

R1 Variation Zones

CODE AMENDMENT | **UPDATE** | August 25, 2016

CPC-2016-2110-CA | ENV-2016-2111-ND



A draft of the R1 Variation Zones Code Amendment was released to the public on August 11, 2016. After recent feedback, the Department of City Planning is considering revisions to the Draft R1 Variation Zones Code Amendment.

Revisions would include:

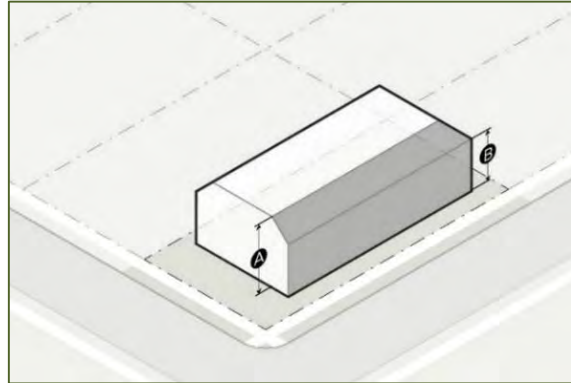
1. A new Zone within each Variation Category that adds a Residential Floor Area range of 0.55 - 0.45 depending on lot size (the columns highlighted in gold on the attached tables).
2. An increase in the R1H1 Residential Floor Area Ratios to a range of 0.65 - 0.55 (the column highlighted in lavender on the attached table).

On the following pages is an excerpt of the revised draft R1 Variation Zones that show the above changes. **This packet also includes the previously released public hearing notice, initial Q&A, and initial Draft Ordinance dated August 11, 2016.**

Should you have any questions, please contact Shannon Ryan by phone at 213-978-3304 or by e-mail at NeighborhoodConservation@lacity.org.

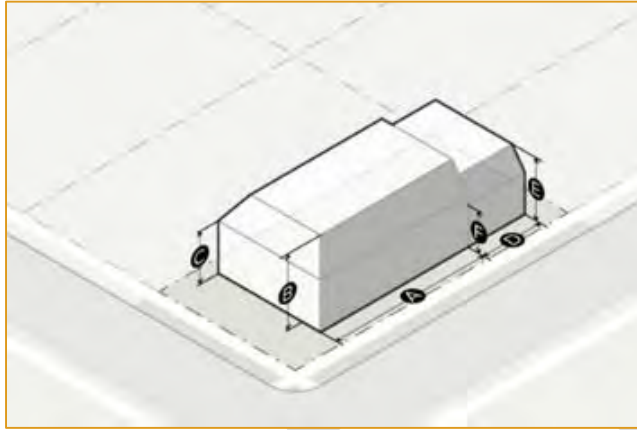
More information is also available online at preservation.lacity.org under Neighborhood Conservation "[Updates](#)."

R1 VARIABLE-MASS VARIATION ZONES



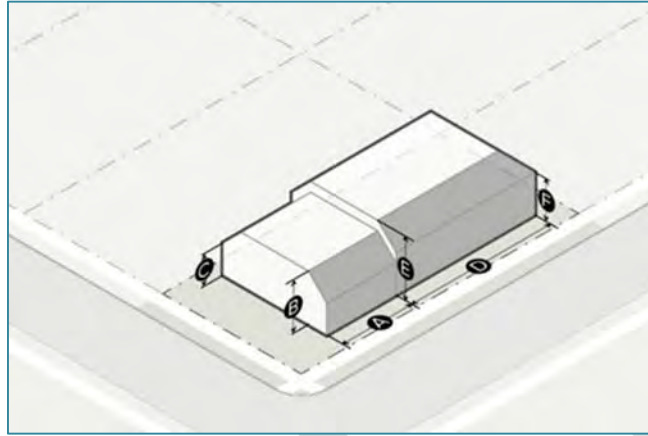
| Residential Floor Area Ratio | | R1V1 | R1V New | R1V2 | R1V3 | Lot Coverage |
|------------------------------|-----------------------------|------|---------|------|------|--------------|
| | Up to 6,000 SF | .65 | .55 | .45 | .40 | 50% |
| | 6,001 to 7,000 SF | .63 | .53 | .43 | .38 | 48% |
| | 7,001 to 8,000 SF | .61 | .51 | .41 | .36 | 46% |
| | 8,001 to 9,000 SF | .59 | .49 | .39 | .34 | 44% |
| | 9,001 to 10,000 SF | .57 | .47 | .37 | .32 | 42% |
| | Over 10,000 SF | .55 | .45 | .35 | .30 | 40% |
| Mass | | | | | | |
| (A) | Total Height (max) | 30' | 30' | 28' | 20' | |
| (B) | Encroachment Plane Begins | 22' | 22' | 20' | 14' | |
| | Angle of Encroachment Plane | 45° | 45° | 45° | 45° | |

R1 FRONT-MASS VARIATION ZONES



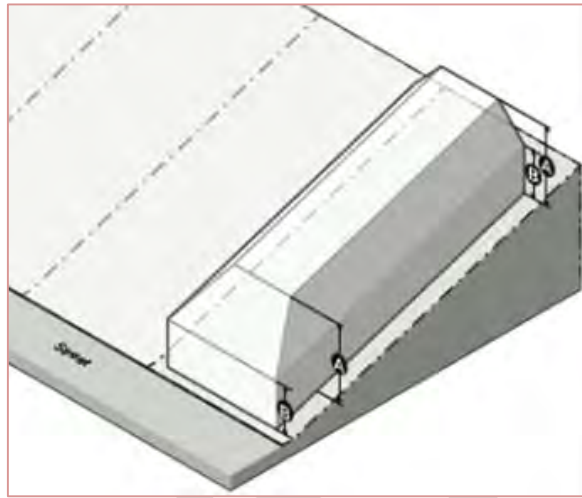
| Residential Floor Area Ratio | | R1F1 | R1F New | R1F2 | R1F3 | Lot Coverage |
|------------------------------|---|--------|---------|--------|--------|--------------|
| | Up to 6,000 SF | .65 | .55 | .45 | .40 | 50% |
| | 6,001 to 7,000 SF | .63 | .53 | .43 | .38 | 48% |
| | 7,001 to 8,000 SF | .61 | .51 | .41 | .36 | 46% |
| | 8,001 to 9,000 SF | .59 | .49 | .39 | .34 | 44% |
| | 9,001 to 10,000 SF | .57 | .47 | .37 | .32 | 42% |
| | Over 10,000 SF | .55 | .45 | .35 | .30 | 40% |
| Front Mass | | | | | | |
| (A) | Front envelope depth, from front yard setback | Varies | Varies | Varies | Varies | |
| (B) | Total Height (max) | 30' | 30' | 28' | 26' | |
| (C) | Encroachment Plane Begins | 22' | 22' | 20' | 18' | |
| | Angle of Encroachment Plane | 45° | 45° | 45° | 45° | |
| Rear Mass | | | | | | |
| (D) | Rear envelope depth, from rear yard setback | 25' | 25' | 25' | 25' | |
| (E) | Total Height | 24' | 24' | 20' | 18' | |
| (F) | Encroachment Plane Begins | 16' | 16' | 14' | 14' | |
| | Angle of Encroachment Plane | 45° | 45° | 45° | 45° | |

R1 REAR-MASS VARIATION ZONES



| Residential Floor Area Ratio | R1R1 | R1R New | R1R2 | R1R3 | Lot Coverage |
|---|--------|---------|--------|--------|--------------|
| Up to 6,000 SF | .65 | .55 | .45 | .40 | 50% |
| 6,001 to 7,000 SF | .63 | .53 | .43 | .38 | 48% |
| 7,001 to 8,000 SF | .61 | .51 | .41 | .36 | 46% |
| 8,001 to 9,000 SF | .59 | .49 | .39 | .34 | 44% |
| 9,001 to 10,000 SF | .57 | .47 | .37 | .32 | 42% |
| Over 10,000 SF | .55 | .45 | .35 | .30 | 40% |
| Front Mass | | | | | |
| (A) Front envelope depth, from front yard setback | 30' | 30' | 30' | 30' | |
| (B) Total Height (max) | 24' | 24' | 20' | 18' | |
| (C) Encroachment Plane Begins | 16' | 16' | 14' | 14' | |
| Angle of Encroachment Plane | 45° | 45° | 45° | 45° | |
| Rear Mass | | | | | |
| (D) Rear envelope depth, from rear yard setback | Varies | Varies | Varies | Varies | |
| (E) Total Height | 30' | 30' | 28' | 26' | |
| (F) Encroachment Plane Begins | 22' | 22' | 20' | 18' | |
| Angle of Encroachment Plane | 45° | 45° | 45° | 45° | |

R1 HILLSIDE VARIATION ZONES (for designated Hillside Areas)



| Slope Band (%) and Residential FAR | R1H1 Revised | <i>R1H New</i> | R1H2 | R1H3 |
|------------------------------------|---------------------|----------------|------|------|
| 0 – 14.99 | 0.50 .65 | .55 | 0.45 | 0.40 |
| 15 – 29.99 | 0.45 .60 | .53 | 0.45 | 0.35 |
| 30 – 44.99 | 0.40 .55 | .51 | 0.40 | 0.30 |
| 45 – 59.99 | 0.35 .50 | .49 | 0.35 | 0.25 |
| 60 – 99.99 | 0.30 .45 | .47 | 0.30 | 0.20 |
| 100+ | 0.00 | 0.00 | 0.00 | 0.00 |



Department of City Planning · Code Studies Section

NOTICE OF PUBLIC HEARING

Citywide Proposed Zoning Code Amendment

CASE: CPC-2016-2110-CA
ENV-2016-2111-ND

R1 Variation Zones Code Amendment
Council District: All

This notice is to inform you of the public hearing for case number CPC-2016-2110-CA, a proposed Zoning Code amendment to create new variations of R1 one-family zones that has been initiated by City Council Motion (Council File #14-0656). All interested persons are invited to attend the public hearing, at which you may listen, speak, and submit written information relating to the proposed project.

| | |
|---------------|---|
| PLACE: | Los Angeles City Hall 200 N. Spring Street, Room 1070 (Public entrance is on Main Street) Los Angeles |
| DATE: | Thursday, August 25, 2016 |
| TIME: | 10:00 am – 12:00 pm |

PROPOSED PROJECT: An ordinance amending Sections 12.04, 12.08, 12.20.C.10(b), and 12.21.1, and adding Sections 12.08.6 and 12.21.6 to Article 2 of the Los Angeles Municipal Code to establish variations of R1 Zones and an “RG” Rear Detached Garage District that may be applied to regulate garage placement in RA, RE, RS, and R1 Zones.

PURPOSE: The purpose of the hearing is to obtain testimony from affected and/or interested persons regarding this project. The hearing will be conducted by a Hearing Officer who will consider oral testimony and any written communication received regarding this proposed Code amendment, as well as the merits of the draft ordinance as it relates to existing land use regulations. After the hearing, a recommendation report will be prepared for consideration by the City Planning Commission at a later date.

Please submit comments to: Shannon Ryan at NeighborhoodConservation@lacity.org, (213) 978-3304. In order to be considered in the report to the City Planning Commission, comments should be received by September 12, 2016. Comments received after September 12, 2016 should be addressed to the City Planning Commission for its consideration.

EXHAUSTION OF ADMINISTRATIVE REMEDIES: If you challenge a City action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence on these matters delivered to the Department before the action on this matter. Any written correspondence delivered to the Department before the action on this matter will become a part of the administrative record. Note: This may not be the last hearing on this matter.

WRITTEN COMMUNICATION: Written communications should cite the Case Number indicated at the top of this notice and may be mailed to the attention of the staff contact identified above at the Los Angeles Department of City Planning, Code Studies Section, City Hall - Room 701, 200 North Spring Street, Los Angeles CA, 90012.

REVIEW OF THE FILE: The complete file including application and an environmental assessment is available for public review at the Department of City Planning, City Hall - Room 750, 200 North Spring Street, Los Angeles, CA, 90012 between the hours of 8:00 AM to 5:00 PM, Monday through Friday. Please call the staff contact indicated at the top of this notice several days in advance to assure its availability. Case files will not be available for inspection on the day of the hearing.

ACCOMMODATIONS: As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability. The hearing facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. *Como entidad cubierta bajo el Título II del Acto de los Americanos con Desabilidades, la Ciudad de Los Angeles no discrimina. La facilidad donde la junta se llevará a cabo y su estacionamiento son accesibles para sillas de ruedas. Traductores de Lengua de Muestra, dispositivos de oído, u otras ayudas auxiliares se pueden hacer disponibles si usted las pide en avance.*

Other services, such as translation between English and other languages, may also be provided upon request. *Otros servicios, como traducción de Inglés a otros idiomas, también pueden hacerse disponibles si usted los pide en avance.*

To ensure availability of services, please make your request no later than three working days (72 hours) prior to the hearing by calling the staff person referenced in this notice. *Para asegurar la disponibilidad de éstos servicios, por favor haga su petición al mínimo de tres días (72 horas) antes de la reunión, llamando a la persona del personal mencionada en este aviso.*

R1 Variation Zones

CODE AMENDMENT | Q&A | August 11, 2016

CPC-2016-2110-CA | ENV-2016-2111-ND



What are the R1 Variation Zones?

The R1 Variation Zones are subsets of the R1 Zone that offer more detailed regulations to better reflect the varying character of single-family neighborhoods in Los Angeles. The development of single-family houses is regulated by a number of zones within the Los Angeles Municipal Code (RA, RE, RS, R1). The most widely applied single-family zone is “R1 One-Family,” with 319,869 lots or 38% of the City zoned R1. The proposed Code amendment creates 12 new zones that are variations of the R1 Zone. The Variation Zones maintain the same R1 lot criteria and setback requirements, but include different Residential Floor Area maximums, and also regulate Bulk, Lot Coverage, and Height.

What is the “RG” Rear Detached Garage District?

The RG Rear Detached Garage District regulates the location of garages. Garages on lots within an RG district are required to be detached from the main building and located at the rear of the lot following the existing regulations for accessory structures in Section 12.21 C.5 and 12.22 C.2 of the Code. Attached garages are prohibited. The RG District serves as an additional tool to regulate building pattern and form and is not a standalone zone.

Why are R1 Variation Zones and a Rear Detached Garage District needed?

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 R1 Zone is not compatible with the scale and needs of their neighborhood.

In 2014, the City Council instructed the Planning Department to address this issue through the creation of new single-family zones. The City Council also adopted two Interim Control Ordinances (ICOs), in 2015 and 2016 respectively, covering various R1 zoned residential neighborhoods, to temporarily restrict development while the new single-family zones were being developed. The first ICO is set to expire in March 2017 and the second ICO will expire in June 2018.

The R1 Variation Zones and Rear Detached Garage District will serve as the new tool to address issues related to neighborhood character, scale, and massing in

many of these ICO neighborhoods and a concurrent Department effort is working with the ICO communities to implement the new zones.

The R1 Variation Zones will serve as a stepping stone to the future zoning options that will be available through **re:code LA**.

How are R1 Variation Zones different from the R1 Zone?

The R1 Variation Zones offer more tailored versions of the R1 Zone. They are the same as R1 in terms of lot size and setback requirements, but provide more refined development standards. In turn, the R1 Variation Zones have a different maximum building envelope than R1.

In a parallel effort, an update to the Baseline Mansionization and Baseline Hillside regulations, known as BMO and BHO, respectively, is underway. A Zoning Code amendment updating the standards for single-family zones, citywide, is in the process of being adopted and could be modified before its final adoption by the City Council. The development standards for the range of proposed R1 Variation Zones will ultimately be based on the final regulations for R1 adopted by the City Council. In the tables below, the R1 Variation Zones are compared to the proposed R1 Zone that was approved by the City Planning Commission on July 14, 2016 and is pending adoption by the City Council.

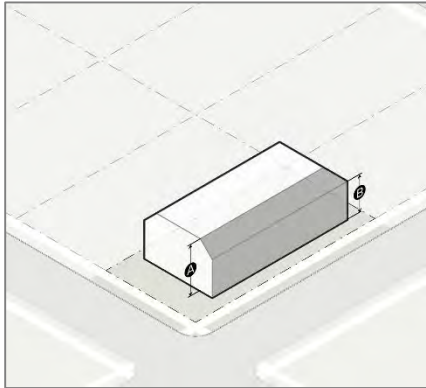
As discussed above, the R1 Variation Zones regulate maximum building envelope in a manner that aims to maintain an existing predominant housing form, scale, and massing. Each zone has a specific alphabetic identifier that assigns the building form, and also has a numeric identifier that classifies the Floor Area Ratio (FAR) range and corresponding regulations.

The Variation Zones are categorized into four groups:

- R1V – Variable-Mass Variation
- R1F – Front-Mass Variation
- R1R – Rear-Mass Variation
- R1H – Hillside Variation

The Variation Zones are detailed on the following pages.

“R1V” Variable-Mass Variation offers the most flexible building envelope of the new variations. In this variation, the location of bulk is not regulated and can be placed anywhere within the maximum building envelope. Any design that fits within the maximum building envelope and conforms to all other requirements can be permitted.

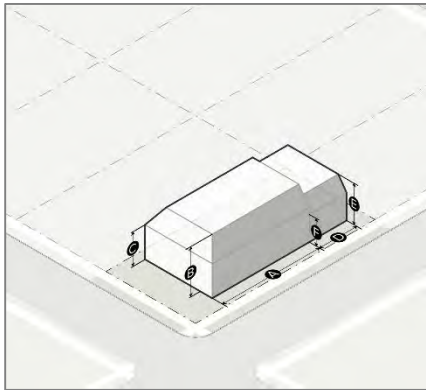


There are three R1V zones that vary in scale from large to small: R1V1, R1V2, and R1V3.

R1 Compared to R1V Zones*

| Lot Size and FAR | R1 | R1V1 | R1V2 | R1V3 | Lot Coverage** |
|---|--------|--------|--------|--------|----------------|
| Up to 6,000 SF | .45 | .65 | .45 | .40 | 50% |
| 6,001 to 7,000 SF | .45 | .63 | .43 | .38 | 48% |
| 7,001 to 8,000 SF | .45 | .61 | .41 | .36 | 46% |
| 8,001 to 9,000 SF | .45 | .59 | .39 | .34 | 44% |
| 9,001 to 10,000 SF | .45 | .57 | .37 | .32 | 42% |
| Over 10,000 SF | .45 | .55 | .35 | .30 | 40% |
| Bulk Location | | | | | |
| | Varies | Varies | Varies | Varies | |
| Mass | | | | | |
| Total Height (max) | Varies | 30' | 28' | 20' | |
| Encroachment plane height (max) | 20' | 22' | 20' | 14' | |
| Angle of encroachment plane | 45° | 45° | 45° | 45° | |
| <p><i>*The R1 Variation Zones are being compared to the proposed R1 Zone that was approved by the City Planning Commission on July 14, 2016 and is pending approval of the City Council.</i></p> <p><i>**R1 has no Lot Coverage maximum</i></p> | | | | | |

“R1F” Front-Mass Variation confines bulk to the front of the lot within a front-loaded maximum building envelope. This variation allows for taller massing at the front of the lot and requires shorter massing at the rear of the lot. This variation aims to increase privacy in backyards. Any design that fits within the maximum building envelope and conforms to all other requirements of the variation can be permitted.

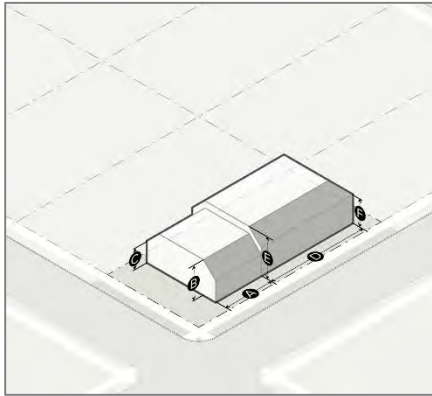


There are three R1F zones that vary in scale from large to small: R1F1, R1F2, and R1F3.

R1 Compared to R1F Zones*

| Lot Size and FAR | R1 | R1F1 | R1F2 | R1F3 | Lot Coverage** |
|---|--------|--------|--------|--------|----------------|
| Up to 6,000 SF | .45 | .65 | .45 | .40 | 50% |
| 6,001 to 7,000 SF | .45 | .38 | .43 | .38 | 48% |
| 7,001 to 8,000 SF | .45 | .36 | .41 | .36 | 46% |
| 8,001 to 9,000 SF | .45 | .34 | .39 | .34 | 44% |
| 9,001 to 10,000 SF | .45 | .32 | .37 | .32 | 42% |
| Over 10,000 SF | .45 | .30 | .35 | .30 | 40% |
| Bulk Location | | | | | |
| | Varies | Front | Front | Front | |
| Front Mass | | | | | |
| Front envelope depth, from front yard setback | - | Varies | Varies | Varies | |
| Total Height (max) | Varies | 30' | 28' | 26' | |
| Encroachment plane height (max) | 20' | 22' | 20' | 18' | |
| Angle of encroachment plane | 45° | 45° | 45° | 45° | |
| Rear Mass | | | | | |
| Rear envelope depth, from rear yard setback | - | 25' | 25' | 25' | |
| Total Height | - | 24' | 20' | 18' | |
| Encroachment plane height (max) | - | 16' | 14' | 14' | |
| Angle of encroachment plane | - | 45° | 45° | 45° | |
| <p><i>*The R1 Variation Zones are being compared to the proposed R1 Zone that was approved by the City Planning Commission on July 14, 2016 and is pending approval of the City Council.</i></p> <p><i>**R1 has no Lot Coverage maximum</i></p> | | | | | |

“R1R” Rear-Mass Variation confines bulk to the rear of the lot within a rear-loaded maximum building envelope. This variation allows for taller massing at the rear of the lot and requires shorter massing at the front of the lot. The variation aims to encourage a one-story feel along the public right-of-way. Any design that fits within the maximum building envelope and conforms to all other requirements of the variation can be permitted.



There are three R1R zones that vary in scale from large to small: R1R1, R1R2, and R1R3.

R1 Compared to R1R Zones*

| Lot Size and FAR | R1 | R1R1 | R1R2 | R1R3 | Lot Coverage** |
|---|--------|--------|--------|--------|----------------|
| Up to 6,000 SF | .45 | .65 | .45 | .40 | 50% |
| 6,001 to 7,000 SF | .45 | .63 | .43 | .38 | 48% |
| 7,001 to 8,000 SF | .45 | .61 | .41 | .36 | 46% |
| 8,001 to 9,000 SF | .45 | .59 | .39 | .34 | 44% |
| 9,001 to 10,000 SF | .45 | .57 | .37 | .32 | 42% |
| Over 10,000 SF | .45 | .55 | .35 | .30 | 40% |
| Bulk Location | | | | | |
| | Varies | Rear | Rear | Rear | |
| Front Mass | | | | | |
| Front envelope depth, from front yard setback | - | 30' | 30' | 30' | |
| Total Height (max) | Varies | 24' | 20' | 18' | |
| Encroachment plane height (max) | 20' | 16' | 14' | 14' | |
| Angle of encroachment plane | 45° | 45° | 45° | 45° | |
| Rear Mass | | | | | |
| Rear envelope depth, from rear yard setback | - | Varies | Varies | Varies | |
| Total Height | - | 30' | 28' | 26' | |
| Encroachment plane height (max) | - | 22' | 20' | 18' | |
| Angle of encroachment plane | - | 45° | 45° | 45° | |
| <p><i>*The R1 Variation Zones are being compared to the proposed R1 Zone that was approved by the City Planning Commission on July 14, 2016 and is pending approval of the City Council.</i></p> <p><i>**R1 has no Lot Coverage maximum</i></p> | | | | | |

“R1H” Variation offers a flexible building envelope for properties in Hillside Areas. In this variation, the location of bulk is not regulated and can be placed anywhere within the maximum building envelope. Any design that fits within the maximum building envelope and conforms to all other requirements can be permitted.

There are three R1H zones that vary in scale from large to small: R1H1, R1H2, and R1H3.

| R1 FAR in Hillside Area Compared to R1H FAR* | | | | |
|--|-----|------|---|------|
| Slope Bands (%) and FAR | R1 | R1H1 | R1H2 | R1H3 |
| 0 to 14.99 | .45 | .50 | .45 | .40 |
| 15 to 29.99 | .45 | .45 | .45 | .35 |
| 30 to 44.99 | .35 | .40 | .35 | .30 |
| 45 to 59.99 | .30 | .35 | .30 | .25 |
| 60 to 99.99 | .25 | .30 | .25 | .20 |
| 100 + | .00 | .00 | .00 | .00 |
| | | | <i>*The R1 Variation Zones are being compared to the proposed R1 Zone that was approved by the City Planning Commission on July 14, 2016 and is pending approval of the City Council.</i> | |

Where could the R1 Variation Zones and Rear Detached Garage District be applied?

The R1 Variation Zones could be applied to any neighborhood currently zoned R1 and would replace the R1 zoning. They also could be applied anywhere where the General Plan Land Use designation allows R1 Zones. A Zone Change for a neighborhood would be required to implement the new zone. The R1V, R1F, and R1R Variations could be applied outside of the Coastal Zone or Hillside Area. R1H could be applied within Hillside Areas.

The “RG” Rear Detached Garage District could be applied to any single-family zone (RA, RE, RS, R1, including the R1 Variations) and is identified by an RG suffix at the end of the zone string.

When would the R1 Variation Zones and Rear Detached Garage District be applied?

The R1 Variation Zones and Rear Detached Garage District could be applied to R1 communities through future zone changes. A concurrent Department effort is working to apply the R1 Variation Zones and Rear Detached Garage District (once adopted by the City Council) to many of the neighborhoods that currently have an Interim Control Ordinance.

What is the difference between the Baseline Mansionization/Baseline Hillside (BMO/BHO) Code amendment and the proposed R1 Variation Zones?

The Baseline Mansionization and Baseline Hillside Code amendment serves to address out-of-scale development of single-family houses throughout the City by modifying a number of Code sections pertaining to single-family zones (RA, RE, RS, R1). The BMO/BHO Code amendment is a citywide approach to curtail the development of out-of-scale houses. The Code amendment was approved by the City Planning Commission on July 14, 2016 and is pending adoption by the City Council.

In contrast, the R1 Variation Zones Code amendment focuses only on the R1 Zone. The amendment creates zoning alternatives to the R1 Zone that aim to conserve neighborhood scale and uses the R1 Zone as the basis for the range of new zones. Given the varying scale and massing of one-family zoned areas of the City, 12 varieties of the R1 Zone, that vary in scale from large to small, are proposed to be created as a way to capture the diversity of neighborhoods. The R1 Variation Zones also provide more tailored and specific regulations than R1. The Variation Zones regulate Bulk, Lot Coverage, and Height that are not addressed by the R1 Zone. They also provide different encroachment plane heights and Floor Area Ratios than the proposed version of R1 in the pending Baseline Mansionization Ordinance.

Many communities have felt that R1 zoning is not compatible with the scale and needs of their neighborhood. The R1 Variation Zones will provide new tools to regulate R1 one-family zoned neighborhoods that seek to maintain their neighborhood character, while the BMO/BHO Code amendment aims to address issues of compatibility and scale of single-family houses on a citywide basis, effecting all single-family zones (RA, RE, RS, R1).

How would this Code amendment effect my property or my project?

The Code amendment creates 12 new zones and the Rear Detached Garage District and makes them available for implementation through a zone change. The Code amendment itself does not propose any rezoning or implementation of the zones. However, there is an initiative (pending adoption of Code amendment by City Council) to rezone several R1 neighborhoods to one of the new R1 Variation Zones. Once a zone change occurs, projects filed after the effective date of the zone change would be subject to the new regulations. Any projects for which a plan check fee has been paid prior to the effective date of the zone change would be subject to the regulations in effect at the time the fee was paid (as detailed in Zoning Code Section 12.26).

What are the next steps? How can I get more information or share my input?

On August 25, 2016 a public hearing will be held to obtain testimony from affected and/or interested persons regarding this project. The hearing will be conducted by a Hearing Officer who will consider oral testimony and any written communication received regarding this proposed Code amendment, as well as the merits of the draft ordinance as it relates to existing land use regulations. After the hearing, a recommendation report will be prepared for consideration by the City Planning Commission.

The City Planning Commission will consider the Code amendment at a public meeting tentatively scheduled for October 13, 2016, and will make a recommendation to the City Council. The Code amendment will then be considered by the City Council's Planning and Land Use Management (PLUM) Committee, followed by the full City Council.

Email us at NeighborhoodConservation@lacity.org to join our interested parties list and receive updates on the proposed Code amendment. For more information, visit preservation.lacity.org and click "Neighborhood Conservation," then "Updates."

Please direct questions to:

Shannon Ryan, NeighborhoodConservation@lacity.org, 213-978-3304

ORDINANCE NO. _____

An ordinance amending Sections 12.04, 12.08, 12.21, 12.21.1, 12.23, and 12.32 S, and adding Sections 12.21.6 to Article 2 and amending Section 13.18 and adding section 13.19 to Article 3 of the Los Angeles Municipal Code to establish variations of R1 Zones and an "RG" Rear Detached Garage District that may be applied to regulate garage placement in RA, RE, RS, and R1 Zones.

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

Section 1: Subsection C of Section 12.04 of the Los Angeles Municipal Code is amended to read as follows:

C. In order to more adequately regulate and restrict the height and floor area of buildings and structures, each lot shall include a height district designation, except for lots in the HI Hybrid Industrial Live/Work Zone where the height and floor area of buildings and structures shall be regulated by Section 12.04.06 and except for lots in the R1V, R1F, R1R One-Family Variation Zones where the height and floor area of buildings and structures shall be regulated by Sections 12.08 C.5(b)-(d). Height district designations shall be numbered from 1 to 4, CRA 1 to 4, EZ 1 to 4 and CSA 1 to 4, and shall regulate the height or floor area of buildings and structures as provided in Sections 12.21.1, 12.21.2, 12.21.3, 12.21.4 and 12.21.5. The height districts and their boundaries are shown on the Zoning Map by a combination of zone symbols and height district number markings, e.g., R2-1, C2-2, M1-3, C1-CRA1, MS-EZ2, C2-CSA3, etc. Where a lot is located in more than one height district, the applicable zone symbol designations shall be separated by a slash mark, e.g., R2-CRA/CSA, C2-EZI/CRA2, etc. The symbol "HD" preceding height district number markings, when shown on the Zoning Map or used in a zoning ordinance, is an abbreviation for the words "height district" and refers to height districts. The height districts for the "CW" Zone are the height districts shown in Section 6 of the Central City West Specific Plan. The height districts for the "ADP" Zone are the height districts shown in Section 7 of the Alameda District Specific Plan. The height districts for the "WC" Zone are the height districts shown in Section 7 of the Warner Center Specific Plan. The height districts for the "LASED" Zone are the height districts shown in Section 10 of the Los Angeles Sports and Entertainment District Specific Plan. The height districts for the "USC-1A", "USC-1B", "USC-2" and "USC-3" Zones are the height districts shown in Section 7 of the University of Southern California University Park Campus Specific Plan. The height districts for the "PVSP" Zone are the Subareas shown in Section 5 of the Ponte Vista at San Pedro Specific Plan.

Sec. 2: New Subsection G is added to Section 12.04 of the Los Angeles Municipal Code to read as follows:

G. In order to more adequately regulate the placement of garages in single-family residential zones, a grouping of lots in any RA, RE, RS, or R1 Zone may be

[designated an “RG” Rear Detached Garage District according to Section 12.08.6 of this Code.](#)

Sec. 3: The second unnumbered paragraph of Subdivision 5 of Subsection C of Section 12.08 of the Los Angeles Municipal Code is amended to be numbered paragraph (a) and titled “R1.”

Sec. 4: New paragraphs (b), (c), (d), and (e) are added to Subdivision 5 of Subsection C of Section 12.08 of the Los Angeles Municipal Code to read as follows:

(b) **R1V, Variable-Mass.** These zones are intended to address issues of neighborhood character and to facilitate the compatibility of new construction, additions, and alterations to one-family houses in neighborhoods having an existing variety of building forms. The intent of this variation is to allow flexibility in the location of massing within a maximum building envelope that respects the scale of other houses in the vicinity.

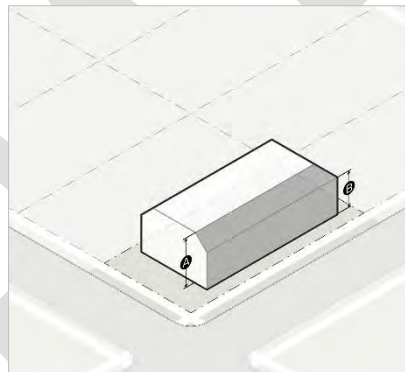


Table 12.08 C.5(b)

Bulk and Mass

| Floor Area Ratio | | R1V1 | R1V2 | R1V3 | Lot Coverage |
|------------------|---------------------------------|------|------|------|--------------|
| | Up to 6,000 SF | .65 | .45 | .40 | 50% |
| | 6,001 to 7,000 SF | .63 | .43 | .38 | 48% |
| | 7,001 to 8,000 SF | .61 | .41 | .36 | 46% |
| | 8,001 to 9,000 SF | .59 | .39 | .34 | 44% |
| | 9,001 to 10,000 SF | .57 | .37 | .32 | 42% |
| | Over 10,000 SF | .55 | .35 | .30 | 40% |
| Mass | | | | | |
| (A) | Total Height (max) | 30' | 28' | 20' | |
| (B) | Encroachment Plane Height (max) | 22' | 20' | 14' | |
| | Angle of Encroachment Plane | 45° | 45° | 45° | |

(c) **R1F, Front-Mass.** These zones are intended to address issues of neighborhood character and to facilitate the compatibility of new construction, additions, and alterations to one-family houses in neighborhoods where the predominate building form includes a two-story mass at the front of the lot and a one-story mass at the rear of the lot. The intent of this variation is to allow taller massing at the front of the lot and mandate a shorter massing at the rear of the lot that respects the scale and form of other houses in the vicinity.

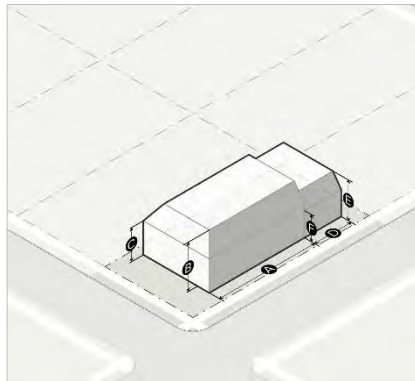


Table 12.08 C.5(c)

Bulk and Mass

| Floor Area Ratio | | R1F1 | R1F2 | R1F3 | Lot Coverage |
|--------------------|---|--------|--------|--------|--------------|
| Up to 6,000 SF | | .65 | .45 | .40 | 50% |
| 6,001 to 7,000 SF | | .63 | .43 | .38 | 48% |
| 7,001 to 8,000 SF | | .61 | .41 | .36 | 46% |
| 8,001 to 9,000 SF | | .59 | .39 | .34 | 44% |
| 9,001 to 10,000 SF | | .57 | .37 | .32 | 42% |
| Over 10,000 SF | | .55 | .35 | .30 | 40% |
| Front Mass | | | | | |
| (A) | Front envelope depth, from front yard setback | Varies | Varies | Varies | |
| (B) | Total Height (max) | 30' | 28' | 26' | |
| (C) | Encroachment Plane Height (max) | 22' | 20' | 18' | |
| | Angle of Encroachment Plane | 45° | 45° | 45° | |
| Rear Mass | | | | | |
| (D) | Rear envelope depth, from rear yard setback | 25' | 25' | 25' | |
| (E) | Total Height (max) | 24' | 20' | 18' | |
| (F) | Encroachment Plane Height (max) | 16' | 14' | 14' | |
| | Angle of Encroachment Plane | 45° | 45° | 45° | |

(d) **R1R, Rear-Mass.** These zones are intended to address issues of neighborhood character and to facilitate the compatibility of new construction, additions, and alterations to one-family houses in neighborhoods where the predominate building form includes a one-story mass at the front of the lot and a two-story mass at the rear of the lot. The intent of this variation is to mandate shorter massing at the front of the lot and allow a taller massing at the rear of the lot that respects the scale and form of other houses in the vicinity.

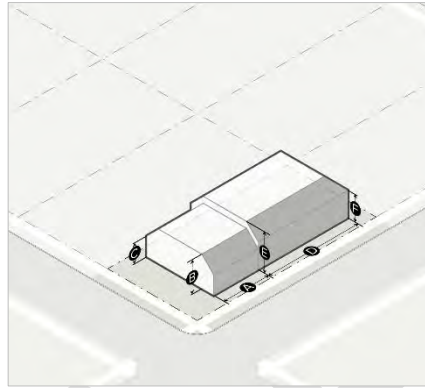


Table 12.08 C.5(d)

Bulk and Mass

| Floor Area Ratio | | R1R1 | R1R2 | R1R3 | Lot Coverage |
|------------------|---|-------------|-------------|-------------|--------------|
| | Up to 6,000 SF | .65 | .45 | .40 | 50% |
| | 6,001 to 7,000 SF | .63 | .43 | .38 | 48% |
| | 7,001 to 8,000 SF | .61 | .41 | .36 | 46% |
| | 8,001 to 9,000 SF | .59 | .39 | .34 | 44% |
| | 9,001 to 10,000 SF | .57 | .37 | .32 | 42% |
| | Over 10,000 SF | .55 | .35 | .30 | 40% |
| Front Mass | | | | | |
| (A) | Front envelope depth, from front yard setback | 30' | 30' | 30' | |
| (B) | Total Height (max) | 24' | 20' | 18' | |
| (C) | Encroachment Plane Height (max) | 16' | 14' | 10' | |
| | Angle of Encroachment Plane | 45° | 45° | 45° | |
| Rear Mass | | | | | |
| (D) | Rear envelope depth, from rear yard setback | Varies | Varies | Varies | |
| (E) | Total Height | 30' | 28' | 26' | |
| (F) | Encroachment Plane Height (max) | 22' | 20' | 18' | |
| | Angle of Encroachment Plane | 45° | 45° | 45° | |

(e) **R1H, Hillside Area.** These zones are intended to address issues of neighborhood character and to facilitate the compatibility of new construction, additions, and alterations to one-family houses in Hillside Areas having an existing variety of building forms. The intent of this variation is to allow flexibility in the location of massing within a maximum building envelope that respects the scale of other houses in the vicinity. A lot designated R1H shall comply with all of the R1 Hillside Area Development Standards pursuant to Section 12.21 C.10 except that R1H lots shall be subject to the Residential Floor Area ratios in Table 12.21 C.10-2b, and shall comply with any other provisions that apply to the R1 Zone, excluding those that specifically do not apply in the Hillside Area.

Sec. 5: New Subdivision 8 of Subsection C of Section 12.08 of the Los Angeles Municipal Code is added to read:

- 8. Definitions and Standards.** For the purposes of this Subsection the following definitions and standards shall apply.
- a. **Lot Coverage** is the area of a parcel covered by any structures extending more than six feet above grade.
 - b. **Encroachment Plane Height** is the height at which a building may intersect a plane at the minimum required setbacks at a specified angle from the vertical toward the interior of the site measured from immediate grade.

Sec. 6: Paragraph (b) of Subdivision 10 of Subsection C of Section 12.21 of the Los Angeles Municipal Code is amended to read as follows:

(b) **Maximum Residential Floor Area.** The maximum Residential Floor Area contained in all Buildings and Accessory Buildings shall not exceed the sum of the square footage of each Slope Band multiplied by the corresponding Floor Area Ratio (FAR) for the zone of the Lot, as outlined in Table 12.21 C.10-2a and Table 12.21 C.10-2b. This formula can be found in Table 12.21 C.10-2bc, where “A” is the area of the Lot within each Slope Band, “FAR” is the FAR of the corresponding Slope Band, and “RFA” is the sum of the Residential Floor Area of each Slope Band.

Sec. 7: Table 12.21 C.10-2b in Section 12.21 C.10 is renumbered to read “Table 12.21 C.10-2c” as follows:

| Table 12.21 C.10-2c | | | | | |
|--|----------------|---|------------------|---|--|
| Hillside Area Maximum Residential Floor Area Formula | | | | | |
| Slope Bands (%) | Area (sq-ft) | | FAR | | Residential Floor Area |
| 0 – 14.99 | A ¹ | X | FAR ¹ | = | RFA ¹ |
| 15 – 29.99 | A ² | X | FAR ² | = | RFA ² |
| 30 – 44.99 | A ³ | X | FAR ³ | = | RFA ³ |
| 45 – 59.99 | A ⁴ | X | FAR ⁴ | = | RFA ⁴ |
| 60 – 99.99 | A ⁵ | X | FAR ⁵ | = | RFA ⁵ |
| 100 + | A ⁶ | X | FAR ⁶ | = | RFA ⁶ |
| Maximum Residential Floor Area | | | | = | Sum of RFA ¹ through RFA ⁶ |

Sec. 8: A new Table 12.21 C.10-2b is added to Section 12.21 C.10 as follows:

| Table 12.21 C.10-2b | | | |
|--|------|------|------|
| Single-Family Zone Hillside Area Residential Floor Area Ratios (FAR) | | | |
| Slope Bands (%) | R1H1 | R1H2 | R1H3 |
| 0 – 14.99 | 0.50 | 0.45 | 0.40 |
| 15 – 29.99 | 0.45 | 0.45 | 0.35 |
| 30 – 44.99 | 0.40 | 0.40 | 0.30 |
| 45 – 59.99 | 0.35 | 0.35 | 0.25 |
| 60 – 99.99 | 0.30 | 0.30 | 0.20 |
| 100 + | 0.00 | 0.00 | 0.00 |

Sec. 9: The first unnumbered paragraph of Section 12.21.1 of the Los Angeles Municipal Code is amended to read as follows:

SEC. 12.21.1. HEIGHT OF BUILDING OR STRUCTURES.

No building or structure shall be erected or enlarged which exceeds the total floor area, the number of stories or the height limits hereinafter specified for the district in which the building or structure is located. Provided, however, that with respect to height, buildings and structures located within the boundaries of the Century City North and Century City South Specific Plans shall comply solely with the requirements of the respective specific plan and the requirements of Section 12.21.2 of this Code; that buildings and structures located within Community Redevelopment Plan Areas shall comply with the requirements of Section 12.21.3 of this Code; that buildings and structures located within Enterprise Zones shall comply with the requirements of Section 12.21.4 of this Code; ~~and~~ that buildings and structures located within Centers Study Areas designated on Maps Numbered 1 through 29 referred to in Section 12.21.5 of this Code, shall comply with the requirements of Section 12.21.5 of this Code; and that buildings and structures located in the R1V, R1F, and R1R One-Family Zone Variations shall comply with the requirements of Section 12.21.6 of this Code. Such designations are consistent with the purposes, intent and provisions of the General Plan.

Sec. 10: Section 12.21.6 of the Los Angeles Municipal Code is added to read:

12.21.6 HEIGHT OF BUILDINGS OR STRUCTURES IN R1V, R1F, and R1R ONE-FAMILY ZONE VARIATIONS.

Lots zoned R1V, R1F and R1R shall comply with heights specified in 12.08 C.5(b)-(d).

Sec. 11: The title of Subsection A of Section 12.23 of the Los Angeles Municipal Code shall be amended to read as follows:

A. Buildings with Nonconforming Area, Height, Encroachment Plane, ~~or~~ Yards, or Lot Coverage Regulations.

Sec. 12: Paragraph (c) of Subdivision 1 of Subsection A of Section 12.23 of the Los Angeles Municipal Code shall be amended to read as follows:

(c) Notwithstanding, Paragraphs (a) and (b) and Subdivision 2 in this Subsection, a A Building, nonconforming as to the Residential Floor Area or Yard regulations on properties zoned RA, RE, RS, and R1, not including properties in the Coastal Zone which are not located in a Hillside Area, as defined in Section 12.03 of this Code, shall not be added to or enlarged in any manner unless the addition or enlargement complies with its applicable regulations, except as may be approved or permitted pursuant to a discretionary approval, as that term is defined in Section 16.05 B. of this Code. However, alterations, other than additions or enlargements to existing Buildings, may be made

provided that at least 50 percent of the perimeter length of the contiguous exterior walls and 50 percent of the roof are retained.

Sec. 13: Subdivision 2 of Subsection A of Section 12.23 of the Los Angeles Municipal Code shall be amended to read as follows:

2. Buildings Nonconforming as to Height or Encroachment Plane. A building, nonconforming only as to height or encroachment plane regulations, may not be added to or enlarged in any manner, unless the additions or enlargements conform to all the current regulations of the zone and other applicable current land use regulations, provided that the total aggregate floor area included in all the separate additions or enlargements shall not exceed 50 percent of the floor area of the ground floor of the building or structure.

Sec. 14: Subdivisions 3, 4, and 5 of Subsection A of Section 12.23 of the Los Angeles Municipal Code shall be renumbered as follows

4.3. Moving Nonconforming Buildings. A nonconforming building or structure may not be moved, in whole or in part, to any other location on the lot unless every portion of the building or structure that is moved is made to conform to all the current regulations of the zone and other applicable current land use regulations, except as otherwise permitted by Section 12.22 C.13. of this Code.

5.4. Restoration of Damaged Nonconforming Buildings.

(a) A nonconforming building or structure, which is damaged or partially destroyed by any fire, flood, wind, earthquake or other calamity or the public enemy, may be restored and the occupancy or use of the building, structure or part of the building or structure, which existed at the time of the damage or destruction, may be continued or resumed, provided that the total cost of restoration does not exceed 75 percent of the replacement value of the building or structure at the time of the damage or destruction. A permit for restoration shall be obtained within a period of two years from the date of the damage or destruction. Except as set forth in Paragraph (b) below, if the damage or destruction exceeds 75 percent of the replacement value of the nonconforming building or structure at the time of the damage or destruction, no repairs or restoration shall be made unless every portion of the building or structure is made to conform to all regulations for new buildings in the zone in which it is located, and other applicable current land use regulations.

(b) If the damage or destruction of a nonconforming single-family or two-family dwelling, multiple dwelling or apartment house in the OS, A, R, P, PB, C, M, or PF Zones exceeds 75 percent of its replacement value at the time of the damage or destruction, the building or structure may be reconstructed provided:

(i) that each side yard is no less than one-half the required side yard for new buildings in the zone in which it is located, or in other applicable current land use regulations, but in no event less than three feet; and

(ii) that the front and rear yards are at least one-half the required front and rear yards for new buildings in the zone in which it is located, or in other applicable current land use regulations; and

(iii) that neither the footing, nor the building or structure projects into any area planned for widening or extension of existing or future streets as determined by the Advisory Agency upon the recommendation of the City Engineer; and

(iv) that the height shall not exceed the allowable height for new buildings or structures in the zone in which it is located, or in other applicable current land use regulations; and

(v) that a building permit for the reconstruction be obtained within two years of the damage or destruction from fire, flood, wind, earthquake, or other calamity or the public enemy.

6.5. Replacement of Earthquake Hazardous Buildings. Notwithstanding any other provision of this article to the contrary, a building nonconforming as to height, number of stories, lot area, loading space or parking, which is demolished as a result of enforcement of the Earthquake Hazard Reduction Ordinance (Article 1, Chapter IX of this Code), may be reconstructed with the same nonconforming height, number of stories, lot area, loading space or parking as the original building, provided, however, that reconstruction shall be commenced within two years of obtaining a permit for demolition and completed within two years of obtaining a permit for reconstruction. Provided further, that neither the footing, nor any portion of the replacement building may encroach into any area planned for widening or extension of existing or future streets as determined by the Advisory Agency upon the recommendation of the City Engineer.

Additionally, a building nonconforming as to use or yards, which is demolished as a result of enforcement of the Earthquake Hazard Reduction Ordinance, may be reconstructed with the same nonconforming use or yards provided that the approval of a Zoning Administrator is obtained pursuant to Section 12.24 X.16. of this Code.

Sec. 15: Subdivision 3 of Subsection A of Section 12.23 of the Los Angeles Municipal Code shall be amended to read as follows:

3. Buildings Nonconforming as to Lot Coverage. A Building, nonconforming as to the Lot Coverage regulations on properties zoned RA, RE, RS, and R1, shall not be added to or enlarged in any manner unless the addition or enlargement complies with its

applicable regulations, except as may be approved or permitted pursuant to a discretionary approval, as that term is defined in Section 16.05 B. of this Code. However, alterations, other than additions or enlargements to existing Buildings, may be made provided that at least 50 percent of the perimeter length of the contiguous exterior walls and 50 percent of the roof are retained.

Sec. 16: Subsection S of Section 12.32 of Article 2 of Chapter 1 of the Los Angeles Municipal Code shall be amended to add a new “RG” Rear Detached Garage Supplemental Use District.

2. **Districts.** In order to carry out the provisions of this article, the following districts are established:

| | |
|-------------|--|
| "O" | Oil Drilling District |
| "S" | Animal Slaughtering District |
| "G" | Surface Mining District |
| "RPD" | Residential Planning Development District |
| "K" | Equinekeeping District |
| "CA" | Commercial and Artcraft District |
| "POD" | Pedestrian Oriented District |
| "CDO" | Community Design Overlay District |
| "MU" | Mixed Use District |
| "FH" | Fence Height District |
| "SN" | Sign District |
| "RFA" | Residential Floor Area District |
| "NSO" | Neighborhood Stabilization Overlay District |
| "CPIO" | Community Plan Implementation Overlay District |
| "HS" | Hillside Standards Overlay District |
| "MPR" | Modified Parking Requirement District |
| "RIO" | River Improvement Overlay District |
| <u>"RG"</u> | <u>Rear Detached Garage District</u> |

Sec. 17: The first unnumbered list at the beginning of Section 13 of Article 3 of the Los Angeles Municipal Code shall be amended as follows:

Section

- 13.01 "O" Oil Drilling Districts.
- 13.02 "S" Animal Slaughtering Districts.
- 13.03 "G" Surface Mining Operations Districts.
- 13.04 "RPD" Residential Planned Development Districts.
- 13.05 "K" Equinekeeping Districts.
- 13.06 Commercial and Artcraft Districts.
- 13.07 Pedestrian Oriented District.
- 13.08 "CDO" Community Design Overlay District.
- 13.09 Mixed Use District.
- 13.10 Fence Heights District.
- 13.11 "SN" Sign District.
- 13.12 "NSO" Neighborhood Stabilization Overlay District.
- 13.13 "RFA" Residential Floor Area District.
- 13.14 "CPIO" Community Plan Implementation Overlay District.
- 13.15 Modified Parking Requirement (MPR) District.
- 13.16 "HS" Hillside Standards Overlay District.
- 13.17 "RIO" River Improvement Overlay District.
- 13.18 ["RG" Rear Detached Garage District](#)
- ~~13.18~~ [13.19](#) Violation.

Sec. 18: Section 13.18 of the Los Angeles Municipal Code shall be renumbered to Sec. 13.19 and a new Sec. 13.18 shall be included as follows:

SEC. 13.18. SEC. 13.19. VIOLATION. The violation of any condition imposed by a Zoning Administrator, Director of Planning, the Area Planning Commission, City Planning Commission or City Council in approving the site requirements, methods of operation, development plans or other actions taken pursuant to the authority contained in this article shall constitute a violation of this Code.

SEC. 13.18. “RG” SINGLE-FAMILY ZONE REAR DETACHED GARAGE DISTRICT.

A. Purpose. The regulations set forth in this Section are to facilitate the compatible placement of garages on lots in single-family residential zones. The district serves as a tool to regulate the location of garages in single-family residential zones where the predominant building form includes a main building with a rear detached garage.

B. Applicability. Grouping of lots zoned RA, RE, RS, or R1 not located in a Hillside Area or Coastal Zone.

C. Garage Placement. Garages shall be located at the rear of the lot and shall be detached from the main building of the lot and shall comply with Section 12.21 C.5 and 12.22 C.2 of this Code.

DRAFT