeping with the Interim Control Ordinances of adjacent communities however it is more authoritative in that it mandates the preferred building envelope, instead of merely providing an FAR bonus for it.

Lastly, the new R1R2-RG zone requires the construction of new garages to be detached and in the rear 50% of the property. This requirement reduces the overall bulk of the residential structure by disassociating it from the residential living area. The Rear Garage requirement also necessitates the development of a vehicular passageway (driveway) to the garage, which creates an additional buffer between structures that facilitates the passage of light and air as well as the overall perception of privacy between neighbors and structures. Again, this is in keeping with the Interim Control Ordinance for adjacent communities however it is more authoritative in that it mandates the preferred garage orientation, instead of merely providing an FAR bonus for it.

For the record, Crestview is substantially similar to the adjacent ICO of Picfair Village, Wilshire Vista and Faircrest Heights communities with regards to the built form, massing and scale.

Wilshire and West Adams/Baldwin Hills/Leimert Park Community Plan

The proposed zone change area is located within the Wilshire and West Adams/Baldwin Hills/Leimert Park Community Plans. The proposed zone change to R1R2-RG will promote the objectives, policies and goals of the Wilshire and West Adams/Baldwin Hills/Leimert Park Community Plans by continuing to protect the character of the existing single-family neighborhood in the Crestview area. By instituting more restrictive development regulations, the proposed regulations require new development to be compatible with neighborhood character. As new houses are developed in conformance with the proposed regulations, and are built with smaller height, floor area and lot coverage envelopes, the overall existing character of the Crestview community is preserved. The proposed zone changes are consistent with applicable objectives and policies of the Wilshire and West Adams/Baldwin Hills/Leimert Park Community Plans, including the following:

Wilshire Community Plan

Objective 1-1 Provide for the preservation of existing quality housing, and for the development of new housing to meet the diverse economic and physical needs of the existing residents and expected new residents in the Wilshire Community Plan Area.

Policy 1-1.2 Promote neighborhood preservation in all stable residential neighborhoods.

West Adams/Baldwin Hills/Leimert Park Community Plan.

Goal (Land Use and Urban Design) Preserve, conserve and enhance the positive characteristics of existing neighborhoods that are the foundation for community identity.

The above listed objective, policy and goal will be accomplished through the implementation of the proposed zone change to R1R2-RG. Based on data from the existing housing stock in the Crestive Community, including floor area and analysis of garage orientation, the proposed new zone was selected from a range of new single family subzones. The proposed zone requires all new development to be similar in character to the majority of existing houses in the project area. No changes are proposed to the community's residential density – the project area will remain designated for single family development. On the whole, the proposed zone change to R1R2-RG act as a refinement of the existing Single Family Development Standards contained in the Los Angeles Municipal Code, tailoring existing types of development regulations to more specifically address the needs of a well-defined community.

Public Necessity, Convenience, General Welfare, and Good Zoning

Los Angeles **City Charter Section 558** and **LAMC Section 12.32(C)(7)** require that prior to adopting a land use ordinance, the City Council make findings that the ordinance conforms with public necessity, convenience, general welfare, and good zoning practice. The proposed Zone Change conforms to public necessity, convenience, general welfare, and good zoning practice in the following respects: The proposed single family development standards of the R1R2-RG creates guidelines and standards for new development to help protect the character of Crestview and reinforce the neighborhood's scale, prevalent building envelope and garage orientation. The new single family standards within the R1R2-RG Zone will ensure that new construction is compatible with the existing context; new projects will enhance and reinforce the existing environment; and that the aesthetic and visual quality of the area will be improved and complement the character of the Community.

The proposed zone change began with a desire voiced by the community to preserve the built character of the Crestview community. Planning staff responded by researching building form in the community, as well as extensive field work and meetings with community members to better understand the issues facing the area. Through this methodology, staff determined that there was an impetus for additional single family development regulations in the Crestview community; it was true that the built form of the neighborhood was beginning to change, and that the changes were potentially negatively affecting the character of the community. The proposed zone, R1R2-RG offers protections and methods to preserving the overall character of the community.

The proposed zone change ordinance substantially advances a legitimate public interest in that it will further protect single-family residential neighborhoods from out-of-scale development that often leads to structures that are built-out to the maximum size allowed in the LAMC. In recent years, Citywide property values have increased rapidly and this high premium for land has driven a trend where property owners and developers tear down the original houses and replace them with much larger structures or significantly remodel existing houses with large-scale two-story additions which are out-of-scale with the neighboring properties. Good zoning practice requires new development standards for single-family residential zones to further maintain and control the preservation of neighborhood character. This proposed zone change ordinance accomplishes this requirement.

The proposed ordinance is not arbitrary as the Department has thoroughly analyzed many different approaches and has determined that the proposed amendments are the simplest and most direct way of dealing with the issue of “mansionization” or development of homes that are disproportionate in size within their community. There is a reasonable relationship between a legitimate public purpose which is maintaining existing single-family residential neighborhood character and the means to effectuate that purpose. Delaying the implementation of these code amendments could result in the continuation of over-sized development of single-family residential neighborhoods which is inconsistent with the objectives of the General Plan and would create an irreversible negative impact on the quality of life in the communities within the City where a Zone Change has been proposed.

Rear Garage (RG) Supplemental Use District

LAMC Section 12.32(S) requires initiation of a Supplemental Use District on the part of the City Council, City Planning Commission, or the Director of Planning. The establishment of the Rear Garage (RG) District furthers several goals of General Plan Framework and will thus be initiated by the Director of Planning within this proposed Zone Change. In keeping with Goal 3B of the General Plan Framework, the proposed “RG” Supplemental Use District ensures that new developments are consistent with the existing architectural character and setting of the Crestview community.

After a visual analysis of the existing built form, it was found that a majority of properties within this community maintain a rear, detached garage. There are many urban design benefits to maintaining this garage orientation as it relates to the ultimate preservation of neighborhood character. First, this garage orientation disassociates the garage (a required vehicular storage facility) from the front elevation of the single family dwelling, leaving more room for more inviting features such as porches, entryways and gardens. Second, the rear garage necessitates a vehicular passage way, which creates additional buffering between neighbors, facilitating the circulation of light and air between structures. This vehicular passage way may also be decoratively landscaped and/or designed of pervious ground cover conducive to water preservation. Third, this orientation dissociates the mass of the house from the mass of the garage, reducing the overall bulk of the house. Lastly, In addition to these aesthetic benefits, detached garages have functional attributes, such as limiting the amount of noise and pollution that filters into the house.

Based on the above findings, the proposed Rear Garage District is deemed in substantial conformance with the purposes, intent and provisions of the City's General Plan, and all applicable provisions of the Los Angeles Municipal Code (LAMC); consistent with public necessity, convenience, general welfare, and good zoning practice; and in accordance with the establishment of a Supplemental Use District, satisfies the purposes of the proposed zone change and furthers the overall quest for conservation of the neighborhood character through urban design.

CEQA Findings

Pursuant to Section 210821(c)(3) of the California Public Resource Code, the Department of City Planning prepared a Negative Declaration (ENV-2016-2111-ND), which concludes that the proposed zone change for the Crestview Community (as bounded by the Proposed Ordinance Map) will result in less than significant impacts and/or that there will be no impacts. The Negative Declaration was published for a period of 20 days, from September 29, 2015 and will be complete by October 19, 2015. We will address comments as they are submitted and will have a final response to comments by second City Planning Commission hearing on November 10, 2016.

As stated in the mandatory findings of significance in the Negative Declaration, the Department of City Planning concludes the following:

- a) Based on the analysis in this Initial Study, the proposed zone changes would not have the potential to degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal. The proposed project does not propose or authorize any new development. Further, development (e.g., additions, new construction) of single-family units that occurs pursuant to the proposed project would not impact any endangered fauna or flora, modify any special status species habitat, and would only occur on lots zoned for single-family development. Due to the highly urbanized nature of the project area and the surrounding area, construction activities and operation of future development would not impact the habitat or population in the Project Area. In addition, the proposed project does not propose or authorize any new development in any identified Biological Resource Areas. The proposed project would not impact the habitat or population level of fish or wildlife species, nor would it threaten a plant or animal community, nor impact the range of a rare endangered plant or animal. Furthermore, impacts to Cultural Resources and related archaeological and paleontological resources would be less than significant following the implementation of the regulatory compliance measures.
- b) No significant impacts were identified for the 17 environmental factors analyzed within the Initial Study. Currently, a proposed Code amendment to the 2008 Baseline Mansionization Ordinance (BMO) and the 2011 Baseline Hillside Ordinance (BHO) are undergoing similar environmental review that could be viewed in connection to the proposed Project. The proposed Code amendment to the BHO/BMO specifically amends the existing BMO and BHO to establish more stringent development standards for properties zoned R1, modify RFA calculations, adjust grading provisions for single-family lots located in designated

“Hillside Areas,” and eliminate the “Green Building Option” bonus for properties zoned RA, RE, and RS, and eliminate all bonuses in the R1 zones that currently permit additional RFA in exchange for the inclusion of particular building features.

As mentioned throughout, the proposed Code amendment would establish variations of the existing R1 Zone that are tailored to meet the varying character and design of single-family neighborhoods throughout the City. These zones regulate lot coverage maximums, height, placement of bulk, and size. The proposed Project would also create a new Supplemental Use District that mandates garages to be detached from the main building and located at the rear of a property. The proposed Project, by itself, does not propose or authorize any development and would not authorize or expand any new or existing land uses.

The proposed Code amendment to the BMO/BHO (i.e. Related Project) would further apply specific requirements related to form and massing to single-family zoned properties in the area. The Related Project applies specific requirements related to form and process, triggered by an application for a building and/or grading permit in any single family zoned lot (RA, RE, RS, R1). The combination of the proposed Project and the Related Project is not expected to incentivize any new construction; rather, these projects together would in effect address concerns of perceived out-of-scale construction in single-family neighborhoods and help regulate form in residential zones. It is also important to note that no significant impacts were identified for the Related Project.

Thus the proposed Project in combination with Related Projects would not result in a cumulatively considerable effect

- c) A significant impact may occur if the proposed project has the potential to result in significant impacts, as discussed in the preceding sections. All potential impacts of the proposed project have been identified, and regulatory compliance measures have been prescribed, where applicable, to reduce all potential impacts to less-than-significant levels. Upon implementation of mitigation measures identified and compliance with existing regulations, the proposed project would not have the potential to result in substantial adverse impacts on human beings either directly or indirectly.

Delegation of City Planning Commission Authority

In accordance with **Charter Sections Charter 559**, and in order to insure the timely processing of this ordinance, the City Planning Commission authorizes the Director of Planning to approve or disapprove for the Commission any modification to the subject ordinance as deemed necessary by the Department of Building and Safety and/or the City Attorney’s Office. In exercising that authority, the Director must make the same findings as would have been required for the City Planning Commission to act on the same matter. The Director’s action under this authority shall be subject to the same time limits and shall have the same effect as if the City Planning Commission had acted directly.

FINDINGS (South Hollywood)

General Plan/Charter Findings

In accordance with Charter Sections 556 and 558, the proposed zone change is in substantial conformance with the purposes, intent and provisions of the City's General Plan, and all applicable provisions of the Los Angeles Municipal Code (LAMC).

General Plan Framework/Hollywood Community Plan Consistency

The proposed zone change ordinance for the South Hollywood Community is consistent with the following goals, objectives, and policies of the General Plan Framework, in addition to several similar provisions echoed in most of the Community Plans that make up the Land Use Element of the General Plan

General Plan Framework

The proposed Zone Change Ordinance (Exhibit G) is consistent with the following goals, objectives, and policies of the General Plan Framework:

- Goal 3B** Preservation of the City's stable single-family residential neighborhoods.
- Objective 3.5** Ensure that the character and scale of stable single-family residential neighborhoods is maintained, allowing for infill development provided that it is compatible with and maintains the scale and character of existing development.
- Policy 3.5.2** Require that new development in single-family neighborhoods maintains its predominant and distinguishing characteristics such as property setbacks and building scale.
- Policy 3.5.4** Require new development in special use neighborhoods such as water-oriented, rural/agricultural, and equestrian communities to maintain their predominant and distinguishing characteristics.

Pursuant to Section 12.32(F) of the Los Angeles Municipal Code this proposal is for a Zone Change to those parcels lying within the South Hollywood Community, bounded within the proposed Ordinance Map, from R1-1 to R1R2-RG. The current Single Family "R1" regulations for the South Hollywood Community allow large, box-like structures that may compromise the existing character of the smaller scaled neighborhood, potentially limiting light and air to adjacent buildings. The proposed zone change ordinance for the South Hollywood Community is necessary in order to preserve and maintain the character defining features, such as scale, proportion, building mass and garage orientation that make the existing single-family neighborhood unique.

With regards to scale and proportion, the existing R1 zone allows for a Floor to Area Ratio that reaches 0.60 for net livable space. Currently, the area is regulated by an interim Control

Ordinance 183,497 which states, "No building permit shall issue for a Project unless the proposed structure's Residential Floor Area does not exceed 120% of the prior or existing structure's Residential Floor Area." The R1R2-RG zone reduces the allowable FAR from 0.60 to a range that reaches a maximum 0.45 on smaller lots to a minimum 0.35 on larger lots. This FAR allowance is more in keeping with the existing FAR makeup of the community, which averages less than 0.30 FAR, while still allowing for a reasonable expansion of house size to meet modern needs. It also is in keeping with the intent of the Interim Control Ordinance for the area.

Furthermore, the current R1 is inadequate as it does not control building massing. The existing R1 development standards neither limits the setback distance of the upper portions of the walls nor the structure mass. The new building envelope for the proposed zone, R1R2-RG, requires that walls over 12 feet in height at the front of the structure employ an encroachment plane of 45 degrees to a maximum height of 20 feet. In addition, the new zone requires an additional setback of the second story. The combination of the encroachment plane and the additional second story setback curtail the overall massing of the structure, reducing the perception of size and bulk while enhancing the overall visual quality of the street by providing a more unified and low scale appearance and increased light and air for adjacent properties.

Lastly, the new R1R2-RG zone requires the construction of new garages to be detached and in the rear 50% of the property. This requirement reduces the overall bulk of the residential structure by disassociating it from the residential living area. The Rear Garage requirement also necessitates the development of a vehicular passageway (driveway) to the garage, which creates an additional buffer between structures that facilitates the passage of light and air as well as the overall perception of privacy between neighbors and structures.

Hollywood Community Plan

The proposed zone change will promote the objectives, policies and goals of the Hollywood Community Plan by continuing to protect the character of the existing single-family neighborhood in the South Hollywood area. By instituting more restrictive development regulations, the proposed regulations require new development to be compatible with neighborhood character. As new houses are developed in conformance with the proposed regulations, and are built with smaller height, floor area and lot coverage envelopes, the overall existing character of the South Hollywood community is preserved. The proposed zone changes are consistent with applicable objectives and policies of the Hollywood Community Plan, including the following:

Objective 3 To encourage preservation and enhancement of the varied and distinctive residential character of the community, and to protect lower density housing from the scattered intrusion of apartments.

Housing The Plan encourages the preservation and enhancement of well-defined residential neighborhoods in Hollywood through preparation of neighborhood preservation plans which further refine and tailor development standards to neighborhood character.

The objective and policy listed above will be accomplished through the implementation of the proposed zone change to R1R2-RG. Based on data from the existing housing stock in the South Hollywood Community, including floor area and analysis of garage orientation, the proposed new

zone was selected from a range of new single family subzones. The proposed zone requires all new development to be similar in character to the majority of existing houses in the project area. No changes are proposed to the community's residential density – the project area will remain designated for single family development. On the whole, the proposed zone change to R1R2-RG act as a refinement of the existing Single Family Development Standards contained in the Los Angeles Municipal Code, tailoring existing types of development regulations to more specifically address the needs of a well-defined community.

Public Necessity, Convenience, General Welfare, and Good Zoning

Los Angeles **City Charter Section 558** and **LAMC Section 12.32(C)(7)** require that prior to adopting a land use ordinance, the City Council make findings that the ordinance conforms with public necessity, convenience, general welfare, and good zoning practice. The proposed Zone Change conforms to public necessity, convenience, general welfare, and good zoning practice in the following respects: The proposed single family development standards of the R1R2-RG creates guidelines and standards for new development to help protect the character of South Hollywood and reinforce the neighborhood's scale, prevalent building envelope and garage orientation. The new single family standards within the R1R2-RG Zone will ensure that new construction is compatible with the existing context; new projects will enhance and reinforce the existing environment; and that the aesthetic and visual quality of the area will be improved and complement the character of the Community.

The proposed zone change began with a desire voiced by the community to preserve the built character of the South Hollywood community. Planning staff responded by researching building form in the community, as well as extensive field work and meetings with community members to better understand the issues facing the area. Through this methodology, staff determined that there was an impetus for additional single family development regulations in the South Hollywood community; it was true that the built form of the neighborhood was beginning to change, and that the changes were potentially negatively affecting the character of the community. The proposed zone, R1R2-RG offers protections and methods to preserving the overall character of the community.

The proposed zone change ordinance substantially advances a legitimate public interest in that it will further protect single-family residential neighborhoods from out-of-scale development that often leads to structures that are built-out to the maximum size allowed in the LAMC. In recent years, Citywide property values have increased rapidly and this high premium for land has driven a trend where property owners and developers tear down the original houses and replace them with much larger structures or significantly remodel existing houses with large-scale two-story additions which are out-of-scale with the neighboring properties. Good zoning practice requires new development standards for single-family residential zones to further maintain and control the preservation of neighborhood character. This proposed zone change ordinance accomplishes this requirement.

The proposed ordinance is not arbitrary as the Department has thoroughly analyzed many different approaches and has determined that the proposed amendments are the simplest and most direct way of dealing with the issue of "mansionization" or development of homes that are disproportionate in size within their community. There is a reasonable relationship between a legitimate public purpose which is maintaining existing single-family residential neighborhood

character and the means to effectuate that purpose. Delaying the implementation of these code amendments could result in the continuation of over-sized development of single-family residential neighborhoods which is inconsistent with the objectives of the General Plan and would create an irreversible negative impact on the quality of life in the communities within the City where a Zone Change has been proposed.

Rear Garage (RG) Supplemental Use District

LAMC Section 12.32(S) requires initiation of a Supplemental Use District on the part of the City Council, City Planning Commission, or the Director of Planning. The establishment of the Rear Garage (RG) District furthers several goals of General Plan Framework and will thus be initiated by the Director of Planning within this proposed Zone Change. In keeping with Goal 3B of the General Plan Framework, the proposed “RG” Supplemental Use District ensures that new developments are consistent with the existing architectural character and setting of the South Hollywood community.

After a visual analysis of the existing built form, it was found that a majority of properties within this community maintain a rear, detached garage. There are many urban design benefits to maintaining this garage orientation as it relates to the ultimate preservation of neighborhood character. First, this garage orientation disassociates the garage (a required vehicular storage facility) from the front elevation of the single family dwelling, leaving more room for more inviting features such as porches, entryways and gardens. Second, the rear garage necessitates a vehicular passage way, which creates additional buffering between neighbors, facilitating the circulation of light and air between structures. This vehicular passage way may also be decoratively landscaped and/or designed of pervious ground cover conducive to water preservation. Third, this orientation dissociates the mass of the house from the mass of the garage, reducing the overall bulk of the house. Lastly, In addition to these aesthetic benefits, detached garages have functional attributes, such as limiting the amount of noise and pollution that filters into the house.

Based on the above findings, the proposed Rear Garage District is deemed in substantial conformance with the purposes, intent and provisions of the City’s General Plan, and all applicable provisions of the Los Angeles Municipal Code (LAMC); consistent with public necessity, convenience, general welfare, and good zoning practice; and in is accordance with the establishment of a Supplemental Use District, satisfies the purposes of the proposed zone change and furthers the overall quest for conservation of the neighborhood character through urban design.

CEQA Findings

Pursuant to Section 210821(c)(3) of the California Public Resource Code, the Department of City Planning prepared a Negative Declaration (ENV-2016-2111-ND), which concludes that the proposed zone change for the South Hollywood Community (as bounded by the Proposed Ordinance Map) will result in less than significant impacts and/or that there will be no impacts. The Negative Declaration was published for a period of 20 days, from September 29, 2015 and will be complete by October 19, 2015. We will address comments as they are submitted and will

have a final response to comments by second City Planning Commission hearing on November 10, 2016.

As stated in the mandatory findings of significance in the Negative Declaration, the Department of City Planning concludes the following:

- a) Based on the analysis in this Initial Study, the proposed zone changes would not have the potential to degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal. The proposed project does not propose or authorize any new development. Further, development (e.g., additions, new construction) of single-family units that occurs pursuant to the proposed project would not impact any endangered fauna or flora, modify any special status species habitat, and would only occur on lots zoned for single-family development. Due to the highly urbanized nature of the project area and the surrounding area, construction activities and operation of future development would not impact the habitat or population in the Project Area. In addition, the proposed project does not propose or authorize any new development in any identified Biological Resource Areas. The proposed project would not impact the habitat or population level of fish or wildlife species, nor would it threaten a plant or animal community, nor impact the range of a rare endangered plant or animal. Furthermore, impacts to Cultural Resources and related archaeological and paleontological resources would be less than significant following the implementation of the regulatory compliance measures.
- b) No significant impacts were identified for the 17 environmental factors analyzed within the Initial Study. Currently, a proposed Code amendment to the 2008 Baseline Mansionization Ordinance (BMO) and the 2011 Baseline Hillside Ordinance (BHO) are undergoing similar environmental review that could be viewed in connection to the proposed Project. The proposed Code amendment to the BHO/BMO specifically amends the existing BMO and BHO to establish more stringent development standards for properties zoned R1, modify RFA calculations, adjust grading provisions for single-family lots located in designated "Hillside Areas," and eliminate the "Green Building Option" bonus for properties zoned RA, RE, and RS, and eliminate all bonuses in the R1 zones that currently permit additional RFA in exchange for the inclusion of particular building features.

As mentioned throughout, the proposed Code amendment would establish variations of the existing R1 Zone that are tailored to meet the varying character and design of single-family neighborhoods throughout the City. These zones regulate lot coverage maximums, height, placement of bulk, and size. The proposed Project would also create a new Supplemental Use District that mandates garages to be detached from the main building and located at the rear of a property. The proposed Project, by itself, does not propose or authorize any development and would not authorize or expand any new or existing land uses.

The proposed Code amendment to the BMO/BHO (i.e. Related Project) would further apply specific requirements related to form and massing to single-family zoned properties

in the area. The Related Project applies specific requirements related to form and process, triggered by an application for a building and/or grading permit in any single family zoned lot (RA, RE, RS, R1). The combination of the proposed Project and the Related Project is not expected to incentivize any new construction; rather, these projects together would in effect address concerns of perceived out-of-scale construction in single-family neighborhoods and help regulate form in residential zones. It is also important to note that no significant impacts were identified for the Related Project.

Thus the proposed Project in combination with Related Projects would not result in a cumulatively considerable effect

- c) A significant impact may occur if the proposed project has the potential to result in significant impacts, as discussed in the preceding sections. All potential impacts of the proposed project have been identified, and regulatory compliance measures have been prescribed, where applicable, to reduce all potential impacts to less-than-significant levels. Upon implementation of mitigation measures identified and compliance with existing regulations, the proposed project would not have the potential to result in substantial adverse impacts on human beings either directly or indirectly.

Delegation of City Planning Commission Authority

In accordance with **Charter Sections Charter 559**, and in order to insure the timely processing of this ordinance, the City Planning Commission authorizes the Director of Planning to approve or disapprove for the Commission any modification to the subject ordinance as deemed necessary by the Department of Building and Safety and/or the City Attorney's Office. In exercising that authority, the Director must make the same findings as would have been required for the City Planning Commission to act on the same matter. The Director's action under this authority shall be subject to the same time limits and shall have the same effect as if the City Planning Commission had acted directly.

FINDINGS (La Brea Hancock)

General Plan/Charter Findings

In accordance with Charter Sections 556 and 558, the proposed zone change is in substantial conformance with the purposes, intent and provisions of the City's General Plan, and all applicable provisions of the Los Angeles Municipal Code (LAMC).

General Plan Framework/Wilshire Community Plan Consistency

The proposed zone change ordinance for the La Brea Hancock Community is consistent with the following goals, objectives, and policies of the General Plan Framework, in addition to several similar provisions echoed in most of the Community Plans that make up the Land Use Element of the General Plan

General Plan Framework

The proposed Zone Change Ordinance (Exhibit H) is consistent with the following goals, objectives, and policies of the General Plan Framework:

- Goal 3B** Preservation of the City's stable single-family residential neighborhoods.
- Objective 3.5** Ensure that the character and scale of stable single-family residential neighborhoods is maintained, allowing for infill development provided that it is compatible with and maintains the scale and character of existing development.
- Policy 3.5.2** Require that new development in single-family neighborhoods maintains its predominant and distinguishing characteristics such as property setbacks and building scale.
- Policy 3.5.4** Require new development in special use neighborhoods such as water-oriented, rural/agricultural, and equestrian communities to maintain their predominant and distinguishing characteristics.

Pursuant to Section 12.32(F) of the Los Angeles Municipal Code this proposal is for a Zone Change to those parcels lying within the La Brea Hancock Community, bounded within the proposed Ordinance Map, from R1-1 to R1R2-RG. The current Single Family "R1" regulations for the La Brea Hancock Community allow large, box-like structures that may compromise the existing character of the smaller scaled neighborhood, potentially limiting light and air to adjacent buildings. The proposed zone change ordinance for the La Brea Hancock Community is necessary in order to preserve and maintain the character defining features, such as scale, proportion, building mass and garage orientation that make the existing single-family neighborhood unique.

With regards to scale and proportion, the existing R1 zone allows for a Floor to Area Ratio that reaches 0.60 for net livable space. Currently, the area is regulated by an interim Control

Ordinance 183,497 which requires conformance with the Beverly Grove Residential Floor Area District (RFA). The Beverly Grove RFA has an FAR maximum of 0.50. The R1R2-RG zone reduces the allowable FAR from 0.60 to a range that reaches a maximum 0.45 on smaller lots to a minimum 0.35 on larger lots. This FAR allowance is more in keeping with the existing FAR makeup of the community, which averages less than 0.30 FAR, while still allowing for a reasonable expansion of house size to meet modern needs. It also is in keeping with the intent of the Interim Control Ordinance for the area.

Furthermore, the current R1 is inadequate as it does not control building massing. The existing R1 development standards neither limits the setback distance of the upper portions of the walls nor the structure mass. The currently enforced interim control ordinance offers FAR bonuses for the inclusion of second story setbacks which encourage a proportional and articulated building envelope. The new building envelope for the proposed zone, R1R2-RG, requires that walls over 12 feet in height at the front of the structure employ an encroachment plane of 45 degrees to a maximum height of 20 feet. In addition, the new zone requires an additional setback of the second story. The combination of the encroachment plane and the additional second story setback curtail the overall massing of the structure, reducing the perception of size and bulk while enhancing the overall visual quality of the street by providing a more unified and low scale appearance and increased light and air for adjacent properties. This is in keeping with the Interim Control Ordinance however it is more authoritative in that it mandates the preferred building envelope, instead of merely providing an FAR bonus for it.

Lastly, the new R1R2-RG zone requires the construction of new garages to be detached and in the rear 50% of the property. This requirement reduces the overall bulk of the residential structure by disassociating it from the residential living area. The Rear Garage requirement also necessitates the development of a vehicular passageway (driveway) to the garage, which creates an additional buffer between structures that facilitates the passage of light and air as well as the overall perception of privacy between neighbors and structures. Again, this is in keeping with the Interim Control Ordinance however it is more authoritative in that it mandates the preferred garage orientation, instead of merely providing an FAR bonus for it.

Wilshire Community Plan

The proposed zone change will promote the objectives, policies and goals of the Wilshire Community Plan by continuing to protect the character of the existing single-family neighborhood in the La Brea Hancock area. By instituting more restrictive development regulations, the proposed regulations require new development to be compatible with neighborhood character. As new houses are developed in conformance with the proposed regulations, and are built with smaller height, floor area and lot coverage envelopes, the overall existing character of the La Brea Hancock community is preserved. The proposed zone changes are consistent with applicable objectives and policies of the Wilshire Community Plan, including the following:

- Objective 1-1** Provide for the preservation of existing quality housing, and for the development of new housing to meet the diverse economic and physical needs of the existing residents and expected new residents in the Wilshire Community Plan Area.

Policy 1-1.2 Promote neighborhood preservation in all stable residential neighborhoods.

The objective and policy listed above will be accomplished through the implementation of the proposed zone change to R1R2-RG. Based on data from the existing housing stock in the La Brea Hancock Community, including floor area and analysis of garage orientation, the proposed new zone was selected from a range of new single family subzones. The proposed zone requires all new development to be similar in character to the majority of existing houses in the project area. No changes are proposed to the community's residential density – the project area will remain designated for single family development. On the whole, the proposed zone change to R1R2-RG act as a refinement of the existing Single Family Development Standards contained in the Los Angeles Municipal Code, tailoring existing types of development regulations to more specifically address the needs of a well-defined community.

Public Necessity, Convenience, General Welfare, and Good Zoning

Los Angeles **City Charter Section 558** and **LAMC Section 12.32(C)(7)** require that prior to adopting a land use ordinance, the City Council make findings that the ordinance conforms with public necessity, convenience, general welfare, and good zoning practice. The proposed Zone Change conforms to public necessity, convenience, general welfare, and good zoning practice in the following respects: The proposed single family development standards of the R1R2-RG creates guidelines and standards for new development to help protect the character La Brea Hancock and reinforce the neighborhood's scale, prevalent building envelope and garage orientation. The new single family standards within the R1R2-RG Zone will ensure that new construction is compatible with the existing context; new projects will enhance and reinforce the existing environment; and that the aesthetic and visual quality of the area will be improved and complement the character of the Community.

The proposed zone change began with a desire voiced by the community to preserve the built character of the La Brea Hancock community. Planning staff responded by researching building form in the community, as well as extensive field work and meetings with community members to better understand the issues facing the area. Through this methodology, staff determined that there was an impetus for additional single family development regulations in the La Brea Hancock community; it was true that the built form of the neighborhood was beginning to change, and that the changes were potentially negatively affecting the character of the community. The proposed zone, R1R2-RG offers protections and methods to preserving the overall character of the community.

The proposed zone change ordinance substantially advances a legitimate public interest in that it will further protect single-family residential neighborhoods from out-of-scale development that often leads to structures that are built-out to the maximum size allowed in the LAMC. In recent years, Citywide property values have increased rapidly and this high premium for land has driven a trend where property owners and developers tear down the original houses and replace them with much larger structures or significantly remodel existing houses with large-scale two-story additions which are out-of-scale with the neighboring properties. Good zoning practice requires new development standards for single-family residential zones to further maintain and control the preservation of neighborhood character. This proposed zone change ordinance accomplishes this requirement.

The proposed ordinance is not arbitrary as the Department has thoroughly analyzed many different approaches and has determined that the proposed amendments are the simplest and most direct way of dealing with the issue of “mansionsization” or development of homes that are disproportionate in size within their community. There is a reasonable relationship between a legitimate public purpose which is maintaining existing single-family residential neighborhood character and the means to effectuate that purpose. Delaying the implementation of these code amendments could result in the continuation of over-sized development of single-family residential neighborhoods which is inconsistent with the objectives of the General Plan and would create an irreversible negative impact on the quality of life in the communities within the City where a Zone Change has been proposed.

Rear Garage (RG) Supplemental Use District

LAMC Section 12.32(S) requires initiation of a Supplemental Use District on the part of the City Council, City Planning Commission, or the Director of Planning. The establishment of the Rear Garage (RG) District furthers several goals of General Plan Framework and will thus be initiated by the Director of Planning within this proposed Zone Change. In keeping with Goal 3B of the General Plan Framework, the proposed “RG” Supplemental Use District ensures that new developments are consistent with the existing architectural character and setting of the La Brea Hancock community.

After a visual analysis of the existing built form, it was found that a majority of properties within this community maintain a rear, detached garage. There are many urban design benefits to maintaining this garage orientation as it relates to the ultimate preservation of neighborhood character. First, this garage orientation disassociates the garage (a required vehicular storage facility) from the front elevation of the single family dwelling, leaving more room for more inviting features such as porches, entryways and gardens. Second, the rear garage necessitates a vehicular passage way, which creates additional buffering between neighbors, facilitating the circulation of light and air between structures. This vehicular passage way may also be decoratively landscaped and/or designed of pervious ground cover conducive to water preservation. Third, this orientation dissociates the mass of the house from the mass of the garage, reducing the overall bulk of the house. Lastly, In addition to these aesthetic benefits, detached garages have functional attributes, such as limiting the amount of noise and pollution that filters into the house.

Based on the above findings, the proposed Rear Garage District is deemed in substantial conformance with the purposes, intent and provisions of the City’s General Plan, and all applicable provisions of the Los Angeles Municipal Code (LAMC); consistent with public necessity, convenience, general welfare, and good zoning practice; and in accordance with the establishment of a Supplemental Use District, satisfies the purposes of the proposed zone change and furthers the overall quest for conservation of the neighborhood character through urban design.

CEQA Findings

Pursuant to Section 210821(c)(3) of the California Public Resource Code, the Department of City Planning prepared a Negative Declaration (ENV-2016-2111-ND), which concludes that the proposed zone change for the La Brea Hancock Community (as bounded by the Proposed Ordinance Map) will result in less than significant impacts and/or that there will be no impacts. The Negative Declaration was published for a period of 20 days, from September 29, 2015 and will be complete by October 19, 2015. We will address comments as they are submitted and will have a final response to comments by second City Planning Commission hearing on November 10, 2016.

As stated in the mandatory findings of significance in the Negative Declaration, the Department of City Planning concludes the following:

- a) Based on the analysis in this Initial Study, the proposed zone changes would not have the potential to degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal. The proposed project does not propose or authorize any new development. Further, development (e.g., additions, new construction) of single-family units that occurs pursuant to the proposed project would not impact any endangered fauna or flora, modify any special status species habitat, and would only occur on lots zoned for single-family development. Due to the highly urbanized nature of the project area and the surrounding area, construction activities and operation of future development would not impact the habitat or population in the Project Area. In addition, the proposed project does not propose or authorize any new development in any identified Biological Resource Areas. The proposed project would not impact the habitat or population level of fish or wildlife species, nor would it threaten a plant or animal community, nor impact the range of a rare endangered plant or animal. Furthermore, impacts to Cultural Resources and related archaeological and paleontological resources would be less than significant following the implementation of the regulatory compliance measures.
- b) No significant impacts were identified for the 17 environmental factors analyzed within the Initial Study. Currently, a proposed Code amendment to the 2008 Baseline Mansionization Ordinance (BMO) and the 2011 Baseline Hillside Ordinance (BHO) are undergoing similar environmental review that could be viewed in connection to the proposed Project. The proposed Code amendment to the BHO/BMO specifically amends the existing BMO and BHO to establish more stringent development standards for properties zoned R1, modify RFA calculations, adjust grading provisions for single-family lots located in designated "Hillside Areas," and eliminate the "Green Building Option" bonus for properties zoned RA, RE, and RS, and eliminate all bonuses in the R1 zones that currently permit additional RFA in exchange for the inclusion of particular building features.

As mentioned throughout, the proposed Code amendment would establish variations of the existing R1 Zone that are tailored to meet the varying character and design of single-family neighborhoods throughout the City. These zones regulate lot coverage maximums,

height, placement of bulk, and size. The proposed Project would also create a new Supplemental Use District that mandates garages to be detached from the main building and located at the rear of a property. The proposed Project, by itself, does not propose or authorize any development and would not authorize or expand any new or existing land uses.

The proposed Code amendment to the BMO/BHO (i.e. Related Project) would further apply specific requirements related to form and massing to single-family zoned properties in the area. The Related Project applies specific requirements related to form and process, triggered by an application for a building and/or grading permit in any single family zoned lot (RA, RE, RS, R1). The combination of the proposed Project and the Related Project is not expected to incentivize any new construction; rather, these projects together would in effect address concerns of perceived out-of-scale construction in single-family neighborhoods and help regulate form in residential zones. It is also important to note that no significant impacts were identified for the Related Project.

Thus the proposed Project in combination with Related Projects would not result in a cumulatively considerable effect

- c) A significant impact may occur if the proposed project has the potential to result in significant impacts, as discussed in the preceding sections. All potential impacts of the proposed project have been identified, and regulatory compliance measures have been prescribed, where applicable, to reduce all potential impacts to less-than-significant levels. Upon implementation of mitigation measures identified and compliance with existing regulations, the proposed project would not have the potential to result in substantial adverse impacts on human beings either directly or indirectly.

Delegation of City Planning Commission Authority

In accordance with **Charter Sections Charter 559**, and in order to insure the timely processing of this ordinance, the City Planning Commission authorizes the Director of Planning to approve or disapprove for the Commission any modification to the subject ordinance as deemed necessary by the Department of Building and Safety and/or the City Attorney's Office. In exercising that authority, the Director must make the same findings as would have been required for the City Planning Commission to act on the same matter. The Director's action under this authority shall be subject to the same time limits and shall have the same effect as if the City Planning Commission had acted directly.

FINDINGS (Larchmont Heights)

General Plan/Charter Findings

In accordance with Charter Sections 556 and 558, the proposed zone change is in substantial conformance with the purposes, intent and provisions of the City's General Plan, and all applicable provisions of the Los Angeles Municipal Code (LAMC).

General Plan Framework/Wilshire Community Plan Consistency

The proposed zone change ordinance for the Larchmont Heights Community is consistent with the following goals, objectives, and policies of the General Plan Framework, in addition to several similar provisions echoed in most of the Community Plans that make up the Land Use Element of the General Plan

General Plan Framework

The proposed Zone Change Ordinance (Exhibit I) is consistent with the following goals, objectives, and policies of the General Plan Framework:

- Goal 3B** Preservation of the City's stable single-family residential neighborhoods.
- Objective 3.5** Ensure that the character and scale of stable single-family residential neighborhoods is maintained, allowing for infill development provided that it is compatible with and maintains the scale and character of existing development.
- Policy 3.5.2** Require that new development in single-family neighborhoods maintains its predominant and distinguishing characteristics such as property setbacks and building scale.
- Policy 3.5.4** Require new development in special use neighborhoods such as water-oriented, rural/agricultural, and equestrian communities to maintain their predominant and distinguishing characteristics.

Pursuant to Section 12.32(F) of the Los Angeles Municipal Code this proposal is for a Zone Change to those parcels lying within the Larchmont Heights Community, bounded within the proposed Ordinance Map, from R1-1 to R1R2-RG. The current Single Family "R1" regulations for the Larchmont Heights Community allow large, box-like structures that may compromise the existing character of the smaller scaled neighborhood, potentially limiting light and air to adjacent buildings. The proposed zone change ordinance for the Larchmont Heights Community is necessary in order to preserve and maintain the character defining features, such as scale, proportion, building mass and garage orientation that make the existing single-family neighborhood unique.

With regards to scale and proportion, the existing R1 zone allows for a Floor to Area Ratio that reaches 0.60 for net livable space. Currently, the area is regulated by an interim Control

Ordinance 183,497 which states, "No building permit shall issue for a Project unless the proposed structure's Residential Floor Area does not exceed 120% of the prior or existing structure's Residential Floor Area." The R1R2-RG zone reduces the allowable FAR from 0.60 to a range that reaches a maximum 0.45 on smaller lots to a minimum 0.35 on larger lots. This FAR allowance is more in keeping with the existing FAR makeup of the community, which averages less than 0.30 FAR, while still allowing for a reasonable expansion of house size to meet modern needs. It also is in keeping with the intent of the Interim Control Ordinance for the area.

Furthermore, the current R1 is inadequate as it does not control building massing. The existing R1 development standards neither limits the setback distance of the upper portions of the walls nor the structure mass. The new building envelope for the proposed zone, R1R2-RG, requires that walls over 12 feet in height at the front of the structure employ an encroachment plane of 45 degrees to a maximum height of 20 feet. In addition, the new zone requires an additional setback of the second story. The combination of the encroachment plane and the additional second story setback curtail the overall massing of the structure, reducing the perception of size and bulk while enhancing the overall visual quality of the street by providing a more unified and low scale appearance and increased light and air for adjacent properties.

Lastly, the new R1R2-RG zone requires the construction of new garages to be detached and in the rear 50% of the property. This requirement reduces the overall bulk of the residential structure by disassociating it from the residential living area. The Rear Garage requirement also necessitates the development of a vehicular passageway (driveway) to the garage, which creates an additional buffer between structures that facilitates the passage of light and air as well as the overall perception of privacy between neighbors and structures.

Wilshire Community Plan

The proposed zone change will promote the objectives, policies and goals of the Wilshire Community Plan by continuing to protect the character of the existing single-family neighborhood in the Larchmont Heights area. By instituting more restrictive development regulations, the proposed regulations require new development to be compatible with neighborhood character. As new houses are developed in conformance with the proposed regulations, and are built with smaller height, floor area and lot coverage envelopes, the overall existing character of the Larchmont Heights community is preserved. The proposed zone changes are consistent with applicable objectives and policies of the Wilshire Community Plan, including the following:

Objective 1-1 Provide for the preservation of existing quality housing, and for the development of new housing to meet the diverse economic and physical needs of the existing residents and expected new residents in the Wilshire Community Plan Area.

Policy 1-1.2 Promote neighborhood preservation in all stable residential neighborhoods.

The objective and policy listed above will be accomplished through the implementation of the proposed zone change to R1R2-RG. Based on data from the existing housing stock in the Larchmont Heights Community, including floor area and analysis of garage orientation, the proposed new zone was selected from a range of new single family subzones. The proposed zone requires all new development to be similar in character to the majority of existing houses in

the project area. No changes are proposed to the community's residential density – the project area will remain designated for single family development. On the whole, the proposed zone change to R1R2-RG act as a refinement of the existing Single Family Development Standards contained in the Los Angeles Municipal Code, tailoring existing types of development regulations to more specifically address the needs of a well-defined community.

Public Necessity, Convenience, General Welfare, and Good Zoning

Los Angeles **City Charter Section 558** and **LAMC Section 12.32(C)(7)** require that prior to adopting a land use ordinance, the City Council make findings that the ordinance conforms with public necessity, convenience, general welfare, and good zoning practice. The proposed Zone Change conforms to public necessity, convenience, general welfare, and good zoning practice in the following respects: The proposed single family development standards of the R1R2-RG creates guidelines and standards for new development to help protect the character of Larchmont Heights and reinforce the neighborhood's scale, prevalent building envelope and garage orientation. The new single family standards within the R1R2-RG Zone will ensure that new construction is compatible with the existing context; new projects will enhance and reinforce the existing environment; and that the aesthetic and visual quality of the area will be improved and complement the character of the Community.

The proposed zone change began with a desire voiced by the community to preserve the built character of the Larchmont Heights community. Planning staff responded by researching building form in the community, as well as extensive field work and meetings with community members to better understand the issues facing the area. Through this methodology, staff determined that there was an impetus for additional single family development regulations in the Larchmont Heights community; it was true that the built form of the neighborhood was beginning to change, and that the changes were potentially negatively affecting the character of the community. The proposed zone, R1R2-RG offers protections and methods to preserving the overall character of the community.

The proposed zone change ordinance substantially advances a legitimate public interest in that it will further protect single-family residential neighborhoods from out-of-scale development that often leads to structures that are built-out to the maximum size allowed in the LAMC. In recent years, Citywide property values have increased rapidly and this high premium for land has driven a trend where property owners and developers tear down the original houses and replace them with much larger structures or significantly remodel existing houses with large-scale two-story additions which are out-of-scale with the neighboring properties. Good zoning practice requires new development standards for single-family residential zones to further maintain and control the preservation of neighborhood character. This proposed zone change ordinance accomplishes this requirement.

The proposed ordinance is not arbitrary as the Department has thoroughly analyzed many different approaches and has determined that the proposed amendments are the simplest and most direct way of dealing with the issue of "mansionization" or development of homes that are disproportionate in size within their community. There is a reasonable relationship between a legitimate public purpose which is maintaining existing single-family residential neighborhood character and the means to effectuate that purpose. Delaying the implementation of these code amendments could result in the continuation of over-sized development of single-family

residential neighborhoods which is inconsistent with the objectives of the General Plan and would create an irreversible negative impact on the quality of life in the communities within the City where a Zone Change has been proposed.

Rear Garage (RG) Supplemental Use District

LAMC Section 12.32(S) requires initiation of a Supplemental Use District on the part of the City Council, City Planning Commission, or the Director of Planning. The establishment of the Rear Garage (RG) District furthers several goals of General Plan Framework and will thus be initiated by the Director of Planning within this proposed Zone Change. In keeping with Goal 3B of the General Plan Framework, the proposed “RG” Supplemental Use District ensures that new developments are consistent with the existing architectural character and setting of the Larchmont Heights community.

After a visual analysis of the existing built form, it was found that a majority of properties within this community maintain a rear, detached garage. There are many urban design benefits to maintaining this garage orientation as it relates to the ultimate preservation of neighborhood character. First, this garage orientation disassociates the garage (a required vehicular storage facility) from the front elevation of the single family dwelling, leaving more room for more inviting features such as porches, entryways and gardens. Second, the rear garage necessitates a vehicular passage way, which creates additional buffering between neighbors, facilitating the circulation of light and air between structures. This vehicular passage way may also be decoratively landscaped and/or designed of pervious ground cover conducive to water preservation. Third, this orientation dissociates the mass of the house from the mass of the garage, reducing the overall bulk of the house. Lastly, In addition to these aesthetic benefits, detached garages have functional attributes, such as limiting the amount of noise and pollution that filters into the house.

Based on the above findings, the proposed Rear Garage District is deemed in substantial conformance with the purposes, intent and provisions of the City's General Plan, and all applicable provisions of the Los Angeles Municipal Code (LAMC); consistent with public necessity, convenience, general welfare, and good zoning practice; and in is accordance with the establishment of a Supplemental Use District, satisfies the purposes of the proposed zone change and furthers the overall quest for conservation of the neighborhood character through urban design.

CEQA Findings

Pursuant to Section 210821(c)(3) of the California Public Resource Code, the Department of City Planning prepared a Negative Declaration (ENV-2016-2111-ND), which concludes that the proposed zone change for the Larchmont Heights (as bounded by the Proposed Ordinance Map) will result in less than significant impacts and/or that there will be no impacts. The Negative Declaration was published for a period of 20 days, from September 29, 2015 and will be complete by October 19, 2015. We will address comments as they are submitted and will have a final response to comments by second City Planning Commission hearing on November 10, 2016.

As stated in the mandatory findings of significance in the Negative Declaration, the Department of City Planning concludes the following:

- a) Based on the analysis in this Initial Study, the proposed zone changes would not have the potential to degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal. The proposed project does not propose or authorize any new development. Further, development (e.g., additions, new construction) of single-family units that occurs pursuant to the proposed project would not impact any endangered fauna or flora, modify any special status species habitat, and would only occur on lots zoned for single-family development. Due to the highly urbanized nature of the project area and the surrounding area, construction activities and operation of future development would not impact the habitat or population in the Project Area. In addition, the proposed project does not propose or authorize any new development in any identified Biological Resource Areas. The proposed project would not impact the habitat or population level of fish or wildlife species, nor would it threaten a plant or animal community, nor impact the range of a rare endangered plant or animal. Furthermore, impacts to Cultural Resources and related archaeological and paleontological resources would be less than significant following the implementation of the regulatory compliance measures.
- b) No significant impacts were identified for the 17 environmental factors analyzed within the Initial Study. Currently, a proposed Code amendment to the 2008 Baseline Mansionization Ordinance (BMO) and the 2011 Baseline Hillside Ordinance (BHO) are undergoing similar environmental review that could be viewed in connection to the proposed Project. The proposed Code amendment to the BHO/BMO specifically amends the existing BMO and BHO to establish more stringent development standards for properties zoned R1, modify RFA calculations, adjust grading provisions for single-family lots located in designated "Hillside Areas," and eliminate the "Green Building Option" bonus for properties zoned RA, RE, and RS, and eliminate all bonuses in the R1 zones that currently permit additional RFA in exchange for the inclusion of particular building features.

As mentioned throughout, the proposed Code amendment would establish variations of the existing R1 Zone that are tailored to meet the varying character and design of single-family neighborhoods throughout the City. These zones regulate lot coverage maximums, height, placement of bulk, and size. The proposed Project would also create a new

Supplemental Use District that mandates garages to be detached from the main building and located at the rear of a property. The proposed Project, by itself, does not propose or authorize any development and would not authorize or expand any new or existing land uses.

The proposed Code amendment to the BMO/BHO (i.e. Related Project) would further apply specific requirements related to form and massing to single-family zoned properties in the area. The Related Project applies specific requirements related to form and process, triggered by an application for a building and/or grading permit in any single family zoned lot (RA, RE, RS, R1). The combination of the proposed Project and the Related Project is not expected to incentivize any new construction; rather, these projects together would in effect address concerns of perceived out-of-scale construction in single-family neighborhoods and help regulate form in residential zones. It is also important to note that no significant impacts were identified for the Related Project.

Thus the proposed Project in combination with Related Projects would not result in a cumulatively considerable effect

- c) A significant impact may occur if the proposed project has the potential to result in significant impacts, as discussed in the preceding sections. All potential impacts of the proposed project have been identified, and regulatory compliance measures have been prescribed, where applicable, to reduce all potential impacts to less-than-significant levels. Upon implementation of mitigation measures identified and compliance with existing regulations, the proposed project would not have the potential to result in substantial adverse impacts on human beings either directly or indirectly.

Delegation of City Planning Commission Authority

In accordance with **Charter Sections Charter 559**, and in order to insure the timely processing of this ordinance, the City Planning Commission authorizes the Director of Planning to approve or disapprove for the Commission any modification to the subject ordinance as deemed necessary by the Department of Building and Safety and/or the City Attorney's Office. In exercising that authority, the Director must make the same findings as would have been required for the City Planning Commission to act on the same matter. The Director's action under this authority shall be subject to the same time limits and shall have the same effect as if the City Planning Commission had acted directly.

FINDINGS (The Oaks of Los Feliz)

General Plan/Charter Findings

In accordance with Charter Sections 556 and 558, the proposed zone change is in substantial conformance with the purposes, intent and provisions of the City's General Plan, and all applicable provisions of the Los Angeles Municipal Code (LAMC).

General Plan Framework/Hollywood Community Plan Consistency

The proposed modifications to the Oaks of Los Feliz Development "D" Limitations are consistent with the following goals, objectives, and policies of the General Plan Framework, in addition to several similar provisions echoed in most of the Community Plans that make up the Land Use Element of the General Plan

General Plan Framework

The proposed project is in substantial conformance with the purposes, intent, and provisions of the General Plan, and is in conformity with public necessity, convenience, general welfare, and good zoning practice in that the proposed "D" Development Limitations seek to limit the adverse impacts of hillside development incompatible with the scale of existing neighborhoods, including:

Objective 3.5: Ensure that the character and scale of stable single-family residential neighborhoods is maintained, allowing for infill development provided that it is compatible with and maintains the scale and character of existing development.

The Oaks community in Hollywood is an existing, stable single-family neighborhood. The proposed project is seeking to maintain the existing use and character of that neighborhood by proposing alterations to the current development regulations. The proposed amendments include lot coverage maximums as well as modifications to the calculation of residential floor area. The combination of these amendments will rectify community concerns within the Oaks Community regarding the development of large, disproportionately scaled homes thereby preserving the scale and character of existing development within the community.

The first amendment includes the inclusion of lot coverage maximums. Currently, the "D" limitation sets a percentage for lot coverage by lot size. As lots increase in size, lot coverage is reduced. However, since the lot coverage percentage covers a range of lot sizes, instead of numeric proportion of the lot size, property owners at the beginning of the lot size scale were unduly penalized. As such, the lot coverage maximum encouraged the development of second story additions instead of ground floor additions. The amendment equalizes the lot coverage allowance so that it is more proportional and affords all property owners a more fair lot coverage requirement. Also, the allowance of additional lot coverage encourages the development of single story development, thereby reducing the overall bulk and mass and preserving the character of the Oaks of Los Feliz community.

The second amendment deals with the exemption of basements within the Oaks of Los Feliz development regulations. The current single family development standards (Baseline Hillside Ordinance) within the Los Angeles Municipal Code exempt “basements” when the “elevation of the upper surface of the floor or roof above the Basement does not exceed 3 feet in height at any point above the finished or natural Grade, whichever is lower, for at least 60% of the perimeter length of the exterior Basement walls.” Basements were exempted as part of the Baseline Hillside Ordinance as they were intended to be inconspicuous. However, the mountainous terrain of the Oaks of Los Feliz have rendered these structures to be just as prominent, or even more so, than the habitable residential floor area of the house. Because of this, an Interim Control Ordinance (No.183,497) has been established to count basements as part of the total residential floor area within the Oaks of Los Feliz. Since the intent is only to count what is exposed or visibly contributing to the perception of bulk and massing, the proposed amendment aims to include any portion of above ground basement to the overall calculation of residential floor area. This amendment disincentives the development of large above ground basements which alter the character of the community

Hollywood Community Plan

The “D” Development Limitations will promote the objectives, polices and goals of the Hollywood Community Plan by continuing to protect the character of the existing single-family neighborhood in the Oaks area. By instituting more restrictive development regulations, the proposed regulations require new development to be compatible with neighborhood character, while at the same time providing some environmental benefits. As new houses are developed in conformance with the proposed regulations, and are built with smaller height, floor area and lot coverage envelopes, impacts related to grading, aesthetics and the natural landscape and vegetation could be lessened. The “D” Development Limitations are consistent with applicable objectives and policies of the Hollywood Community Plan, including the following:

- Objective 3:** To encourage preservation and enhancement of the varied and distinctive residential character of the community, and to protect lower density housing from the scattered intrusion of apartments.
- Objective 3:** To minimize grading so as to retain the natural terrain and ecological balance. To provide a standard of land use intensity which will be compatible with street capacity, public facilities and utilities, and topography and in coordination with development in the rest of the City.
- Objective 4:** To promote the preservation of views, natural character and topography of mountainous parts of the Community for the enjoyment of both local residents and persons throughout the Los Angeles region.
- Housing:** The Plan encourages the preservation and enhancement of well defined residential neighborhoods in Hollywood through preparation of neighborhood preservation plans which further refine and tailor development standards to neighborhood character.

These objectives will be accomplished through the implementation of the proposed project. The modifications to the “D” Development Limitations were developed based on data from the existing housing stock in the Oaks neighborhood, including floor area and lot coverage; the proposal will require all new development to be similar in character to the majority of existing houses in the project area. No changes are proposed to the community’s residential density – the project area will remain designated for single family development. The project does not directly affect grading; however, the combination of further lot coverage and floor area restrictions could mean that the amount of grading required to construct a house is lessened. A reduction in grading due to reduced permitted envelopes for development could help to retain the natural terrain and ecological balance of the Oaks neighborhood. On the whole, the proposed amendments to the “D” Development Limitations act as a refinement of the existing hillside regulations contained in the Los Angeles Municipal Code, tailoring existing types of development regulations to more specifically address the needs of a well-defined community.

Public Necessity, Convenience, General Welfare, and Good Zoning

Los Angeles **City Charter Section 558** and **LAMC Section 12.32(C)(7)** require that prior to adopting a land use ordinance, the City Council make findings that the ordinance conforms with public necessity, convenience, general welfare, and good zoning practice. The proposed Zone Change conforms to public necessity, convenience, general welfare, and good zoning practice in the following respects: The proposed single family development standards of the “D” Development Limitations create guidelines and standards for new development to help protect the character of The Oaks of Los Feliz reinforcing the neighborhood’s scale and prevalent building envelope. The modified hillside development standards within the “D” Development Limitation will ensure that new construction is compatible with the existing context; new projects will enhance and reinforce the existing environment; and that the aesthetic and visual quality of the area will be improved and complement the character of the Community.

The proposed zone change began with a desire voiced by the community to preserve the built character of the The Oaks of Los Feliz community. Planning staff responded by researching building form in the community, as well as extensive field work and meetings with community members to better understand the issues facing the area. Through this methodology, staff determined that there was an impetus for modifying the existing “D” Development Limitation and the hillside development standards in the Oaks of Los Feliz community; it was true that the built form of the neighborhood was rapidly changing, and that the changes were potentially negatively affecting the character of the community. The proposed amendments to the “D” Development limitation offer protections and methods to preserving the overall character of the community.

The proposed zone change ordinance substantially advances a legitimate public interest in that it will further protect single-family residential neighborhoods from out-of-scale development that often leads to structures that are built-out to the maximum size allowed in the LAMC. In recent years, Citywide property values have increased rapidly and this high premium for land has driven a trend where property owners and developers tear down the original houses and replace them with much larger structures or significantly remodel existing houses with large-scale two-story additions which are out-of-scale with the neighboring properties. Good zoning practice requires new development standards for single-family residential zones to further maintain and control the

preservation of neighborhood character. This proposed zone change ordinance accomplishes this requirement.

The proposed ordinance is not arbitrary as the Department has thoroughly analyzed many different approaches and has determined that the proposed amendments are the simplest and most direct way of dealing with the issue of “mansionization” or development of homes that are disproportionate in size within their community. There is a reasonable relationship between a legitimate public purpose to maintain existing single-family residential neighborhood character and the means to effectuate that purpose. Delaying the implementation of these code amendments could result in the continuation of over-sized development of single-family residential neighborhoods which is inconsistent with the objectives of the General Plan and would create an irreversible negative impact on the quality of life in the communities within the City where a Zone Change has been proposed.

Establishment of a D-Limitation Findings

The enabling language for the establishment of “D” Development Limitations contained in Section 12.32(G.4) of the Code requires that the following finding shall be made:

That the proposed “D” Development Limitations are necessary to protect the best interests of and assure a development more compatible with the surrounding property or neighborhood.

The proposed project is necessary to assure that new development in the Oaks is compatible with the existing housing in the neighborhood. The majority of the larger, more flat lots in the Oaks were developed in the early 20th century. This development pattern created a neighborhood with often modest sized houses on larger, less steeply sloped lots. Today, significantly larger houses are proposed on vacant lots in the neighborhood, many of which have a significant slope. The goal of many developers to construct “spec” houses on these steep lots, which often sacrifice design for the maximization of square footage, is putting the idyllic, woodsy character of the Oaks at risk. Permit data since 1999 has shown that the size of new houses, and of additions to existing houses, has been steadily increasing; the scale of the new development is much greater than that of existing housing stock. The earlier, traditional development pattern may also have required less grading, and therefore may have had fewer environmental impacts, than larger, more modern houses recently proposed for construction in the area. The proposed regulations seek to maintain the open, wooded character of the Oaks through limits on building massing and envelopes, resulting in new construction that is both comparably scaled with existing houses in the neighborhood and potentially less harmful to the environment.

CEQA Findings

Pursuant to Section 210821(c)(3) of the California Public Resource Code, the Department of City Planning prepared a Negative Declaration (ENV-2016-2111-ND), which concludes that the proposed zone change for the Osks of Los Feliz Community (as bounded by the Proposed Ordinance Map) will result in less than significant impacts and/or that there will be no impacts. The Negative Declaration was published for a period of 20 days, from September 29, 2015 and will be complete by October 19, 2015. We will address comments as they are submitted and will have a final response to comments by second City Planning Commission hearing on November 10, 2016.

As stated in the mandatory findings of significance in the Negative Declaration, the Department of City Planning concludes the following:

- a) Based on the analysis in this Initial Study, the proposed zone changes would not have the potential to degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal. The proposed project does not propose or authorize any new development. Further, development (e.g., additions, new construction) of single-family units that occurs pursuant to the proposed project would not impact any endangered fauna or flora, modify any special status species habitat, and would only occur on lots zoned for single-family development. Due to the highly urbanized nature of the project area and the surrounding area, construction activities and operation of future development would not impact the habitat or population in the Project Area. In addition, the proposed project does not propose or authorize any new development in any identified Biological Resource Areas. The proposed project would not impact the habitat or population level of fish or wildlife species, nor would it threaten a plant or animal community, nor impact the range of a rare endangered plant or animal. Furthermore, impacts to Cultural Resources and related archaeological and paleontological resources would be less than significant following the implementation of the regulatory compliance measures.
- b) No significant impacts were identified for the 17 environmental factors analyzed within the Initial Study. Currently, a proposed Code amendment to the 2008 Baseline Mansionization Ordinance (BMO) and the 2011 Baseline Hillside Ordinance (BHO) are undergoing similar environmental review that could be viewed in connection to the proposed Project. The proposed Code amendment to the BHO/BMO specifically amends the existing BMO and BHO to establish more stringent development standards for properties zoned R1, modify RFA calculations, adjust grading provisions for single-family lots located in designated "Hillside Areas," and eliminate the "Green Building Option" bonus for properties zoned RA, RE, and RS, and eliminate all bonuses in the R1 zones that currently permit additional RFA in exchange for the inclusion of particular building features.

As mentioned throughout, the proposed Code amendment would establish variations of the existing R1 Zone that are tailored to meet the varying character and design of single-family neighborhoods throughout the City. These zones regulate lot coverage maximums,

height, placement of bulk, and size. The proposed Project would also create a new Supplemental Use District that mandates garages to be detached from the main building and located at the rear of a property. The proposed Project, by itself, does not propose or authorize any development and would not authorize or expand any new or existing land uses.

The proposed Code amendment to the BMO/BHO (i.e. Related Project) would further apply specific requirements related to form and massing to single-family zoned properties in the area. The Related Project applies specific requirements related to form and process, triggered by an application for a building and/or grading permit in any single family zoned lot (RA, RE, RS, R1). The combination of the proposed Project and the Related Project is not expected to incentivize any new construction; rather, these projects together would in effect address concerns of perceived out-of-scale construction in single-family neighborhoods and help regulate form in residential zones. It is also important to note that no significant impacts were identified for the Related Project.

Thus the proposed Project in combination with Related Projects would not result in a cumulatively considerable effect

- c) A significant impact may occur if the proposed project has the potential to result in significant impacts, as discussed in the preceding sections. All potential impacts of the proposed project have been identified, and regulatory compliance measures have been prescribed, where applicable, to reduce all potential impacts to less-than-significant levels. Upon implementation of mitigation measures identified and compliance with existing regulations, the proposed project would not have the potential to result in substantial adverse impacts on human beings either directly or indirectly.

Delegation of City Planning Commission Authority

In accordance with **Charter Sections Charter 559**, and in order to insure the timely processing of this ordinance, the City Planning Commission authorizes the Director of Planning to approve or disapprove for the Commission any modification to the subject ordinance as deemed necessary by the Department of Building and Safety and/or the City Attorney's Office. In exercising that authority, the Director must make the same findings as would have been required for the City Planning Commission to act on the same matter. The Director's action under this authority shall be subject to the same time limits and shall have the same effect as if the City Planning Commission had acted directly.

PUBLIC HEARING AND COMMUNICATIONS

Stakeholder Meetings

The community outreach strategy for the Neighborhood Conservation Initiative included community workshops, focus group meetings, and other forms of community engagement including e-mail and phone exchanges with various stakeholders of the different neighborhoods. The stakeholder meetings described in this section includes the comprehensive outreach strategy for all the neighborhoods included in the Neighborhood Conservation effort.

In the months of May, June, July, and August, the Department of City Planning held sixteen community workshops with stakeholders from the various Neighborhood Conservation neighborhoods in need of specialized zoning. Each community workshop included an open house, presentation, question-and-answer period, and small group discussions. The locations, dates, and times of the sixteen community meetings are shown in Table 1.

Table 1
Stakeholder Community Workshops

<p>East Venice ICO Area</p> <p>When: Saturday, May 7 Time: 9:00 a.m. - 12:00 p.m. Where: Beyond Baroque 681 Venice Blvd. Venice, CA 90291</p>	<p>Cheviot Hills (Inner Council District 5) ICO Area</p> <p>When: Wednesday, May 11 Time: 5:00 p.m. - 7:30 p.m. Where: Palms - Rancho Park Branch Library 2920 Overland Ave. Los Angeles, CA 90064</p>	<p>Faircrest Heights ICO Area</p> <p>When: Thursday, May 12 Time: 6:00 p.m. - 9:00 p.m. Where: Claude Pepper Senior Citizen Center 1762 S. La Cienega Blvd. Los Angeles, CA 90035</p>	<p>Bel-Air ICO Area</p> <p>When: Tuesday, May 17 Time: 5:30 p.m. - 7:30 p.m. Where: Westwood Branch Library 1246 Glendon Ave. Los Angeles, CA 90024</p>
<p>Kentwood ICO Area</p> <p>When: Wednesday, May 18 Time: 6:00 p.m. - 9:00 p.m. Where: Westchester District Office, Community Rm. 7166 W. Manchester Dr. Los Angeles, CA 90045</p>	<p>Mar Vista ICO Area</p> <p>When: Thursday, May 19 Time: 6:00 p.m. - 9:00 p.m. Where: Penmar Recreation Center 1341 Lake St. Venice, CA 90291</p>	<p>Beverlywood ICO Area</p> <p>When: Monday, May 23 Time: 5:00 p.m. - 8:00 p.m. Where: Robertson Recreation Center 1641 Preuss Rd. Los Angeles, CA 90035</p>	<p>Oaks of Los Feliz ICO Area</p> <p>When: Wednesday, May 25 Time: 6:00 p.m. - 9:00 p.m. Where: Fire Station 82 Annex Conference Rm. 1800 N. Bronson Ave. Los Angeles, CA 90028</p>
<p>Valley Village ICO Area</p> <p>When: Tuesday, May 31 Time: 5:00 p.m. - 7:30 p.m. Where: North Hollywood Regional Library 5211 Tujunga Ave. North Hollywood, CA 91601</p>	<p>Lower Council District 5 ICO Area</p> <p>When: Wednesday, June 1 Time: 5:00 p.m. - 8:00 p.m. Where: Robertson Recreation Center 1641 Preuss Rd. Los Angeles, CA 90035</p>	<p>Fairfax ICO Area</p> <p>When: Thursday, June 2 Time: 6:00 p.m. - 9:00 p.m. Where: Poinsettia Recreation Center 7341 Willoughby Ave. Los Angeles, CA 90046</p>	<p>La Brea Hancock ICO Area</p> <p>When: Saturday, June 4 Time: 10:00 a.m. - 1:00 p.m. Where: Will & Ariel Durant Branch Library 7140 W. Sunset Blvd. Los Angeles, CA 90046</p>
<p>Larchmont Heights ICO Area</p> <p>When: Saturday, June 11 Time: 10:00 a.m. - 1:00 p.m. Where: Will & Ariel Durant Branch Library 7140 W. Sunset Blvd. Los Angeles, CA 90046</p>	<p>South Hollywood ICO Area</p> <p>When: Saturday, June 25 Time: 10:00 a.m. - 1:00 p.m. Where: Will & Ariel Durant Branch Library 7140 W. Sunset Blvd. Los Angeles, CA 90046</p>	<p>Pacific Palisades</p> <p>When: Wednesday, July 13 Time: 6:30 p.m. - 9:00 p.m. Where: Pacific Palisades Charter High School 15777 Bowdoin Street Pacific Palisades, CA 90272</p>	<p>Crestview, Wilshire Vista, and Picfair Village</p> <p>When: Wednesday, July 20 Time: 6:00 p.m. - 8:00 p.m. Where: Robertson Rec. Center 1641 Preuss Rd. Los Angeles, CA 90035</p>

At the community workshops, stakeholders were presented with the first draft of the new tailored single-family zones described as R1-A, R1-B, R1-C, R1-D, R1-E and R1-F and an overview of the proposed amendments to the Baseline Masionization Ordinance (BMO) and Baseline Hillside Ordinance (BHO). Stakeholders had the opportunity to provide feedback on the new zone options as well as provide feedback on which zone option is most appropriate for their neighborhood. The group discussions included questions on what features create neighborhood character and whether they felt the proposed amended BMO/BHO addressed their neighborhood conservation issues or if the new single-family zones are a better fit. The feedback from the community meetings led to the proposed zone change recommendations and modification to the first draft of the single-family zones to reflect “smaller,” “standard,” “moderate,” and “larger” home options, or four floor area ratio (FAR) ranges instead of six, an additional variable-mass building envelope option, and various building envelope options for different FAR ranges.

Open House/ Public Hearing

Five noticed public hearings, grouped by Council District, were held for fifteen neighborhoods in need of specialized zoning. Described in this section is part one of the case CPC-2016-2112-ZC staff report and includes public hearing information for Council Districts 10 (with portions of Council District 5 for Crestview) and Council District 4. Each public hearing included an open house for questions, presentation, and public hearing. A summary of the locations, dates, times and approximate number of attendees of the three meetings are shown in Table 2. A summary of verbal and written testimony received at the respective public hearings are shown in Table 2.

**Table 2
 Public Hearings for Council Districts 10 and 4**

Public Hearing Information	Number of Attendees
<p>Faircrest Heights, Crestview, Wilshire Vista and Picfair Village</p> <p>When: Monday, August 29, 2016 Time: Open House at 5:30 p.m., Presentation at 6:30 p.m., Public Hearing at 6:30 p.m. Where: Claude Pepper Senior Center, 1762 S. La Cienega Blvd. Los Angeles, CA 90035</p>	<p>Faircrest Heights: 34 Crestview: 53 Wilshire Vista: 23 Picfair Village: 31 Other/ Unspecified: 22</p> <p>Total: 163</p>
<p>South Hollywood, La Brea Hancock, and Larchmont Heights</p> <p>When: Tuesday, August 30, 2016 Time: Open House at 5:30 p.m., Presentation at 6:30 p.m., Public Hearing at 6:30 p.m. Where: Claude Pepper Senior Center, 1762 S. La Cienega Blvd. Los Angeles, CA 90035</p>	<p>South Hollywood: 5 La Brea Hancock: 13 Larchmont Heights: 23 Other/ Unspecified neighborhood: 3</p> <p>Total: 44</p>
<p>Oaks of Los Feliz: D-Limitation</p> <p>When: Wednesday, August 31, 2016 Time: Open House at 5:30 p.m., Presentation at 6:30 p.m., Public Hearing at 6:30 p.m. Where: Fire Station 82 Annex, 1800 N. Bronson Ave. Los Angeles, CA 90028</p>	<p>Total: 17</p>
<p>Grand Total of Attendees</p>	<p>224</p>

Table 3
Tally of Verbal and Written Testimony Received at the Respective Public Hearings

Neighborhood	Support Proposal	Oppose Proposal	Unspecified/ General Comment	Total
Faircrest Heights	8	3	3	14
Crestview	15	13	2	30
Picfair Village	13	3	0	16
Wilshire Vista	5	5	1	11
South Hollywood	1	1	0	2
La Brea Hancock	11	0	0	11
Larchmont Heights	0	11	5	16
Oaks of Los Feliz	0	1	7	8
Grand Total of Verbal and Written Testimony Received				108

Summary of Public Hearing and Communications Received

In addition to written and verbal testimony submitted at the public hearing, the public comment period for the Faircrest Heights, Crestview, Picfair Village, Wilshire Vista, South Hollywood, La Brea Hancock, Larchmont Heights and the Oaks of Los Feliz neighborhoods was left open through September 25, 2016 for additional written communication. Table 4 shown below is a tally of comments received in support and opposition of the proposed zoning, following the table is a summary of written comments grouped by neighborhood. All written comments described in the table are e-mails or letters received by postal mail.

Table 4
Tally of Written Comments received by September 25, 2016

Neighborhood	Support Proposal	Oppose Proposal	Unspecified/ General Comment	Total
Faircrest Heights	48	8	0	56
Crestview	39	37	0	76
Picfair Village	27	0	0	27
Wilshire Vista	75	0	0	75
South Hollywood	1	0	0	1
La Brea Hancock	5	0	0	5
Larchmont Heights	0	19	0	19
Oaks of Los Feliz	0	0	0	0
Grand Total of Written Comments Received				259

Faircrest Heights

The majority of written comments received from the Faircrest Heights neighborhood were in support of the proposed zone change. A bulk of the comments submitted came from a template letter expressing the same points. The key points expressed in the letter include their support for the new zones because it better reflects the varying character of single-family neighborhoods in Los Angeles and that the new zones, particularly the R1R2-RG zone, will allow reasonable renovations, expansions and new construction. Additionally,

Neighborhoods United also known as the Faircrest Heights' Neighborhood Association submitted ten signatures in support of the R1R2-RG zone.

There was minimal opposition to the R1R2-RG zone. Of the opposition comments the key points express that they are in favor of the R1V2 zone option (i.e., variable-mass envelope with FAR range of 0.35 – 0.45) or the R1R*New zoning option (i.e., 0.45 – 0.55 FAR range), imposing a detached garage is unfavorable, a maximum FAR of 0.45 on smaller lots is a de facto prohibition on second stories, opponents to building are hoping families will stay out of their neighborhoods, and that they purchased their home with the intention of expanding it in the future to meet the needs of their family.

Crestview

The comments received were fairly even between Crestview community members in support and opposition of the proposed R1R2-RG zone change. A slightly higher percentage of the comments received were in favor of the proposed R1R2-RG zone change.

A majority of the comments submitted in favor of the R1R2-RG zone came from a template letter expressing the same points. The key points expressed in the support letter describe that the zone will help protect their neighborhood character while allowing reasonable renovations, expansions and new construction.

A majority of the comments submitted in opposition of the R1R2-RG zone also came from a template letter expressing the same points. The key points expressed in the opposition letter express that they are in favor of the R1R*New zoning option (i.e., 0.45 – 0.55 FAR range), imposing a detached garage is unfavorable, a maximum FAR of 0.45 on smaller lots is a de facto prohibition on second stories, opponents to building are hoping families will stay out of their neighborhoods, and that they purchased their home with the intention of expanding it in the future to meet the needs of their family.

Picfair Village

The written comments received for the Picfair Village neighborhood were overwhelmingly in support of the proposed zone change, with no comments in opposition of the proposed R1R2-RG zone change. The key points expressed that the R1R2-RG zone will curb out-of-scale development and keep garages in the rear. Two comments indicate that they would also like to see the same protections for the R2 zones.

Wilshire Vista

The written comments received for the Wilshire Vista neighborhood were overwhelmingly in support of the proposed zone change, with no comments in opposition of the proposed R1R2-RG zone change. A majority of the comments submitted came from a template letter expressing the same points. The key points expressed in the letter include their support for the new zones because it better reflects the varying character of single-family neighborhoods in Los Angeles and that the new zones, particularly the R1R2-RG zone, will allow reasonable renovations, expansions and new construction.

South Hollywood

Two written comments were received from the South Hollywood neighborhood. One e-mail letter was submitted by South Hollywood Neighborhood Association (SHNA) indicating that the board and members in attendance at their July 13, 2016 board meeting unanimously voted to support the R1R2-RG zone. An additional note in the e-mail with the SHNA letter attachment described one concern that the 20 foot height limit in the front envelope would still allow two stories to be built and recommends limiting the front envelope height to be reduced to 16 feet.

La Brea Hancock

The written comments received for the La Brea Hancock neighborhood were overwhelmingly in support of the proposed zone change, with no comments in opposition of the proposed R1R2-RG zone change. A majority of the comments submitted came from a template letter expressing the same points. The key points expressed support of the R1R2-RG zone because the new zone will help protect their neighborhood character while allowing reasonable renovations, expansions and new construction. Additionally, comments expressed the desire to consider the undeveloped lots on the west side of south Sycamore's 400 block (407, 413, 419, 423, 429, 433, 439, 443, 449, 453), as well as those at the south end of Sycamore (664, 665, 668, 669), Orange (658, 664, 665, 669) and Citrus (668), to be included as part of the new single family zone.

Larchmont Heights

The written comments received for the Larchmont Heights neighborhood were generally in support of the proposed zone change. A majority of the comments received were against the proposed front-mass R1F2-RG zone option but in favor of the rear-mass option R1R2-RG. A majority of the comments in opposition of the R1F2-RG came from a template letter expressing the same points. The key points expressed were support for the R1R2-RG zone option, FARs ranging from 0.35 to 0.45 will help preserve the neighborhood quality, most properties in Larchmont Heights are single-story; and the new zone will allow residents to add, renovate or expand their home by adding living space at the rear of the property rather than at the front.

One comment in opposition of the 0.35 to 0.45 FAR range indicated a preference for the R1V*New variable-mass option with the FAR range of 0.45 to 0.55 and rear garage requirement. Additional comments regarding the R1R2 option were that the front building envelope depth of 30 feet is too restrictive for smaller lots and the encroachment plane should begin at 22 feet.

Oaks of Los Feliz

One letter was received from the Oaks of Los Feliz Neighborhood in support of the proposed zone change.

Additional Communications Received

In addition to the feedback received from the community workshops and public hearing, a survey was posted on the www.preservation.lacity.org/neighborhoodconservation website from May to the close of the public comment period September 25, 2016. The questions in the survey generally sought feedback on neighborhood character as it relates to the current neighborhood

conservation issues of looming, massing, etc., favorable FAR ranges, building envelope types and garage location preferences.

The survey results generally indicated that zoning tools for their respective neighborhood should be more restrictive. The FAR that survey participants were most comfortable with in their neighborhoods is the “standard” FAR or the 0.35 to 0.45 FAR range. Lastly, the survey indicated that generally there is no preference for the location of the garage, however, there is a higher percentage of those who preferred the garage to be detached and located in the rear versus attached garages.