

DEPARTMENT OF CITY PLANNING RECOMMENDATION REPORT



City Planning Commission

Date: February 8, 2018
Time: After 8:30 am
Place: Los Angeles City Hall
Council Chambers, Room 340
200 North Spring Street
Los Angeles, CA 90012

Case No.: CPC-2017-4556-ZC
CEQA No.: ENV-2016-2111-ND-REC1
Related Case No: ENV-2016-2111-ND
Council No.: 4 - Ryu
Plan Area: Wilshire
Certified NC: Greater Wilshire
GPLU: Residential Single-Family
Zone: R1-1
Applicant: City of Los Angeles

Public Hearing:
December 19, 2017

PROJECT LOCATION: The area consists of the Brookside and Sycamore Square neighborhoods within Council District 4 as shown in the proposed Ordinance Maps. The Brookside area is generally bound by Wilshire Boulevard, Highland Avenue, Olympic Boulevard, and Muirfield Road. The Sycamore Square neighborhood generally consists of properties along Citrus Avenue and Orange Drive in between Wilshire Boulevard and Olympic Boulevard.

PROPOSED PROJECT: As follow-up to Interim Control Ordinance number 184,381, the proposed Zone Change Ordinances will provide more specialized development regulations for single-family dwelling units within the project boundaries identified in the attached proposal utilizing the new "R1-One-Family Variation Zones." The new zones represent context sensitive zoning meant to preserve the neighborhood character of the individual communities.

REQUESTED ACTION:

1. Find that, after consideration of the whole of the administrative record, the project was assessed in Negative Declaration, No. ENV-2016-2111-ND; and pursuant to CEQA Guidelines 15162 and 15164, as supported by the addendum Negative Declaration, No. ENV-2016-2111-ND-REC-1 dated January 2018, no major revisions are required to the Negative Declaration; and no subsequent EIR or Negative Declaration is required for approval of the project (Exhibit F).
2. Pursuant to Section 12.32 F of the Los Angeles Municipal Code (LAMC) a **Zone Change Ordinance** changing those parcels lying within the proposed Brookside Ordinance Map from R1-1 to R1R3-RG and R1V3-RG (Exhibit A).
3. Pursuant to LAMC Section 12.32 F a **Zone Change Ordinance** changing those parcels lying within the proposed Sycamore Square Ordinance Map from R1-1 to R1V3-RG (Exhibit B).

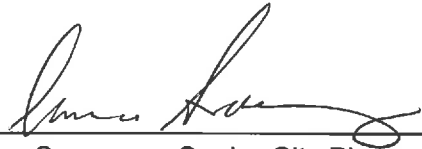
RECOMMENDED ACTIONS:

1. **Approve and Recommend** that the City Council **Find**, based on the independent judgement of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in Negative Declaration, No. ENV-2016-2111-ND-REC-1; and pursuant to CEQA Guidelines 15162 and 15164, as supported by the Addendum dated January 2018, no major revisions to the Negative Declaration and no subsequent EIR or negative declaration is required for approval of the project.
2. **Approve and Recommend** that the City Council **Adopt the Zone Change Ordinance** establishing a **Zone Change** to those parcels lying within the Brookside Ordinance Map from R1-1 to R1R3-RG and R1V3-RG.
3. **Approve and Recommend** that the City Council **Adopt the Zone Change Ordinance** establishing a **Zone Change** to those parcels lying within the Sycamore Square Ordinance Map from R1-1 to R1V3-RG.
4. **Adopt** the staff report as the Commission report on the subject.
5. **Approve and Recommend** that the City Council **Adopt** the attached Findings.

VINCENT P. BERTONI, AICP
Director of Planning



Craig Weber, Principal City Planner



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ADVICE TO PUBLIC: The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the Commission Secretariat, 200 North Spring Street, Room 532, Los Angeles, CA 90012 (Phone No. 213-978-1300). While all written communications are given to the Commission for consideration, the initial packets are sent to the week prior to the Commission's meeting date. If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendized herein, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. 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, and upon request, will provide reasonable accommodation to ensure equal access to this programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request not later than three working days (72 hours) prior to the meeting by calling the Commission Secretariat at (213) 978-1300.

TABLE OF CONTENTS

Project Analysis	A-1
Project Summary	
Initiation	
Background	
Research and Analysis	
Conclusion	
Findings	F-1
<i>(Findings made separately for each proposed Zone Change Area)</i>	
General Plan/Charter Findings	
Zone Change Findings	
CEQA Findings	
Public Hearing and Communications	P-1
Exhibits:	
A – Proposed Brookside Zone Change Ordinance and Map	
B – Proposed Sycamore Square Zone Change Ordinance and Map	
C – Interim Control Ordinance No. 184,381	
D – Motion (Council File 16-1470-S2)	
E – Ordinance No. 184,802	
F – Environmental Clearance – ENV-2016-2111-ND-REC-1	

PROJECT ANALYSIS

Project Summary

The proposed project includes zone changes (CPC-2017-4556-ZC) to parcels lying within the Brookside and Sycamore Square neighborhoods, as bounded by the proposed ordinance maps for each community. The Brookside neighborhood is generally bounded by Highland Avenue, Wilshire Boulevard, Muirfield Road, and Olympic Boulevard and is proposed to be zoned R1R3-RG and R1V3-RG. The Sycamore Square zone change area includes the properties along Orange Drive and Citrus Avenue between Wilshire Boulevard and Olympic Boulevard and is proposed to be zoned to R1V3-RG. The application of the new R1 Variation Single Family Zones to the Brookside and Sycamore Square neighborhoods will provide more context sensitive zoning to conserve the neighborhood character, address out-of-scale development, and replace the expiring Interim Control Ordinance regulations.

Initiation

In a motion (Council File 16-0735) dated August 3, 2016, the City Council directed the Department of City Planning to establish an interim Control Ordinance (Exhibit C) to temporarily restrict the development of large, out-of-scale homes in the Brookside, Picfair Village, Sherman Oaks, Sycamore Square, and Wilshire Vista neighborhoods.

As a follow-up to the ICO, in a City Council Motion dated July 28, 2017 (Exhibit D - Council File 16-1470-S2), the City Council directed the Department of City Planning to prepare an ordinance applying new R1 Variation Zones to the Brookside and Sycamore Square neighborhoods.

Background

In 2014, the City Council directed the Department of City Planning 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 an approach that directed the Department of City Planning to tackle the issues of neighborhood conservation. The motion included the following directives: amend the Single-Family Zones and Single-Family Hillside Area Regulations; 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 separate Planning Department initiatives.

1.) Modifications to the Single-Family Zones and Single-Family Zone Hillside Area Regulations

In March 2017, Ordinance No. 184,802 (Exhibit E) was adopted and the provisions governing the development of single-family (RA, RE, RS, R1) zoned properties citywide were modified to establish new regulations regarding the size and bulk of new and enlarged homes and to further regulate grading and earth import/export in designated Hillside Areas.

The major components of the R1 modifications include:

- An Encroachment Plane, a 45° angled plane above a height of 20 feet that the house cannot intersect.
- Articulation of side walls more than 45 feet in length and 14 feet in height.
- New requirement for roof decks to be set back at least 3 feet from the minimum side yard.
- Limits driveway width to 25% of lot width (but not less than 9 feet) or the width of the existing driveway in non-Hillside Areas only.
- A maximum Residential Floor Area (RFA) of 45%, regardless of lot size for properties outside of the designated Hillside Areas and Coastal Zone.
- Eliminates all of the 20% RFA bonus options.
- Eliminates most RFA exemptions and modifies one RFA exemption reducing the exemption for front garages to 200 square feet.

2.) Interim Control Ordinance

In March 2015 the City Council placed restrictions on development through an Interim Ordinance (ICO) for 15 neighborhoods throughout the city (Ordinance 183,497). The ICOs provided communities immediate relief from the R1 Development Standards (prior to Ordinance No. 184,802) that allowed development of out-of-scale homes. In a subsequent motion in June 2016, five more neighborhoods were placed under an ICO (Exhibit C - Ordinance 184,381) including the Brookside and Sycamore Square neighborhoods.

The ICOs placed temporary regulations lasting for a maximum of two years. Each ICO contained a different set of temporary regulations that mandated more restrictive development standards than what was permitted by the R1 Zone prior to the adoption of the new Single Family Regulations (Ordinance No. 184,802) in March 2017. The ICO for the Brookside and Sycamore Square required development to comply with the restrictions of the Beverly Grove Residential Floor Area District (Ordinance No.182,754).

3.) R1 Variation Zones

In March 2017, Ordinance No. 184,802 was adopted combining the modifications to the existing single-family zones as described earlier and the creation of the new R1 Variation Zones. 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, R1V2, R1V3, R1V4
- R1F, Front-Mass
 - R1F1, R1F2, R1F3, R1F4
- R1R, Rear-Mass
 - R1R1, R1R2, R1R3, R1R4
- R1H, Hillside
 - R1H1, R1H2, R1H3, R1H4

4.) R1 Variation Rezoning Effort

In 2017, zone changes for several of the ICOs included: Faircrest Heights, Wilshire Vista, Picfair Village, Crestview, South Hollywood, La Brea Hancock, Larchmont Heights, Pacific Palisades, Mar Vista, East Venice, Kentwood, Beverlywood, Castle Heights, Comstock Hills, Citrus Square, North Beverlywood, North Beverly Grove, Inner Council District 5, Fairfax, and the Oaks of Los Feliz. Brookside and Sycamore Square are still currently under an ICO and is proposed for R1 Variation zone changes.

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 applying the R1 Variation Zones and Rear Detached Garage “RG” Supplemental Use District (RG SUD) to the Brookside and Sycamore Square neighborhoods is to provide a context sensitive zoning tool that address issues related to neighborhood character, scale, and massing, before the expiration of the temporary restrictions of the ICO.

The proposed zone changes for R1 parcels within the Brookside and Sycamore Square neighborhoods are shown in the table below.

Neighborhood	Current Zone	Proposed Zone
Brookside	R1-1	R1R3-RG and R1V3-RG
Sycamore Square	R1-1	R1V3-RG

Brookside Character and Building Form

The character of the Brookside neighborhood includes single-family houses with a mix of one- and two- story homes with detached garages in the rear. According to data from the Los Angeles County Assessor’s Office, the median Floor Area Ratio (FAR) for Brookside is 0.27 and the average FAR is 0.29. The median lot size is approximately 7,798 square feet and the average lot size is approximately 8,391 square feet. There are some properties where the second story is setback to the rear portion of the house lending itself to the rear-mass variation zone, R1R. While other properties have the second story mass situated in the front of the building lending itself to the variable-mass variation zone, R1V.

According to data gathered from the Los Angeles County Assessor, there is a trend of houses with building heights taller than 20 feet (reaching upwards of 28 feet) north of 9th Street between and along Rimpau Boulevard and Highland Avenue. Through site visits of these homes, it was verified that there are groupings of homes where the taller mass of the building is oriented towards the front of the building. Thus, because the area north of 9th Street between and along Rimpau Boulevard and Highland Avenue have heights taller than 20 feet oriented towards the front of the building, the R1V zone has the building envelope that is most reflective of the existing building form.

The area of the Brookside neighborhood which includes properties along Muirfield Road and Mullen Avenue and properties south of 9th Street to Tremaine Avenue up to Olympic Boulevard show a trend of homes with building heights shorter than 20 feet lending itself to the R1R zone. The R1R zone has a maximum height of 20 feet in the front portion of the building and 28 feet in the rear portion of the building. The R1R zone building envelope 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. Thus, the area along Muirfield Road and Mullen Avenue and properties south of 9th Street to Tremaine Avenue up to Olympic Boulevard has the existing building characteristic of the R1R zone.

Sycamore Square Character and Building Form

The character of the Sycamore Square neighborhood includes single-family houses with a mix of one- and two- story homes with detached garages in the rear. According to data from the Los Angeles County Assessor's Office, the median FAR for Sycamore Square is 0.27 and the average FAR is 0.28. The median lot size is approximately 7,342 square feet and the average lot size is approximately 7,506 square feet. There are some properties where the second story is setback to the rear portion of the house while other properties have the second story mass situated in the front of the lot. According to data gathered from the Los Angeles County Assessor, building heights vary and heights range from less than 20 feet indicating a single story building or maximum heights taller than 20 feet upwards of 28 feet generally indicating a two story building. After site visits verifying the number of stories of the building, there are small clusters of two story buildings where the taller mass is a mix of front orientation and rear orientation, thus, the area lends itself to the variable-mass zone, R1V.

Scale

Brookside and Sycamore Square are similar in scale, in that their median and average FAR are close in range, 0.29 for Brookside and 0.28 for Sycamore Square. The two neighborhoods have home sizes that are similar in proportion to their lot size. The "3" in the zone string R1V3 and R1R3 represents the FAR scale that starts at 0.45 FAR, for lots smaller or equal to 6,000 square feet, and a 0.35 FAR for lots larger or equal to 10,000 square feet (s.f.). 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 standard R1. In the Brookside neighborhood the average FAR is 0.29 and the average lot size is 8,391 s.f., which, under the R1R3 and R1V3

zones allows for moderate expansion of 0.39 FAR versus the 0.45 allowed by the standard R1 regulations, thus, maintaining a closer range to the scale and proportion of the existing Brookside neighborhood. In Sycamore Square, the average FAR is 0.28 and the average lot size is 7,506 s.f. which allows for a moderate expansion of 0.41 FAR versus a 0.45 FAR as allowed by the standard R1 zone, thus, also maintaining a closer range to the scale and proportion of the existing Sycamore Square neighborhood.

Rear Detached Garage “RG” District

Lastly, the proposed zone requires the development of new garages to be constructed in the rear of the property as a detached structure. Represented by “RG” in the zone string, the rear detached garage requirement is a Supplemental Use District that may be added to any single-family residential zone. A majority of the homes in Brookside and Sycamore Square were built during the same time period and it is evident that a rear detached garage is characteristic of that period so it is a prominent feature/character of the two neighborhoods. The rear detached garage further conserves the existing character of the two neighborhoods as well as allow for greater side setbacks created by the driveway to allow for more light and air in between homes.

Conclusion

The proposed zone changes reflect feedback from community outreach efforts and background research to place residential development standards that reflect the characteristics of the existing Brookside and Sycamore Square neighborhoods. The proposed R1 Variation Zones of R1V3-RG and R1R3-RG provide more context sensitive zoning that allows for moderate expansion for changing needs of the community, while preserving the character defining features of the neighborhood. By mandating additional building form, scale, proportion, and a rear detached garage requirements, the proposed R1 Variation Zones and “RG” District offer a more tailored zoning tool to replace the expiring Interim Control Ordinance regulations.

FINDINGS (Brookside)

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 Brookside 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 A) 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 Brookside community, bounded within the proposed Ordinance Map, from R1-1 to R1R3-RG and R1V3-RG. The current Interim Control Ordinance regulations for the Brookside community allow large, box-like structures that may compromise the existing character of the moderate scaled neighborhood, potentially limiting light and air to adjacent buildings. The proposed zone change ordinance for the Brookside 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 (FAR) that reaches 0.45. Currently, the area is regulated by an Interim Control Ordinance No. 184,381

which requires conformance with the Beverly Grove Residential Floor Area (RFA) District. The Beverly Grove RFA District has a FAR maximum of 0.50. The R1R3-RG and R1V3-RG zones reduces the allowable FAR from 0.50 to a range that reaches a maximum 0.45 on smaller lots to 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 reasonable expansions to meet modern needs. It also is in keeping with the intent of the Interim Control Ordinance for the area when it was effectuated prior to the adoption of the new Single-Family Zone Regulations (Ordinance No. 184,802).

Furthermore, the citywide standard R1 zone does not control proportion or building massing. The existing R1 development standards neither limits the maximum FAR for large lots and the setback distance of the upper portions of the walls nor the structure mass. The currently enforced ICO 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, R1R3-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. The R1V3-RG zone is also proposed for portions of the Brookside community where the existing homes have architectural styles that have the second story mass oriented towards the front of the building rather than setback like the R1R3-RG zone. The R1V3-RG zone also employs an encroachment plane but offers flexibility in the location of the second story massing to accommodate the varying building forms of different architectural styles. Both the R1R3-RG and R1V3-RG is in keeping with the intent of adopting an Interim Control Ordinance, however, with the new zoning tools in place, the Beverly Grove Residential RFA Regulations are more permissive than the standard R1 zone or the R1-R3-RG and R1V3-RG zones in that it mandates the preferred building envelope, instead of merely providing an FAR bonus for it.

Lastly, the new Rear Detached Garage “RG” District 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 original intent of 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 Brookside 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 Brookside

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 changes of R1-1 to R1R3-RG and R1V3-RG. Based on data from the existing housing stock in the Brookside community, including floor area and analysis of garage orientation, the proposed new zones were 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 R1R3-RG and R1V3-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 R1R3-RG and R1V3-RG creates guidelines and standards for new development to help protect the character of Brookside and reinforce the neighborhood's scale, prevalent building envelope and garage orientation. The new single family standards within the R1R3-RG and R1V3-RG zones 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 Brookside community.

The proposed zone change began with a desire voiced by the community to preserve the built character of Brookside. 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 Brookside community; the built form of the neighborhood was beginning to change, and that the changes were potentially negatively affecting the character of the community as shown by the need to adopt an Interim Control Ordinance to temporarily restrict certain types of development. The proposed zone, R1R3-RG and R1V3-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 zone change provides the 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 zone change could result in the continuation of out-of-scale 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 Brookside community.

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 Brookside 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), concluding that the Code Amendment to create a new range of R1 One-Family Variation Zones (“R1 Variation Zones”), a Code Amendment to create a “RG” Single-Family Zone Rear Detached Garage Supplemental Use District, and Zone Changes to 20 neighborhoods (the Code Amendments and Zone Changes collectively known as the “Project”) 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, 2016 to October 19, 2016. Pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15162 and 15164, as supported by the addendum Negative Declaration, No. ENV-2016-2111-ND-REC-1 dated January 2018, no major revisions are required to the Negative Declaration ENV-2016-2111-ND; and no subsequent EIR or Negative Declaration is required for approval of the zone change.

The Final Negative Declaration (ND) for the Project concluded less than significant impacts for the mandatory findings of significance. The Project did not propose or authorize any development by itself. Any development authorized under the Project is anticipated to be additions or replacement of single-family homes. As discussed in the Final ND, a majority of the single-family zones in the project area are built out, therefore, the Project would not impact any endangered flora or fauna, modify and special status species habitat. Further, it would not impact habitat or population levels of fish or wildlife species, nor would it threaten a plant or animal community or a rare endangered plant or animal.

The Final ND disclosed that no significant impacts were identified for the 17 environmental factors as a result of the Project. The Project would not result in any unmitigated significant impacts thus no cumulative impacts would occur. The Final ND determined that there would be no substantial adverse effects on human beings directly or indirectly.

Consistent with the Final ND, the proposed Zone Change Ordinance does not propose or authorize any project by itself. The approval of the Zone Change Ordinance will apply the R1 Variation regulations to the R1 lots in the Brookside neighborhood, an established residential neighborhood that is mostly built out. Thus, new proposed single-family homes and additions approved under the proposed Zone Change Ordinances will not endanger any fauna or flora or modify any special status species or habitat. Lots that exist in the Brookside neighborhood are single-family lots in the R1 zone. Also, the Zone Change Ordinances do not authorize any project in any identified Biological Resource Area. No fish, wildlife species, endangered plant or animals will be impacted by the adoption of the Zone Change Ordinances.

All 17 environmental factors were analyzed in the Addendum and no significant impacts were identified. The proposed Zone Change Ordinance as an Addendum to the Final ND for the Project do not change or alter any of the findings or conclusions disclosed in any of the categories.

Furthermore, the proposed Zone Change Ordinance will not have any substantial environmental effects on humans directly or indirectly.

FINDINGS (Sycamore Square)

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 Sycamore Square 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 B) 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 Sycamore Square Community, bounded within the proposed Ordinance Map, from R1-1 to R1V3-RG. The current Interim Control Ordinance regulations for the Sycamore Square 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 Sycamore Square community is necessary in order to preserve and maintain the character defining features, such as scale, proportion, and garage orientation that make the existing single-family neighborhood unique.

With regards to scale and proportion, the current R1 zone allows for a Floor to Area Ratio that reaches 0.45. Currently, the area is regulated by Interim Control Ordinance No. 184,381 which

requires conformance with the Beverly Grove Residential Floor Area (RFA) District. The Beverly Grove RFA District has an FAR maximum of 0.50. The R1V3-RG zone reduces the allowable FAR from 0.50 to a range that reaches a maximum 0.45 on smaller lots to 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 original intent of the Interim Control Ordinance to reduce out-of-scale development for the area.

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, R1V3-RG, employs an encroachment plane of 45 degrees to a maximum height of 28 feet. The encroachment plane curtails 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 original intent of the Interim Control Ordinance, however, it is more authoritative in that it mandates the encroachment plane to allow for more light and air, instead of merely providing an FAR bonus for it.

Lastly, the new R1V3-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 Sycamore Square community. 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 floor area and lot coverage envelopes, the overall existing character of the Sycamore Square 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 R1V3-RG. Based on data from the existing housing stock in the Sycamore Square 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 R1V3-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 R1V3-RG creates guidelines and standards for new development to help protect the character of Sycamore Square and reinforce the neighborhood's scale, prevalent building envelope and garage orientation. The new single family standards within the R1V3-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 Sycamore Square. 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 Sycamore Square community; the built form of the neighborhood was beginning to change, and that the changes were potentially negatively affecting the character of the community as shown by the need to adopt an Interim Control Ordinance to temporarily restrict certain types of development. The proposed zone, R1V3-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 zone change provides the 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 zone change could result in the continuation of out-of-scale 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 Sycamore Square community.

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 Sycamore Square 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), concluding that the Code Amendment to create a new range of R1 One-Family Variation Zones (“R1 Variation Zones”), a Code Amendment to create a “RG” Single-Family Zone Rear Detached Garage Supplemental Use District, and Zone Changes to 20 neighborhoods (collectively known as the “Project”) 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, 2016 to October 19, 2016.

Pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15162 and 15164, as supported by the addendum Negative Declaration, No. ENV-2016-2111-ND-REC-1 dated January 2018, no major revisions are required to the Negative Declaration ENV-2016-2111-ND; and no subsequent EIR or Negative Declaration is required for approval of the zone change.

The Final Negative Declaration (ND) for the Project concluded less than significant impacts for the mandatory findings of significance. The Project did not propose or authorize any development by itself. Any development authorized under the Project is anticipated to be additions or replacement of single-family homes. As discussed in the Final ND, a majority of the single-family zones in the project area are built out, therefore, the Project would not impact any endangered flora or fauna, modify and special status species habitat. Further, it would not impact habitat or population levels of fish or wildlife species, nor would it threaten a plant or animal community or a rare endangered plant or animal.

The Final ND disclosed that no significant impacts were identified for the 17 environmental factors as a result of the Project. The Project would not result in any unmitigated significant impacts thus no cumulative impacts would occur. The Final ND determined that there would be no substantial adverse effects on human beings directly or indirectly.

Consistent with the Final ND, the proposed Zone Change Ordinance does not propose or authorize any project by itself. The approval of the Zone Change Ordinance will apply the R1 Variation regulations to the R1 lots in the Sycamore Square neighborhood, an established residential neighborhood that is mostly built out. Thus, new proposed single-family homes and additions approved under the proposed Zone Change Ordinances will not endanger any fauna or flora or modify any special status species or habitat. Lots that exist in the Sycamore Square neighborhood are single-family lots in the R1 zone. Also, the Zone Change Ordinances do not authorize any project in any identified Biological Resource Area. No fish, wildlife species, endangered plant or animals will be impacted by the adoption of the Zone Change Ordinances.

All 17 environmental factors were analyzed in this Addendum and no significant impacts were identified. The proposed Zone Change Ordinance as an Addendum to the Final ND for the Project do not change or alter any of the findings or conclusions disclosed in any of the categories. Furthermore, the proposed Zone Change Ordinance will not have any substantial environmental effects on humans directly or indirectly.

PUBLIC HEARING AND COMMUNICATIONS

Stakeholder Meetings/ Communications

On November 14, 2017, a community workshop was held at the Pan Pacific Recreation Center located at 7600 Beverly Blvd. Los Angeles, CA 90036. At the community workshop, stakeholders were presented an overview of the recent modifications to the Single-Family Zones and the new R1-Variation Zones. After the presentation the attendees were grouped into two small discussion groups, one for Sycamore Square and one for Brookside to discuss zoning options and gather feedback on the zone option that fits their community best.

Additionally, other forms of community engagement included e-mail and phone exchanges with various stakeholders of the two neighborhoods.

Public Hearing

On December 19, 2017, a noticed public hearing was held at Pan Pacific Recreation Center located at 7600 Beverly Blvd. Los Angeles, CA 90036. The format of the public hearing included an open house portion, staff presentation, and public testimony. Approximately 40 stakeholders attended the meeting and 18 attendees made verbal testimony and 5 submitted written testimony at the meeting.

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

Neighborhood	Proposal at Public Hearing	Support Proposal*	Oppose Proposal*	Unspecified/ General Comment*	Total
Brookside	R1V3-RG	0	6	10	16
Sycamore Square	R1R3-RG	2	2	3	7
Grand Total of Verbal and Written Testimony Received					23

*Position on support or opposition of proposal as marked on the speaker card or comment form

Summary of Public Hearing and Communications Received

In addition to written and verbal testimony at the public hearing, the public comment period for Brookside and Sycamore Square was left open through January 10, 2018, for additional written communication. Described below is a summary of comments received in regards to the proposed zoning options presented at the public hearing. All written comments summarized below consists of e-mails or letters received by postal mail.

Brookside

Comments on in favor of R1V3-RG

- The variation proposal is best for West of Rimpau.
- Owners should be able to exercise their property rights.
- A few vocal people should not speak for everyone else.
- R1R3-RG does not provide the protections of the various HPOZ ordinances, R1V3-RG allows for more flexibility.
- Rear massing is not suitable for every type of house or family.

- Existing two-story houses are massed in a variety of ways.

Comments in favor of R1R3-RG

- This zoning will afford the best preservation policy for this intact neighborhood, being consistent with the approach that is applicable to an HPOZ.
- The variable zoning option allows for alterations and modifications to the street facing facades.
- R1R3-RG is the only acceptable zone change short of becoming an HPOZ.
- Brookside should have protections from developers that buy and flip with no consideration to aesthetic and historical values.
- Character needs to be preserved which is what drew residents to buy and live there.
- Neighborhood's charm is threatened by people tearing down original houses and replacing them with out-of-scale, boxy, structures.
- Need to maintain character and charm of while still allowing for expansion of own homes.

General Comments

- Against the R1V3-RG zoning because it is too restrictive.

Sycamore Square

Comments in favor of R1R3-RG

- In favor of protecting the look and feel of the neighborhood, so homes cannot build up in the front and ruin the view from the street.
- R1R3-RG option maintains preservation of the original buildings.
- Feels that the Sycamore Square Neighborhood Association recommendation of R1V3-RG is not reflective of all opinions, specifically in regards to Orange Drive.
- Variable massing pattern does not guarantee backyard privacy.
- In favor of anything to preserve historic character of the neighborhood.
- The BMO is an improvement, but the regulations are not enough.
- Keeping garages at the rear still provides plenty of useable backyard space.
- Concerned neighborhood would be drastically altered if BMO were to be adopted.

Additionally, the Sycamore Square Neighborhood Association (SSNA) submitted a letter indicating that the Board of Directors at their meeting on January 7, 2018, unanimously voted to recommend the adoption of the R1V3-RG zone for the Sycamore Square neighborhood. A separate letter submitted by the Greater Wilshire Neighborhood Council indicated that at their January 10, 2018, noticed meeting, unanimously voted on a 16-0-0 vote to support the proposed zone change of R1-1 to R1V3-RG for the Sycamore Square neighborhood. No recommendation for the Brookside neighborhood was made by the Greater Wilshire Neighborhood Council.

Tally of Written Comments received by January 10, 2018

Neighborhood	Zoning Option	Support	Oppose	Unspecified/ General Comment	Total
Brookside	R1V3-RG	3	1	0	4
	R1R3-RG	25	0	0	25
Sycamore Square	R1V3-RG	2	0	0	2
	R1R3-RG	6	0	0	6
Grand Total of Written Comments Received					37

Exhibit A:
Proposed Brookside Zone Change Ordinance and Map

Case No:
CPC-2017-4556-ZC

ORDINANCE NO. _____

An ordinance amending Section 12.04 of the Los Angeles Municipal Code by amending the zoning map.

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

SECTION 1. Section 12.04 of the Los Angeles Municipal Code is hereby amended by changing the zone classifications of properties shown upon a portion of the Zoning Map incorporated therein and made a part of Article 2, Chapter 1 of the LAMC, so that such portion of the Zoning Map shall conform to the zoning on the map attached hereto and incorporated herein by this reference.

Table for Section 1

Neighborhood	Existing Zone	New Zone
Brookside	R1-1	R1R3-RG
		R1V3-RG

SECTION 2. Pursuant to Section 12.32 F of the Los Angeles Municipal Code, and any amendment thereto, the use of that property described in Section 1 hereof are subject to the R1R3-RG and R1V3-RG regulations pursuant to Section 12.08 and the Rear Garage Supplemental Use District regulations pursuant to Section 13.19 of the Los Angeles Municipal Code.

SECTION 3. Upon adoption of this ordinance, the provisions of the Interim Control Ordinance (ICO) for 5 Neighborhood Conservation Areas (Ordinance No. 184,381) are no longer applicable to properties in the Brookside zone change area.



R1V3-RG

R1R3-RG



C.M. 132 B 181, 132 B 185.	CPC-2017-4556-ZC
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MY/Cf

120117



SECTION 4. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

Pursuant to Section 558 of the City Charter, the City Planning Commission on _____ recommends this ordinance **BE ADOPTED** by the City Council.

By _____
James Williams
Commission Executive Assistant II

File No. _____

I hereby certify that the foregoing ordinance was passed by **a vote of not less than two-thirds of all its members** by the Council of the City of Los Angeles.

CITY CLERK

MAYOR

Ordinance Passed _____

Approved _____

**Exhibit B:
Proposed Sycamore Square Zone Change Ordinance
and Map**

Case No:
CPC-2017-4556-ZC

ORDINANCE NO. _____

An ordinance amending Section 12.04 of the Los Angeles Municipal Code by amending the zoning map.

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

SECTION 1. Section 12.04 of the Los Angeles Municipal Code is hereby amended by changing the zone classifications of properties shown upon a portion of the Zoning Map incorporated therein and made a part of Article 2, Chapter 1 of the LAMC, so that such portion of the Zoning Map shall conform to the zoning on the map attached hereto and incorporated herein by this reference.

Table for Section 1

Neighborhood	Existing Zone	New Zone
Sycamore Square	R1-1	R1V3-RG

SECTION 2. Pursuant to Section 12.32 F of the Los Angeles Municipal Code, and any amendment thereto, the use of that property described in Section 1 hereof are subject to the R1V3-RG regulations pursuant to Section 12.08 and the Rear Garage Supplemental Use District regulations pursuant to Section 13.19 of the Los Angeles Municipal Code.

SECTION 3. Upon adoption of this ordinance, the provisions of the Interim Control Ordinance (ICO) for 5 Neighborhood Conservation Areas (Ordinance No. 184,381) are no longer applicable to properties in the Sycamore Square zone change area.



R1V3-RG



C.M. 132 B 181, 132 B 185.	CPC-2017-4556-ZC
MY/cf	011018

City of Los Angeles



SECTION 4. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

Pursuant to Section 558 of the City Charter, the City Planning Commission on _____ recommends this ordinance **BE ADOPTED** by the City Council.

By _____
James Williams
Commission Executive Assistant II

File No. _____

I hereby certify that the foregoing ordinance was passed by **a vote of not less than two-thirds of all its members** by the Council of the City of Los Angeles.

CITY CLERK

MAYOR

Ordinance Passed _____

Approved _____

Exhibit C:
Interim Control Ordinance No. 184,381

Case No:
CPC-2017-4556-ZC

ORDINANCE NO. 184381

An interim ordinance, adopted as an urgency measure pursuant to California Government Code Section 65858, prohibiting the issuance of building permits for the construction of single-family dwellings on RA, RE, RS, and R1 zoned lots in designated neighborhoods where the proposed construction does not meet certain neighborhood-specific criteria.

WHEREAS, this ordinance covers the following residential neighborhoods, the boundaries of which are delineated below:

1. Brookside – Council District 4
2. Sherman Oaks – Council District 4
3. Sycamore Square – Council District 4
4. Picfair Village – Council District 10
5. Wilshire Vista – Council District 10

WHEREAS, these residential neighborhoods present unique blends of scale, massing, building setbacks, architectural styles and landscaping;

WHEREAS, a rapid increase of property values in these neighborhoods has accelerated a recent trend of property owners and developers tearing down original houses and replacing them with box-like structures or significantly remodeling existing structures with bulky two-story additions that are out of scale with neighboring properties;

WHEREAS, the proliferation of such construction poses a current and immediate threat to public welfare, including degradation of neighborhood character, loss of neighbors' privacy, curtailment of development potential, and negative impacts to aesthetics and general quality of life; and

WHEREAS, the Department of City Planning is currently modifying single family zoning regulations to establish a baseline that reduces the scale of buildings and adjusts massing:

NOW, THEREFORE,

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

Section 1. **DEFINITIONS.** For the purposes of this ordinance, the following terms shall be construed as defined in this section. To the extent applicable, terms not defined here shall be constructed as defined in Section 12.03 of the Los Angeles Municipal Code (LAMC).

PROJECT. The construction, erection, alteration of, or addition to a structure on a residentially zoned lot located wholly or partly within the areas identified in Section 2 of this ordinance. The term Project excludes improvements that do not increase an existing or prior-existing structure's Residential Floor Area, as defined in Section 12.03 of the LAMC.

Sec. 2. **INTERIM CONTROL AREA.** The provisions of this ordinance shall apply to all RA, RE, RS, and R1 zoned lots located wholly or partly within the areas depicted by shaded areas on the attached maps:

1. Brookside – Council District 4
2. Sherman Oaks – Council District 4
3. Sycamore Square – Council District 4
4. Picfair Village – Council District 10
5. Wilshire Vista – Council District 10

Sec. 3. **PROHIBITION.**

A. Brookside, Sycamore Square, Picfair Village and Wilshire Vista.

Notwithstanding any section of the LAMC, no building permit shall issue for a Project in the Brookside, Sycamore Square, Picfair Village or Wilshire Vista unless the proposed structure complies with the regulations set forth in the Beverly Grove Residential Floor Area District (Ordinance No. 182754).

B. Sherman Oaks. Notwithstanding any section of the LAMC, no building permit shall be issued for a Project in Sherman Oaks unless the proposed structure complies with the regulations set forth in the Studio City Residential Floor Area District (Ordinance No. 182048).

Sec. 4. **EXCEPTIONS.**

A. The prohibitions specified in Section 3 of this ordinance shall not apply to the issuance of a building permit for either of the following purposes:

1. To comply with an order issued by the Department of Building and Safety to repair, remove or demolish an unsafe building or substandard condition; or

2. To rebuild a structure destroyed by fire, earthquake or other natural disaster, provided that the development is not prohibited by any other provision of the LAMC.

B. The prohibitions specified in Section 3 of this ordinance shall not apply to the issuance of a building permit for a Project that satisfies all of the following conditions:

1. Architectural and structural plans sufficient for a complete plan check were accepted by the Department of Building and Safety before the effective

date of this ordinance, subject to the time limits set forth in section 12.26.A.3 of the LAMC;

2. A plan check fee was collected before the effective date of this ordinance; and

3. No subsequent changes have been made to those plans that increase or decrease the height, floor area, or occupant load by more than 5 percent, that change the use; or that violate the Zoning Code regulations in effect on the date that the plan check fee was paid.

C. The prohibitions specified in Section 3 of this ordinance shall not apply to Projects that involve the construction, redevelopment, rehabilitation or renovation of multifamily housing. Multifamily housing includes two-family dwellings, multiple dwellings, group dwellings and apartment houses.

Sec. 5. **HARDSHIP EXEMPTIONS.** The City Council, by resolution, may grant an exemption from the provisions of this ordinance in cases of extreme hardship duly established to the City Council's satisfaction. An application for hardship exemption shall be filed with the City Clerk on forms provided by the Department of City Planning.

Sec. 6. **DURATION OF ORDINANCE.** This ordinance shall be in force and effect for 45 days from its date of adoption. The City Council may extend this ordinance for 22 months and 15 days. Any extension shall be based on the City Council finding that the proliferation of hulking, box-like structures in certain residential neighborhoods continues to pose a current and immediate threat to the public health, safety or welfare.

Sec. 7. **APPLICABILITY OF ZONING CODE.** The provisions of this ordinance supplement those set forth in LAMC, Chapter 1 ("Planning and Zoning Code") and any other City ordinance, and do not confer any right or benefit not otherwise conferred under existing law.

Sec. 8. **SEVERABILITY.** If any provision of this ordinance is declared unconstitutional or otherwise invalid by a court of competent jurisdiction, such invalidity shall not affect other provisions of this ordinance that can be implemented without the invalid provision. To this end, the provisions of this ordinance are severable.

Sec. 9. **SAVINGS CLAUSE.** The provisions of this ordinance do not apply to the extent that their application would result in a taking requiring compensation, would deprive any person of constitutional or statutory rights or privileges, or would otherwise be inconsistent with state or federal law.

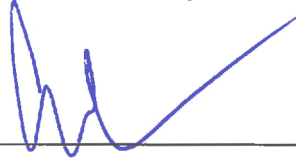
Sec. 10. **URGENCY CLAUSE.** The City Council finds that the proliferation of towering, box-like structures in certain residential neighborhoods poses a current and immediate threat to the public welfare, including degradation of neighborhood character, loss of neighbors' privacy, curtailment of development potential, and negative impacts to

aesthetics and general quality of life; and that the continued processing of building permits will result in that threat to the public welfare.

Sec. 11. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

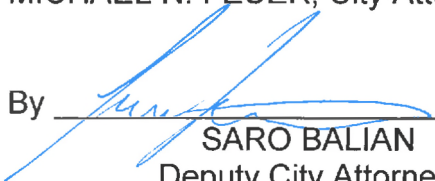
I hereby certify that this ordinance was passed by the Council of the City of Los Angeles, **by a vote of not less than four-fifths** of all of its members, at its meeting of JUN 29 2016.

HOLLY L. WOLCOTT, City Clerk

By  Deputy

Approved as to Form and Legality

MICHAEL N. FEUER, City Attorney

By  SARO BALIAN
Deputy City Attorney

Date 6-23-16

File No. 16-0735

Exhibit D:
Motion (Council File 16-1470-S2)

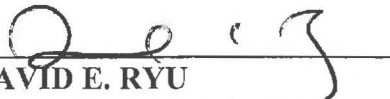
Case No:
CPC-2017-4556-ZC

MOTION

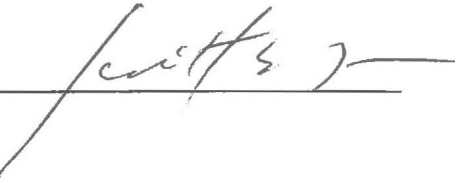
I MOVE that the Council instruct the Planning Department, in consultation with the City Attorney, to prepare and present an ordinance to create a *new* sub-zone of the R1 (Single Family) zone in the Brookside and Sycamore Square neighborhoods (Ordinance No. 184381), as was done for various other neighborhoods citywide (Council File No. 16-1470), and which is known as the R1R3-RG zone, enabling variations as to size and scale, and thereby allowing houses larger or smaller than the standard R1 zone, to provide regulations for single family dwellings for the preservation of neighborhood character.

I FURTHER MOVE that the Council instruct the Planning Department, to modify the geographical boundaries of the Brookside neighborhood, to extend to properties on both the east and west side of Muirfield, inasmuch as it currently includes properties on the west side which was an oversight.

PRESENTED BY


DAVID E. RYU
Councilmember, 4th District

SECONDED BY:



ORIGINAL

rrm



JUL 28 2017

Exhibit E:
Ordinance No. 184,802

Case No:
CPC-2017-4556-ZC

ORDINANCE NO. 184802

An ordinance amending Sections 12.03, 12.04, 12.07, 12.07.01, 12.07.1, 12.08, 12.21, 12.21.1, 12.23, 12.28, 12.32, and 13.19 of the Los Angeles Municipal Code and adding Sections 12.21.6 and 13.20 to the Los Angeles Municipal Code to establish new regulations for all single-family residential zoned properties including RA, RE, RS, and R1, and to establish variations of the R1 Zone and also a Rear Detached Garage Supplemental Use District that may be applied to regulate garage placement in the RA, RE, RS, and R1 Zones.

WHEREAS, in 2008, in response to the proliferation of out-of-scale development in neighborhoods throughout the City of Los Angeles, the City Council approved the Baseline Mansionization Ordinance (BMO) (Ordinance No. 179,883), which established height and floor area ratio (FAR) limitations on developments in single-family residential zoned lots, not including those located in a Hillside Area or the Coastal Zone;

WHEREAS, in 2011, the City Council approved the Baseline Hillside Ordinance (BHO) (Ordinance No. 181,624) to address the same issue of out-of-scale development in hillside neighborhoods by establishing regulations for projects in the hillside areas, including limitations on residential floor area and the amount of allowable grading based on lot size;

WHEREAS, since the City Council's adoption of the BMO and BHO, out-of-scale development continues to occur in single-family neighborhoods throughout the City;

WHEREAS, in 2014, the City Council instructed the Department of City Planning to prepare and present an ordinance to amend the BMO and BHO in order to "stabilize the conflict of out-of-scale homes that continue to proliferate in entire neighborhoods;"

WHEREAS, in order to address the issue of out-of-scale development while the Department of City Planning developed amendments to the BMO and BHO, the City Council passed two interim control ordinances (ICOs) in March of 2015 to restrict development in five proposed historic preservation overlay zone areas and 15 single-family neighborhoods, including neighborhoods with properties in hillside areas (Ordinances Nos. 183,496 and 183,497), and in June of 2016, the City Council passed a third ICO to restrict development in five additional neighborhoods (Ordinance No. 184,381);

WHEREAS, the City Council extended all three ICOs pursuant to Government Code Section 65858, and therefore Ordinances Numbers 183,496 and 184,497 expire on March 25, 2017, and Ordinance Number 184,381 expires on June 29, 2018;

WHEREAS, the Department of City Planning has developed amendments to the BMO and BHO to regulate development in single-family zones and has also developed additional amendments to the Los Angeles Municipal Code to establish variations of the

R1 zone and a rear detached garage supplemental use district, in order to halt the proliferation of out-of-scale development; and

WHEREAS, once these amendments are adopted by the City Council they will replace the provisions of the three ICOs, except in the Brookside, Sycamore Square, and Miracle Mile neighborhoods, insofar as the Department of City Planning is working on ordinances specific to those neighborhoods that will replace the ICO regulations upon adoption; unless, however, the ICOs expire by operation of law before the new neighborhood-specific ordinances can be adopted.

NOW, THEREFORE,

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

Section 1. Section 12.03 of the Los Angeles Municipal Code is amended by adding the following definitions, in alphabetical order, to read as follows:

BASE FLOOR. That story of a main building, at or above grade, which is not considered a basement, and which has the greatest number of square feet confined within the exterior walls, including the area of the attached covered parking at the same story.

BASEMENT. Any level below the First Story of a Building. The ceiling of a Basement shall not be more than four vertical feet higher than the finished floor level of the First Story.

ENCROACHMENT PLANE. An invisible inclined plane sloping inward at a forty-five degree angle from the vertical extension of the required front and side yard setbacks that originates at a specified height. A building may not intersect the encroachment plane. The encroachment plane restriction does not apply to roof structures and equipment as allowed by Section 12.21.1 B.3. For the purpose of this definition, height shall be measured from the existing or finished grade, whichever is lower, along the required front and side yard setbacks.

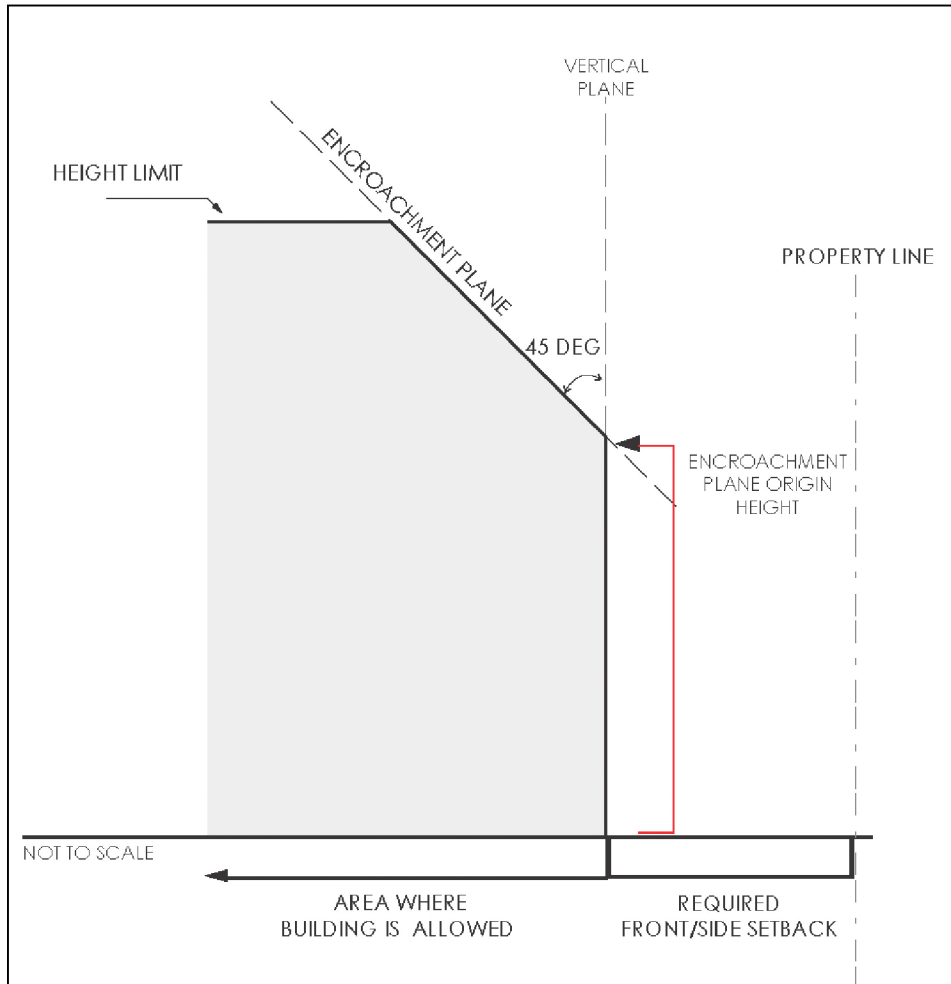


Figure 12.03-1: Encroachment Plane diagram. Different zones have different encroachment plane origin heights.

FLOOR AREA, RESIDENTIAL. The area in square feet confined within the exterior walls of a residential or non-residential Building on a Lot in an RA, RE, RS, or R1 Zone. Any floor or portion of a floor with a ceiling height greater than 14 feet shall count as twice the square footage of that area. The area of stairways and elevator shafts shall only be counted once regardless of ceiling height. Area of an attic or portion of an attic with a ceiling height of more than 7 feet shall be included in the Residential Floor Area calculation.

Except that the following areas shall not be counted:

1. **Required Covered Parking.**

(a) The total area of 200 square feet per parking space that is required to be covered, up to a maximum of 400 square feet, shall be exempted from being counted as Residential Floor Area if

all of said parking, whether detached or attached, is located in accordance with the following criteria:

(1) Said parking is located within the rear half of the Lot, or at least 55 feet from a Front Lot Line.

(2) On a Through Lot with no Rear Lot Line, said parking is set back from both Front Lot Lines a distance of at least 40 feet.

(b) If the parking that is required to be covered is not located in accordance with Paragraph (a) above, then only 200 square feet shall be exempted from being counted as Residential Floor Area.

(c) In any event, the required parking area exempted from counting as Residential Floor Area by this exception shall be limited to 400 square feet per Lot.

2. **Detached Accessory Buildings.** Detached Accessory Buildings not exceeding 200 square feet; however, the total combined area exempted of all the Detached Accessory Buildings on a Lot shall not exceed 400 square feet.

3. **Lattice Roof Porches, Patios, and Breezeways.** Porches, patios, and breezeways that have a Lattice Roof, as defined in this section.

4. **Basements.** For Lots not located in the Hillside Area or Coastal Zone, any Basement when the Elevation of the upper surface of the floor or roof above the Basement does not exceed 2 feet in height at any point above the finished or natural Grade, whichever is lower.

For Lots located in the Hillside Area, any Basement 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 percent of the perimeter length of the exterior Basement walls.

For all Lots, the following shall not disqualify said Basement from this exemption:

(a) A maximum of one (1), 20-foot wide depressed driveway with direct access to the required covered parking spaces; and

(b) A maximum of two (2) light-wells which are not visible from a public right-of-way and do not project more than three feet from the exterior walls of the Basement and no wider than 6 feet.

FLOOR AREA RATIO, RESIDENTIAL (RFAR). A ratio establishing the relationship between a property and the amount of development permitted for that property, expressed as a percentage or a ratio of the Lot size (example: "0.45 of the Lot size").

GRADE, HILLSIDE AREA. For the purpose of measuring height on an R1, RS, RE, or RA zoned Lot in the Hillside Area, pursuant to Section 12.21 C.10 of this Code, Hillside Area Grade shall be defined as the Elevation, at the perimeter of a Building or Structure, of the finished or natural surface of the ground, whichever is lower, or the finished surface of the ground established in conformance with a grading plan approved pursuant to a recorded tract or parcel map action. Retaining walls shall not raise the effective Elevation of Grade for purposes of measuring Height of a Building or Structure.

LOT, THROUGH. A lot having a frontage on two parallel or approximately parallel streets, but not including those lots having frontage on a street and frontage on a navigable public canal or waterway parallel or approximately parallel to said street.

STORY. The space in a Building between two vertically adjacent finished floor levels or, for the topmost level of a Building, the space between its finished floor level and the roof directly above it. Finished floor levels within four vertical feet of each other shall be deemed a single Story. Any space that is defined as a Basement is not considered a Story.

STORY, FIRST. The lowest Story of a Building where the finished floor level directly above the Story is more than six feet above grade for more than 50 percent of the total perimeter of the Building or is more than 12 feet above grade at any point. If no such Story exists, then the topmost Story of a Building shall be deemed the First Story.

Sec. 2. 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 Residential 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 "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. 3. Subsection D of Section 12.04 of the Los Angeles Municipal Code is amended to read as follows:

"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
"CUGU"	Clean Up Green Up Overlay District
"RG"	Rear Detached Garage District

The "Zoning Map" is amended to indicate these districts and the boundaries of each district.

Land classified in an "O" Oil Drilling District, "S" Animal Slaughtering District, "G" Surface Mining District, "RPD" Residential Planned 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, "RIO" River Improvement Overlay District, "CUGU" Clean Up Green Up Overlay District, or "RG" Rear Detached Garage District" is also classified in one or more zones, and land classified in the "P" Automobile Parking Zone may also be classified in an "A" or "R" Zone.

These classifications are indicated on the "Zoning Map" with a combination of symbols, e.g., **R2-2-O**, **C2-4-S**, **M1-3-G**, **M1-1-P** and **R2-O**, **C2-G**, etc., where height districts have not been established.

Sec. 4. Subdivision 5 of Subsection C of Section 12.07 of the Los Angeles Municipal Code is amended to read as follows:

5. **Maximum Residential Floor Area.** For a lot located in a Hillside Area or Coastal Zone, the maximum Residential Floor Area shall comply with Section 12.21.1 A 1 of this Code.

For all other lots, the maximum Residential Floor Area contained in all buildings and accessory buildings shall not exceed 25 percent of the lot area when the lot is less than 20,000 square feet. For lots 20,000 square feet or greater, the maximum Residential Floor Area shall not exceed 20 percent of the lot area, or 5,000 square feet, whichever is greater.

An additional 20 percent of the maximum Residential Floor Area for that lot shall be allowed if any of the methods listed below are utilized. Only one 20 percent bonus per property is allowed.

(a) The total Residential Floor Area of each story other than the base floor in a multi-story building does not exceed 75 percent of the base floor area; or

(b) The cumulative length of the exterior walls facing the front lot line, equal to a minimum of 25 percent of the building width, shall be stepped-back a distance of at least 20 percent of the building depth from a plane parallel to the lot width established at the point of the building closest to the front lot line. When the front lot line is not straight, a line connecting the points where the side lot lines and the front lot line intersect shall be used. When through-lots have two front yards, the step-back shall be provided along both front lot lines.

For the purposes of this provision, all exterior walls that intersect a plane parallel to the front lot line at 45 degrees or less shall be considered to be facing the front lot line. The building width shall be the greatest

distance between the exterior walls of the building measured parallel to the lot width. The building depth shall be the greatest distance between the exterior walls of the building measured parallel to the lot depth.

Sec. 5. Subdivision 6 of Subsection C of Section 12.07 of the Los Angeles Municipal Code is amended to read as follows:

6. **Verification of Existing Residential Floor Area.** For additions with cumulative Residential Floor Area of less than 1,000 square feet constructed after January 1, 2008, or remodels of buildings built prior to January 1, 2008, the existing Residential Floor Area shall be determined based on the building records or the building square footage shown on the most recent Los Angeles County Tax Assessor's records at the time the plans are submitted to the Department of Building and Safety and a plan check fee is paid. Except that Residential Floor Area may be calculated as defined in Section 12.03 of this Code when a complete set of fully dimensioned plans with area calculations of all the structures on the lot, prepared by a licensed architect or engineer, is submitted by the applicant.

Any work that does not qualify as a remodel, as defined in the paragraph below, or additions that are 1,000 square feet or larger shall require a complete set of fully dimensioned plans with area calculations of all the structures on the lot prepared by a licensed architect or engineer.

For the purposes of implementing this subdivision, a remodel shall mean the alteration of an existing building or structure provided that at least 50 percent of the perimeter length of the contiguous exterior walls and 50 percent of the roof are retained.

Sec. 6. Subdivision 5 of Subsection C of Section 12.07.01 of the Los Angeles Municipal Code is amended to read as follows:

5. **Maximum Residential Floor Area.** For a lot located in a Hillside Area or Coastal Zone, the maximum Residential Floor Area shall comply with Section 12.21.1 A 1 of this Code.

For all other lots, the maximum Residential Floor Area contained in all buildings and accessory buildings shall be as follows: In the RE9 and RE11 Zones, the maximum Residential Floor Area shall be 40 percent of the lot area when the lot is less than 15,000 square feet. For lots 15,000 square feet or greater in the RE9 and RE11 Zones, the maximum Residential Floor Area shall be 35 percent of the lot area or 6,000 square feet, whichever is greater. For lots in the RE15, RE20 and RE40 Zones, the maximum Residential Floor Area shall be 35 percent of the lot area.

An additional 20 percent of the maximum Residential Floor Area for that lot shall be allowed if any of the methods listed below are utilized. Only one 20 percent bonus per property is allowed.

(a) The total Residential Floor Area of each story other than the base floor in a multi-story building does not exceed 75 percent of the base floor area; or

(b) The cumulative length of the exterior walls facing the front lot line, equal to a minimum of 25 percent of the building width shall be stepped-back a distance of at least 20 percent of the building depth from a plane parallel to the lot width established at the point of the building closest to the front lot line. When the front lot line is not straight, a line connecting the points where the side lot lines and the front lot line intersect shall be used. When through-lots have two front yards, the step-back shall be provided along both front lot lines.

For the purposes of this provision, all exterior walls that intersect a plane parallel to the front lot line at 45 degrees or less shall be considered to be facing the front lot line. The building width shall be the greatest distance between the exterior walls of the building measured parallel to the lot width. The building depth shall be the greatest distance between the exterior walls of the building measured parallel to the lot depth.

Sec. 7. Subdivision 6 of Subsection C of Section 12.07.01 of the Los Angeles Municipal Code is amended to read as follows:

6. Verification of Existing Residential Floor Area. For additions with cumulative Residential Floor Area of less than 1,000 square feet constructed after January 1, 2008, or remodels of buildings built prior to January 1, 2008, the existing Residential Floor Area shall be determined based on the building records or the building square footage shown on the most recent Los Angeles County Tax Assessor's records at the time the plans are submitted to the Department of Building and Safety and a plan check fee is paid. Except that Residential Floor Area may be calculated as defined in Section 12.03 of this Code when a complete set of fully dimensioned plans with area calculations of all the structures on the lot, prepared by a licensed architect or engineer, is submitted by the applicant.

Any work that does not qualify as a remodel, as defined in the paragraph below, or additions that are 1,000 square feet or larger shall require a complete set of fully dimensioned plans with area calculations of all the structures on the lot prepared by a licensed architect or engineer.

For the purposes of implementing this subdivision, a remodel shall mean the alteration of an existing building or structure provided that at least 50 percent

of the perimeter length of the contiguous exterior walls and 50 percent of the roof are retained.

Sec. 8. Subdivision 5 of Subsection C of Section 12.07.1 of the Los Angeles Municipal Code is amended to read as follows:

5. **Maximum Residential Floor Area.** For a lot located in a Hillside Area or Coastal Zone, the maximum floor area shall comply with Section 12.21.1 A 1 of this Code.

For all other lots, the maximum Residential Floor Area contained in all buildings and accessory buildings shall not exceed 45 percent of the lot area when the lot is less than 9,000 square feet. For Lots 9,000 square feet or greater, the Residential Floor Area shall not exceed 40 percent of the lot area or 4,050 square feet, whichever is greater.

An additional 20 percent of the maximum Residential Floor Area for that lot shall be allowed if any of the methods listed below are utilized. Only one 20 percent bonus per property is allowed.

(a) The total Residential Floor Area of each story other than the base floor in a multi-story building does not exceed 75 percent of the base floor area; or

(b) The cumulative length of the exterior walls facing the front lot line, equal to a minimum of 25 percent of the building width shall be stepped-back a distance of at least 20 percent of the building depth from a plane parallel to the lot width established at the point of the building closest to the front lot line. When the front lot line is not straight, a line connecting the points where the side lot lines and the front lot line intersect shall be used. When through-lots have two front yards, the step-back shall be provided along both front lot lines.

For the purposes of this provision, all exterior walls that intersect a plane parallel to the front lot line at 45 degrees or less shall be considered to be facing the front lot line. The building width shall be the greatest distance between the exterior walls of the building measured parallel to the lot width. The building depth shall be the greatest distance between the exterior walls of the building measured parallel to the lot depth.

Sec. 9. Subdivision 6 of Subsection C of Section 12.07.1 of the Los Angeles Municipal Code is amended to read as follows:

6. **Verification of Existing Residential Floor Area.** For additions with cumulative Residential Floor Area of less than 1,000 square feet constructed after January 1, 2008, or remodels of buildings built prior to January 1, 2008, the existing Residential Floor Area shall be determined based on the building records

or the building square footage shown on the most recent Los Angeles County Tax Assessor's records at the time the plans are submitted to the Department of Building and Safety and a plan check fee is paid. Except that Residential Floor Area may be calculated as defined in Section 12.03 of this Code when a complete set of fully dimensioned plans with area calculations of all the structures on the lot, prepared by a licensed architect or engineer, is submitted by the applicant.

Any work that does not qualify as a remodel, as defined in the paragraph below, or additions that are 1,000 square feet or larger shall require a complete set of fully dimensioned plans with area calculations of all the structures on the lot prepared by a licensed architect or engineer.

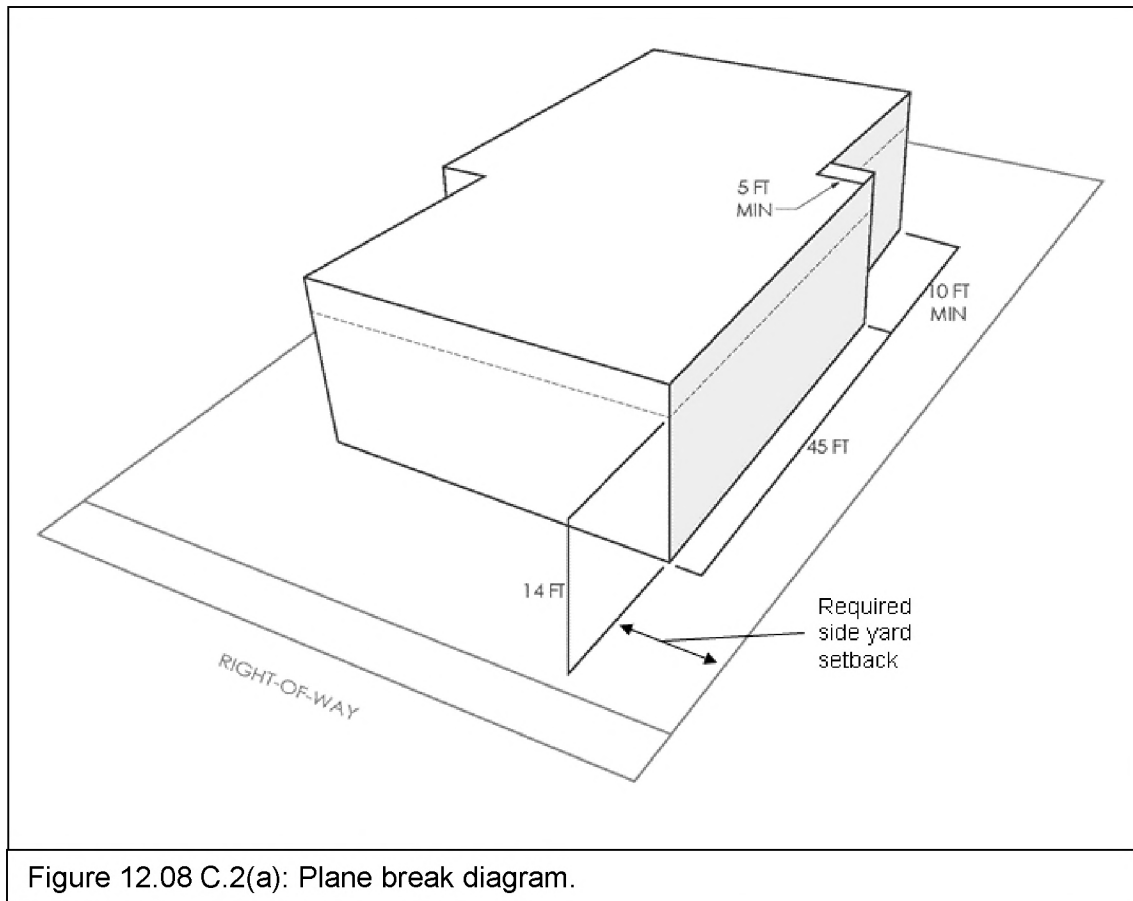
For the purposes of implementing this subdivision, a remodel shall mean the alteration of an existing building or structure provided that at least 50 percent of the perimeter length of the contiguous exterior walls and 50 percent of the roof are retained.

Sec. 10. Subdivision 2 of Subsection C of Section 12.08 of the Los Angeles Municipal Code is amended to read as follows:

2. Side Yards.

(a) For a main building not more than two stories in height, there shall be a side yard on each side of the building of not less than 5 feet, except that where the lot is less than 50 feet in width, the side yard may be reduced to 10 percent of the width of the lot, but in no event to less than 3 feet in width. For a building more than two stories in height, 1 foot shall be added to the width of each yard for each additional story above the second story.

All portions of a building that have a side wall exceeding 14 feet in height and a continuous length greater than 45 feet shall have an offset/plane break that is a minimum depth of five feet beyond the required yard and a minimum length of 10 feet. For the purpose of this Subdivision, height shall be measured from the existing or finished grade, whichever is lower, at each point along the perimeter of the building.



(b) In lieu of the additional one-foot side yard for each story above the second story as required above, for new construction of a main building or a ground floor addition to the main building on a lot not located in a Hillside Area or Coastal Zone, one-foot shall be added to each required side yard for each increment of ten feet or fraction thereof above the first 18 feet.

(c) Side yard requirements in specific plans, Historic Preservation Overlay Zones or in subdivision approvals shall take precedence over this subdivision. This subdivision shall apply in these areas, however, when there are no such side yard requirements.

(d) Any occupied rooftop deck shall be set back at least three feet from the minimum required side yard. This provision shall not apply to any rooftop deck located on the street side of a Corner Lot.

Sec. 11. Subdivision 5 of Subsection C of Section 12.08 of the Los Angeles Municipal Code is amended to read as follows:

5. Maximum Residential Floor Area and Massing.

(a) **R1.** For a lot located in a Hillside Area or Coastal Zone, the maximum floor area shall comply with Section 12.21.1 A 1 of this Code.

For lots outside of a Hillside Area or Coastal Zone, the maximum Residential Floor Area contained in all buildings and accessory buildings shall not exceed 45 percent of the lot area (a Residential Floor Area ratio of 0.45).

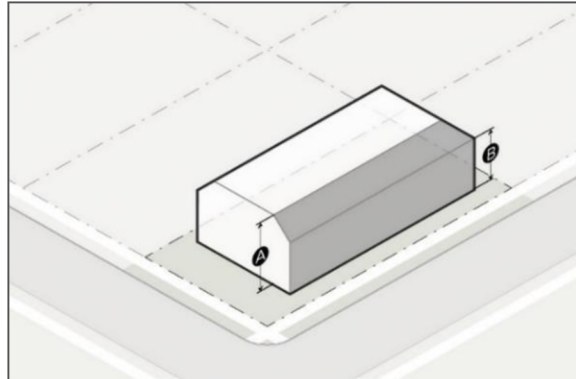
The encroachment plane shall originate from a point that is 20 feet in height from the existing or finished grade, whichever is lower, along the required front and side yard setbacks.

(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 in single-family 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.

The maximum Residential Floor Area contained in all buildings on a lot shall not exceed the specified Residential Floor Area ratio for the corresponding zone per size of the lot as listed in Table 12.08 C.5(b). The maximum lot coverage, maximum Height of Building, and maximum height at which the encroachment plane begins shall not exceed the amounts specified for each zone in Table 12.08 C.5(b).

Table 12.08 C.5(b)

R1 VARIABLE-MASS VARIATION ZONES DEVELOPMENT STANDARDS



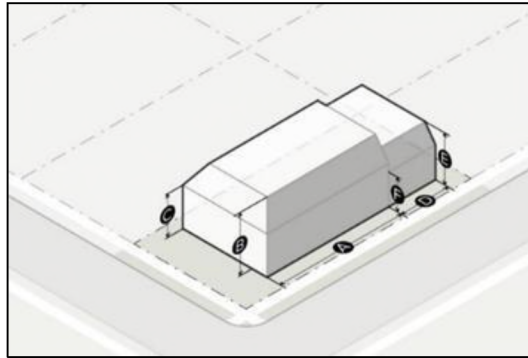
Lot Size and Residential Floor Area Ratio		R1V1	R1V2	R1V3	R1V4	Max Lot Coverage
	Up to 6,000 SF	.65	.55	.45	.40	50%
	6,001 to 7,000 SF	.63	.53	.43	.38	48%
	7,001 to 8,000 SF	.61	.51	.41	.36	46%
	8,001 to 9,000 SF	.59	.49	.39	.34	44%
	9,001 to 10,000 SF	.57	.47	.37	.32	42%
	Over 10,000 SF	.55	.45	.35	.30	40%
Mass						
(A)	Height of Building (max)	30'	30'	28'	20'	
(B)	Encroachment Plane Origin Height	22'	22'	20'	14'	
	Angle of Encroachment Plane	45°	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 in single-family 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 shorter massing at the rear of the lot that respects the scale and form of other houses in the vicinity.

The maximum Residential Floor Area contained in all buildings shall not exceed the specified Residential Floor Area ratio for the corresponding zone per size of the lot as listed in Table 12.08 C.5(c). The maximum lot coverage, the maximum height of the front and rear masses, and the maximum height at which the encroachment plane begins for the front and rear masses shall not exceed the amounts specified for each zone in Table 12.08 C.5(c).

Table 12.08 C.5(c)

R1 FRONT-MASS VARIATION ZONES DEVELOPMENT STANDARDS



Lot Size and Residential Floor Area Ratio		R1F1	R1F2	R1F3	R1F4	Max 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 (min)	-	-	-	-	
(B)	Height of Mass (max)	30'	30'	28'	26'	
(C)	Encroachment Plane Origin Height	22'	22'	20'	18'	
	Angle of Encroachment Plane	45°	45°	45°	45°	
Rear Mass						
(D)	Rear envelope depth, from rear yard setback (min)	25'	25'	25'	25'	
(E)	Height of Mass (max)	24'	24'	20'	18'	
(F)	Encroachment Plane Origin Height	16'	16'	14'	14'	
	Angle of Encroachment Plane	45°	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 in single-family 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 taller massing at the rear of the lot that respects the scale and form of other houses in the vicinity.

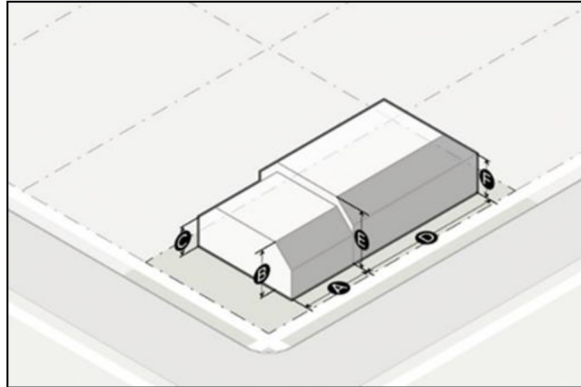
The maximum Residential Floor Area contained in all buildings shall not exceed the specified Residential Floor Area ratio for the corresponding zone per size of the lot as listed in Table 12.08 C.5(d). The maximum lot coverage, the maximum height of the front and rear masses, and the maximum height at which the encroachment plane begins for the front and rear masses shall not exceed the amounts specified for each zone in Table 12.08 C.5(d).

(1) Exceptions.

- (i) Lots that are 90 feet or less in depth shall not be subject to two different massing requirements. Said lots shall be exempt from the Front Mass development standards listed in Table 12.08 C.5(d), and instead the Rear Mass massing requirements specified in Table 12.08 C.5(d) shall apply to the entire building.

Table 12.08 C.5(d)

R1 REAR-MASS VARIATION ZONES DEVELOPMENT STANDARDS



Lot Size and Residential Floor Area Ratio		R1R1	R1R2	R1R3	R1R4	Max 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 (min)	30'	30'	30'	30'	
(B)	Height of Mass (max)	24'	24'	20'	18'	
(C)	Encroachment Plane Origin Height	16'	16'	12'	12'	
	Angle of Encroachment Plane	45°	45°	45°	45°	
Rear Mass						
(D)	Rear envelope depth, from rear yard setback (min)	-	-	-	-	
(E)	Height of Mass (max)	30'	30'	28'	26'	
(F)	Encroachment Plane Origin Height	22'	22'	20'	18'	
	Angle of Encroachment Plane	45°	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 an R1H Zone 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 of their corresponding zone.

Sec. 12. Subdivision 6 of Subsection C of Section 12.08 of the Los Angeles Municipal Code is amended to read:

6. **Verification of Existing Residential Floor Area.** For additions with cumulative Residential Floor Area of less than 1,000 square feet constructed after January 1, 2008, or remodels of buildings built prior to January 1, 2008, the existing Residential Floor Area shall be determined based on the building records or the building square footage shown on the most recent Los Angeles County Tax Assessor's records at the time the plans are submitted to the Department of Building and Safety and a plan check fee is paid. Except that Residential Floor Area may be calculated as defined in Section 12.03 of this Code when a complete set of fully dimensioned plans with area calculations of all the structures on the lot, prepared by a licensed architect or engineer, is submitted by the applicant.

Any work that does not qualify as a remodel, as defined in the paragraph below, or additions that are 1,000 square feet or larger shall require a complete set of fully dimensioned plans with area calculations of all the structures on the lot prepared by a licensed architect or engineer.

For the purposes of implementing this subdivision, a remodel shall mean the alteration of an existing building or structure 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. New Subdivision 7 of Subsection C of Section 12.08 of the Los Angeles Municipal Code is added to read:

7. **Definitions and Standards.** For the purposes of this Subsection the following definitions and standards shall apply:

a. **Height of Mass, Front or Rear.** The height of the front mass is the vertical distance above Grade measured to the highest point of the roof, structure, or parapet wall, whichever is highest of the front mass. The height of the rear mass is the vertical distance above Grade measured to the highest point of the roof, structure, or parapet wall, whichever is highest of the rear mass. Retaining walls shall not be used for the purpose of raising the effective elevation of the finished grade for purposes of measuring the height of either mass.

However, whenever the highest point of elevation of the adjoining sidewalk or ground surface within a 5-foot horizontal distance measured from the exterior wall of a building exceeds grade level by more than 20 feet, a building or structure may exceed the maximum front or rear mass height in number of feet prescribed in this section by not more than 12 feet. However, such additional height shall not be permitted to the extent that such additional height causes any portion of the building or structure to exceed a front or rear mass height in number of feet as prescribed by this section as measured from the highest point of the front or rear mass roof structure or parapet wall to the elevation of the ground surface which is vertically below this point of measurement.

b. **Lot Coverage is the area of a parcel covered by any structures** extending more than six feet above grade. However, 400 square feet of required covered parking that is detached and located within the rear half of the lot shall be exempt from lot coverage calculations.

Sec. 14. Paragraph (f) of Subdivision 5 of Subsection A of Section 12.21 of the Los Angeles Municipal Code is amended to read as follows:

(f) **Driveway Width.** Every access driveway shall be at least 9 feet in width in the A, RE, RS, R1, RU, RZ, R2, RMP and RW Zones, and 10 feet in width in the RD, R3, RAS3, R4, RAS4, R5, P, PB, C and M Zones; provided, however, every access driveway serving a parking area or garage having a capacity of more than 25 automobiles or trucks shall be at least 19 feet in width, or in lieu thereof, there shall be two access driveways, each of which is at least 10 feet in width; provided, further, however, that an access driveway serving an apartment house erected in the R2 Zone shall be at least 10 feet in width.

Except that in the R1 Zone, when not designated as a Hillside Area on the Department of City Planning Hillside Area Map, driveway width at the front property line shall not exceed 25 percent of the lot width or the width of any currently existing driveway, whichever is greater; provided, however, that nothing in this paragraph shall be deemed to require a driveway less than 9 feet in width at the front property line.

Sec. 15. The first Paragraph of Subdivision 10 of Subsection C of Section 12.21 of the Los Angeles Municipal Code is amended to read as follows:

10. **Single-Family Zone Hillside Area Development Standards.** Except as allowed by Section 12.24 F and 14.00 A of this Code, for any Lot zoned R1, RS, RE or RA and designated Hillside Area on the Department of City Planning Hillside Area Map, no Building or Structure nor the addition or Major Remodel-Hillside of any Building or Structure shall be erected or maintained

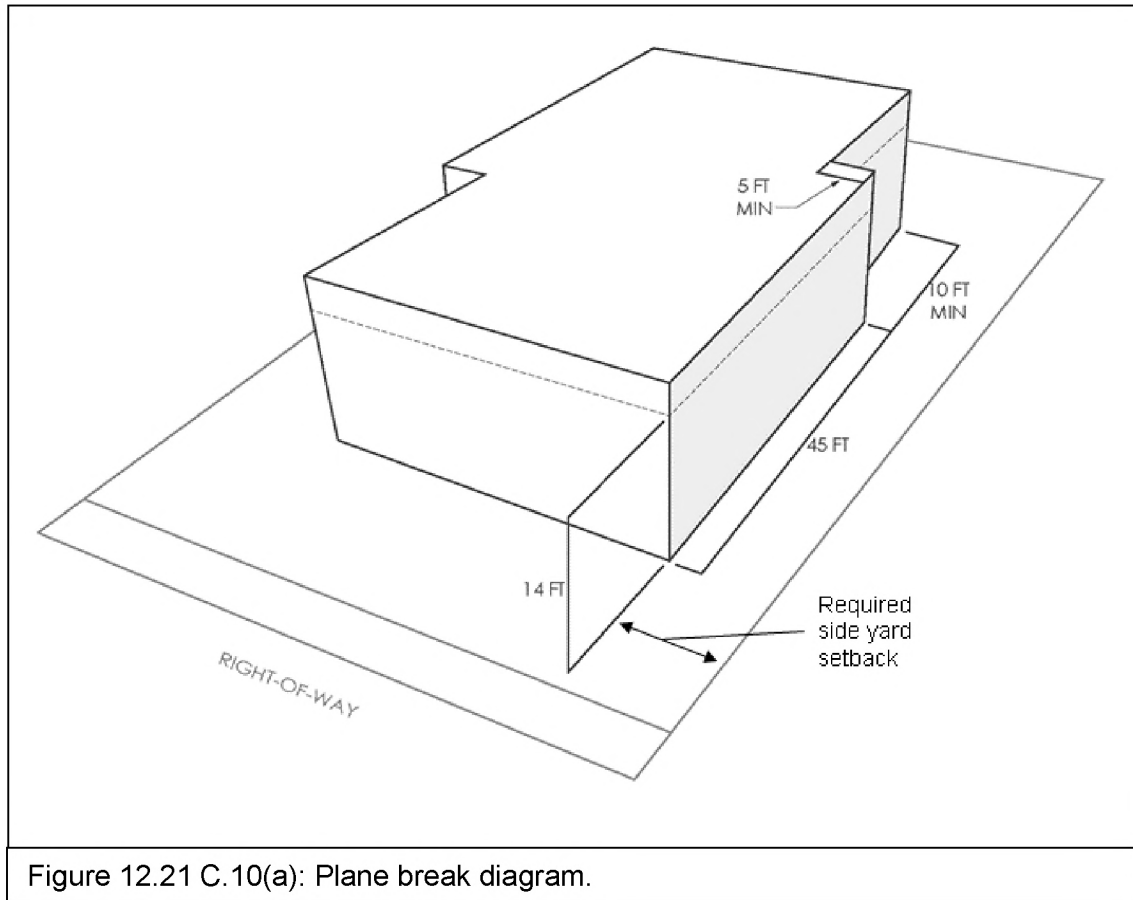
unless the following development standards are provided and maintained in connection with the Building, Structure, addition or remodel:

Sec. 16. Paragraph (a) of Subdivision 10 of Subsection C of Section 12.21 of the Los Angeles Municipal Code is amended to read as follows:

(a) **Setback Requirements.** No Building or Structure shall be erected, enlarged or undergo a Major Remodel-Hillside unless the setbacks as outlined in Table 12.21 C.10-1 are provided and maintained in connection with the Building, Structure, or enlargement.

Table 12.21 C.10-1 Single-Family Zone Hillside Area Setback Requirements								
	R1	RS	RE9	RE11	RE15	RE20	RE40	RA
Front Yard								
Not less than:	20% of Lot Depth							
Need not exceed:	20 ft	25 ft						
Side Yard								
Not less than:	5 ft		7 ft		10% of Lot Width, but not less than 5 ft		10 ft	
Need not exceed:	n/a				10 ft	n/a		
The required Side Yard may be reduced to 10% of the Lot Width, but in no event to less than 3 ft, where the Lot is less than the following widths:	50 ft		70 ft		n/a		70 ft*	
For Buildings or Structures with a height greater than 18 feet:	One additional foot shall be added to each required Side Yard for each increment of 10 feet or fraction thereof above the first 18 feet.							
For Buildings or Structures that have a side wall exceeding 14 feet in height and a continuous length greater than 45 feet:	An offset/ plane break shall be added that is a minimum depth of five feet beyond the required yard and a minimum							

	length of 10 feet. For the purpose of this Subdivision, height shall be measured from the existing or finished grade, whichever is lower, at each point along the perimeter of the building.	
Rear Yard		
Not less than:	15 ft	20 ft
Need not exceed:	n/a	25 ft
ft – feet n/a – the provision is not applicable Lot Depth – as defined in Section 12.03 of this Code Lot Width – as defined in Section 12.03 of this Code Notes: * Only applicable for Lots which are of record prior to July 1, 1966.		



Notwithstanding the required yards, or setbacks, outlined in Table 12.21 C.10-1 above, or those exceptions found in Section 12.22 of this Code, the following provisions shall apply:

Sec. 17. Sub-subparagraph (iv) of Subparagraph (1) of Paragraph (a) of Subdivision 10 of Subsection C of Section 12.21 of the Los Angeles Municipal Code is amended to read as follows:

(iv) Nothing contained in this Subparagraph (1) shall, however, be deemed to require Front Yards which exceed 40 feet in depth or allow Front Yards that are less than 5 feet in depth.

Sec. 18. Subparagraph (3) of Paragraph (a) of Subdivision 10 of Subsection C of Section 12.21 of the Los Angeles Municipal Code is amended to read as follows:

(3) **Front Yard Setbacks on Key Lots.** On Key Lots, the minimum Front Yard may be the average of the required Front Yard for the adjoining Interior Lot and the required Side Yard along the Street side of a Reversed Corner Lot. But such minimum Front Yard may apply for a distance of not more than 85 feet from the

rear Lot line of the Reversed Corner Lot, beyond which point the Front Yard specified in Table 12.21 C.10-1 or Subparagraph (1) of this Paragraph (a) shall apply. Where existing Buildings on either or both of said adjoining Lots are located nearer to the front or side Lot lines than the Yard required by this Paragraph (a), the Yards established by such existing Buildings may be used in computing the required Front Yard for a Key Lot, but may not be less than 5 feet in depth.

Sec. 19. Sub-subparagraph (i) Subparagraph (10) of Paragraph (a) of Subdivision 10 of Subsection C of Section 12.21 of the Los Angeles Municipal Code is amended to read as follows:

(i) **Garages in Front Yards.** A detached Private Garage may be located on the required Front Yard of a Lot where the Elevation of the ground at a point 50 feet from the front Lot line of a Lot and midway between the side Lot lines differs 10 feet or more from the curb level, provided every portion of the garage Building is at least 5 feet from the front Lot line. Where the wall of such garage is two-thirds below natural or finished Grade of the Lot, whichever is lower, said wall may extend to the adjacent side Lot line; in all other cases, said garage shall not be nearer to the side Lot line than the width of the Side Yard required for a main Building of the same height.

Sec. 20. Sub-subparagraph (ii) of Subparagraph (10) of Paragraph (a) of Subdivision 10 of Subsection C of Section 12.21 of the Los Angeles Municipal Code is amended to read as follows:

(ii) **Elevated Stairways, Porches, Platforms, Landing Places, or Balconies.** Balconies with 10 feet or more of vertical clearance beneath them may project or extend no more than 30 inches into a Front Yard. Notwithstanding any other provisions of this Code, on Lots fronting onto a Substandard Hillside Limited Street, elevated stairways, porches, platforms and landing places shall not project or extend into the Front Yard.

Sec. 21. Subparagraphs (7), (8), (9), (10), (11) and (12) of Paragraph (a) of Subdivision 10 of Subsection C of Section 12.21 of the Los Angeles Municipal Code are renumbered as Subparagraphs (8), (9), (10), (11), (12) and (13), respectively.

Sec. 22. Subparagraph (7) of Paragraph (a) of Subdivision 10 of Subsection C of Section 12.21 of the Los Angeles Municipal Code is added to read as follows:

(7) **Occupied Rooftop Deck Setback.** In the R1 Zone, any occupied rooftop deck shall be set back at least 3 feet from the minimum required side yard. This provision shall not apply to any rooftop deck located on the street side of a Corner Lot.

Sec. 23. Paragraph (b) of Subdivision 10 of Subsection C of Section 12.21 of the Los Angeles Municipal Code are 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 Residential Floor Area Ratio (RFAR) 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.10-2c, where “A” is the area of the Lot within each Slope Band, “RFAR” is the RFAR of the corresponding Slope Band, and “RFA” is the sum of the Residential Floor Area of each Slope Band.

Table 12.21 C.10-2a Single-Family Zone Hillside Area Residential Floor Area Ratios (RFAR)								
Slope Bands (%)	R1	RS	RE9	RE11	RE15	RE20	RE40	RA
0 – 14.99	0.45	0.45	0.40	0.40	0.35	0.35	0.35	0.25
15 – 29.99	0.45	0.40	0.35	0.35	0.30	0.30	0.30	0.20
30 – 44.99	0.40	0.35	0.30	0.30	0.25	0.25	0.25	0.15
45 – 59.99	0.35	0.30	0.25	0.25	0.20	0.20	0.20	0.10
60 – 99.99	0.30	0.25	0.20	0.20	0.15	0.15	0.15	0.05
100 +	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Table 12.21 C.10-2b Single-Family Zone Hillside Area Residential Floor Area Ratios (RFAR)				
Slope Bands (%)	R1H1	R1H2	R1H3	R1H4
0 – 14.99	0.65	0.55	0.45	0.40
15 – 29.99	0.60	0.50	0.45	0.35
30 – 44.99	0.55	0.45	0.40	0.30
45 – 59.99	0.50	0.40	0.35	0.25
60 – 99.99	0.45	0.35	0.30	0.20
100 +	0.00	0.00	0.00	0.00

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

(1) **Slope Analysis Map.** As part of an application for a permit to the Department of Building and Safety, or for a Discretionary Approval as defined in Section 16.05 B of this Code to the Department of City Planning, the applicant shall submit a Slope Analysis Map based on a survey of the natural/existing topography, prepared, stamped and signed by a registered civil engineer or licensed land surveyor, to verify the total area (in square feet) of the portions of a property within each Slope Band identified in Table 12.21 C.10-2a. The Director of Planning, or his/her designee, shall verify that the Slope Analysis Map has been prepared by a registered civil engineer or licensed land surveyor. In addition, the Director of Planning, or his/her designee shall approve the calculated Maximum Residential Floor Area for the Lot by the registered civil engineer or licensed land surveyor using the Slope Analysis Map prior to applying for a permit from the Department of Building and Safety.

The map shall have a scale of not less than 1 inch to 100 feet and a contour interval of not more than 10 feet with 2-foot intermediates. The map shall also indicate the datum, source, and scale of topographic data used in the Slope analysis, and shall attest to the fact that the Slope analysis has been accurately calculated.

The Slope Analysis Map shall clearly delineate/identify the Slope Bands (i.e., with contrasting colors or hatching), and shall include a tabulation of the total area in square-feet within each Slope Band, as well as the RFAR and Residential Floor Area value of each corresponding Slope Band as shown on Table 12.21 C.10-2b.

The Slope Analysis Map shall be prepared using CAD-based, GIS-based, or other type of software specifically designed for such purpose.

(2) **Guaranteed Minimum Residential Floor Area.**

Notwithstanding the above, the maximum Residential Floor Area for all Buildings and Accessory Buildings on any Lot may be at least the percentage of the Lot size as outlined in Table 12.21 C.10-3 below or 800 square feet, whichever is greater.

Table 12.21 C.10-3 Guaranteed Minimum Residential Floor Area	
Zone	Percentage of Lot Size
R1	25%
RS	23%
RE9	20%
RE11	20%
RE15	18%
RE20	18%
RE40	18%
RA	13%

The guaranteed minimum for the original zone as stated in the paragraph above may apply to any Lot in place of the maximum Residential Floor Area calculation in Tables 12.21 C.10-2a and 12.21 C.10-2b. In addition, in the event that a Lot has an area that is less than 50 percent of the minimum Lot size for its Zone, was made nonconforming in Lot size as a result of an adopted zone change or code amendment changing the minimum Lot size, and met the minimum Lot size requirements of the original zone, the guaranteed minimum for the original zone as stated in this Subparagraph shall apply.

(3) **Residential Floor Area Bonus for RA, RE and RS**

Zones. An additional 20 percent of the maximum Residential Floor Area as determined by Table 12.21 C.10-2 of this Paragraph (b), or an additional 30 percent for Lots where the guaranteed minimum outlined in Subparagraph (2) of this Paragraph (b) is utilized, for that Lot shall be allowed if any of the options listed below is utilized. Only one bonus per property is allowed.

(i) **Proportional Stories Option.** The total Residential Floor Area of each Story other than the Base Floor in a multi-Story Building does not exceed 75 percent of the Base Floor Area. This option shall only apply to flat Building pads where the Slope of the Building pad area prior to any Grading, as measured from the highest and lowest Elevation points of the existing Grade within five horizontal

feet of the exterior walls of the proposed Building or Structure, is less than 15 percent; or

(ii) **Front Facade Stepback Option.** The cumulative length of the exterior walls which are not a part of a garage facing the Front Lot Line, equal to a minimum of 25% of the Building width, shall be stepped-back a distance of at least 20% of the Building depth from a plane parallel to the Lot width established at the point of the Building closest to the Front Lot line. When the Front Lot line is not straight, a line connecting the points where the Side Lot lines and the Front Lot line intersect shall be used to establish the plane parallel to the front Lot width. When Through Lots have, or are required to provide, two Front Yard setbacks, the step-back shall be provided along both Front Lot Lines. When referred by the Department of Building and Safety due to unusual Building and/or Lot configuration, the Director of Planning or his/her designee shall determine that the proposed project complies with this provision and qualifies for a Residential Floor Area bonus.

For the purposes of this provision, all exterior walls that intersect a plane parallel to the Front Lot Line at 45 degrees or less shall be considered to be facing the Front Lot Line. The Building width shall be the greatest distance between the exterior walls of the Building measured parallel to the Lot width. The Building depth shall be the greatest distance between the exterior walls of the Building measured parallel to the Lot depth.

This option shall only apply to Structures which are no within 35 feet of the Frontage along an improved Street and on a "flat" Building pad where the Slope of the Building pad prior to any Grading, as measured from the highest point of the existing Grade within five horizontal feet of the exterior wall of the proposed Building or Structure to the lowest point of the existing natural Grade within five horizontal feet, is less than 15%; or

(iii) **Cumulative Side Yard Setbacks Option.** The combined width of Side Yards shall be at least 25% of the total Lot Width, as defined in Section 12.03 of this Code, but in no event shall a single Side Yard setback be less than 10% of the Lot Width or the minimum required by Paragraph (a) of this Subdivision, whichever is greater. One (1) foot shall be added to each required Side Yard for each

increment of 10 feet or fraction thereof of height above the first 18 feet of height. The width of a required Side Yard setback shall be maintained for the entire length of a Side Yard and cannot alternate from one Side Yard to the other; or

(iv) **18-Foot Envelope Height Option.** For properties which are not in the “1SS” Single-Story Height District, the maximum envelope height, measured pursuant to Subparagraph (1) of Paragraph (d) of this Subdivision 10, shall be no more than 18 feet; or

(v) **Multiple Buildings Option.** In addition to the Lot coverage requirements in Paragraph (e) of this Subdivision, any one Building and Structure extending more than 6 feet above Hillside Area Grade, as defined in Section 12.03 of this Code, shall cover no more than 20% of the area of a Lot. Such Buildings or Structures may only be connected by one breezeway, fully enclosed walkway, elevator, or combination thereof of not more than 5 feet in width; or

(vi) **Minimal Grading Option.** For properties where at least 60% of the Lot is comprised of Slopes which are 30% or greater, as determined by a Slope Analysis Map prepared in accordance with Subparagraph (1) of this Paragraph (b), the total amount of any Grading on the site [including exempted Grading, as outlined in Paragraph (f) of this Subdivision (10)] does not exceed the numeric value of 10% of the total Lot size in cubic yards or 1,000 cubic yards, whichever is less (example: a project involving 500 cubic-yards of Grading on a 5,000 square-foot Lot will be eligible for this bonus option).

(4) **Zoning Administrator’s Authority.**

(i) **10% Adjustments.** The Zoning Administrator has the authority to grant adjustments from the requirements of this Paragraph (b) of not more than 10%, pursuant to the authority and procedures established in Subsection A of Section 12.28 of this Code.

(ii) **Residential Floor Area Added to Lots with Existing Buildings Built Prior to August 1, 2010.** The Zoning Administrator has the authority to approve construction that adds Residential Floor Area, in excess of

the maximum Residential Floor Area provided in Paragraph (b) of this Section, to a lot that includes a main Building that existed prior to August 1, 2010, and for which permits were previously obtained, pursuant to the authority and procedures established in Subdivision 28 of Subsection X of Section 12.24 of this Code, provided:

a. the total cumulative Residential Floor Area of all such additions does not exceed 1,000 square feet; and

b. the resulting Building does not exceed the height of the original Building or the height permitted in Paragraph (d) of this Subdivision 10 below, whichever is greater; and

c. at least two off-street covered parking spaces are provided.

Sec. 24. Paragraph (c) of Subdivision 10 of Subsection C of Section 12.21 of the Los Angeles Municipal Code is amended to read as follows:

(c) **Verification of Existing Residential Floor Area.** For additions with cumulative Residential Floor Area of less than 1,000 square feet constructed after August 1, 2010, or remodels of Buildings built prior to August 1, 2010, the existing Residential Floor Area shall be determined based on the building records or the Building square footage shown on the most recent Los Angeles County Tax Assessor's records at the time the plans are submitted to the Department of Building and Safety and a plan check fee is paid. Except that Residential Floor Area may be calculated as defined in Section 12.03 of this Code when a complete set of fully dimensioned plans with area calculations of all the Structures on the Lot, prepared by a licensed architect or engineer, is submitted by the applicant.

Any work that does not qualify as a remodel, as defined in the paragraph below, or additions that are 1,000 square feet or larger shall require a complete set of fully dimensioned plans with area calculations of all the Structures on the Lot prepared by a licensed architect or engineer.

For the purposes of implementing this Paragraph (c), a remodel shall mean the alteration of an existing Building or Structure, provided that at least 50 percent of the perimeter length of the contiguous exterior walls and 50 percent of the roof are retained.

Sec. 25. Sub-subparagraph (i) of Subparagraph (1) of Paragraph (d) of Subdivision 10 of Subsection C of Section 12.21 of the Los Angeles Municipal Code is amended to read as follows:

(i) **Maximum Envelope Height.** Envelope height (otherwise known as vertical height or “plumb line” height) shall be the vertical distance from the Hillside Area Grade to a projected plane at the roof Structure or parapet wall located directly above and parallel to the Grade. Measurement of the envelope height shall originate at the adjacent Hillside Area Grade at the exterior walls of a Building or Structure. At no point shall any given section of any part of the proposed Building or Structure exceed the maximum envelope height.

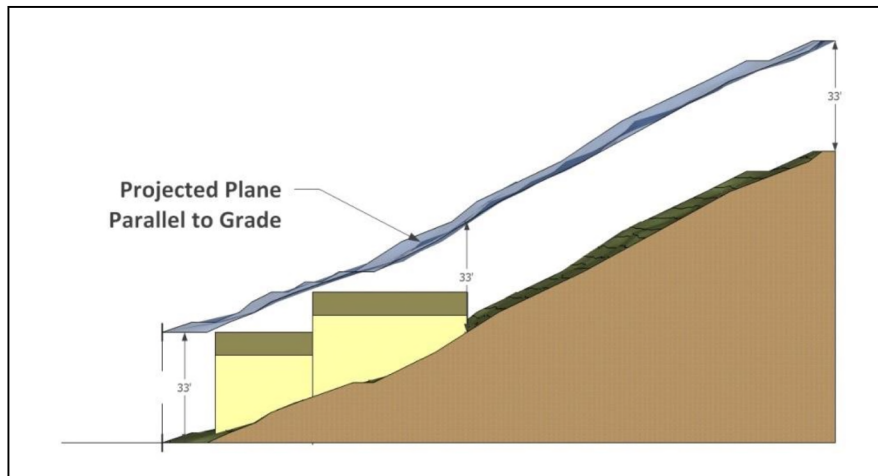


Figure 12.21 C.10(d)(1)(i): Maximum Envelope Height diagram.

Sec. 26. Sub-subparagraphs (ii) and (iii) of Subparagraph (1) of Paragraph (d) of Subdivision 10 of Subsection C of Section 12.21 of the Los Angeles Municipal Code are added to read as follows:

(ii) **Encroachment Plane.** In the R1 Zone, the encroachment plane shall originate from a point that is 20 feet in height from the existing or finished grade, whichever is lower, along the required front and side yard setbacks.

(iii) A topographic map shall be submitted as a separate plan sheet or as part of the site plan identifying the perimeter of the exterior walls, or any other information which the Department of Building and Safety deems necessary to determine compliance with this Paragraph.

Sec. 27. Subparagraph (5) of Paragraph (d) of Subdivision 10 of Subsection C of Section 12.21 of the Los Angeles Municipal Code is amended to read as follows:

(5) **Lots Fronting on Substandard Hillside Limited Streets.** For any Lot fronting onto a Substandard Hillside Limited Street, as defined in Section 12.03, no portion of a Building or Structure within 20 feet of the Front Lot Line shall exceed 24 feet in height. The 24-foot maximum Building and Structure height shall be measured from the Elevation at the centerline or midpoint of the Street on which the Lot fronts.

Sec. 28. Subparagraph (6) of Paragraph (d) of Subdivision 10 of Subsection C of Section 12.21 of the Los Angeles Municipal Code is amended to read as follows:

(6) **Unenclosed/Uncovered Cantilevered Balconies.** Unenclosed/uncovered cantilevered balconies and “visually permeable railing” (no more than 42 inches in height), may project no more than 5 horizontal feet beyond the maximum envelope height, as limited and measured in Subparagraph (1) of this Paragraph (d).

For the purposes of this Subparagraph (6), “visually permeable railing” means railing constructed of material that is transparent, such as glass or plastic panels, or wrought iron or other solid material which is 80 percent open to light and air.

Sec. 29. Paragraph (f) of Subdivision 10 of Subsection C of Section 12.21 of the Los Angeles Municipal Code is amended to read as follows:

(f) **Grading.** Notwithstanding any other provisions of this Code, total Grading (Cut and Fill) on a Lot shall be limited as outlined below. No Grading permits shall be issued until a Building permit is approved.

(1) **Maximum Grading Quantities.** The cumulative quantity of Grading, or the total combined value of both Cut and Fill or incremental Cut and Fill, for any one property shall be limited to a base maximum of 1,000 cubic yards plus the numeric value equal to 10% of the total Lot size in cubic yards. Example: a 5,000 square-foot Lot would have a maximum Grading amount of 1,500 cubic yards (1,000 cubic yards for the base amount + 500 cubic yards for the 10% calculation).

However, the cumulative quantity of Grading shall not exceed the maximum “by-right” Grading quantities outlined by Zone in Table 12.21 C.10-6 below.

Table 12.21 C.10-6 Maximum "By-Right" Grading Quantities	
Zone	Maximum Grading (cubic yards)
R1	1,000
RS	2,200
RE9	2,400
RE11	2,800
RE15	3,200
RE20	4,000
RE40	6,600
RA	3,600

(2) **Import/Export Limits.** Earth import and export activities may take place only between the hours of 9:00 a.m. and 3:00 p.m., Monday through Friday. The maximum quantity of earth import or export shall be limited to the following quantities:

(i) **Lots Fronting on Standard Hillside Limited Streets or Larger.** For a property which fronts onto a Standard Hillside Limited Street or larger, as defined in Section 12.03 of this Code, the maximum quantity of earth import and export combined shall be no more than the maximum "by-right" grading quantities as listed in Table 12.21 C.10-6 above.

(ii) **Lots Fronting on Substandard Hillside Limited Streets.** For a property which fronts onto a Substandard Hillside Limited Street, as defined in Section 12.03 of this Code, the maximum quantity of earth import and export combined shall be no more than 75 percent of the maximum "by-right" grading quantities as listed in Table 12.21 C.10-6 above.

(iii) **Exempted On-Site Grading Activity.** Earth quantities which originate from, or will be utilized for any exempted Grading activity listed in Subparagraph (3) of this Paragraph (f) shall be exempted from the maximum import and export quantities set forth in this Paragraph (f). A plan indicating the destination and/or source (i.e., exempted Grading activity or non-exempted Grading activity) of any import and/or export shall be submitted as part of a Grading permit application.

(3) **Exemptions.** The Grading activities outlined in the sub-subparagraphs below shall be exempt from the Grading and/or earth transport limitations established in Subparagraphs (1) and (2)

of this Paragraph (f). However, any excavation from an exempted activity being used as Fill, outside of a 5-foot perimeter from the exempted Grading activities, for any other on-site purpose shall be counted towards the limits established in Subparagraph (1) of this Paragraph (f).

(i) Cut and/or Fill for deepened foundation systems (such as caissons and piles), water storage tanks, required stormwater retention improvements, and required animal keeping site development that do not involve the construction of any freestanding retaining walls.

(ii) Cut and/or Fill, up to 500 cubic yards, for driveways to the required parking or fire department turnaround closest to the accessible Street for which a Lot has ingress/egress rights.

(iii) Remedial Grading as defined in Section 12.03 of this Code as recommended in a Geotechnical Investigation Report, prepared in accordance with Sections 91.7006.2, 91.7006.3 and 91.7006.4 of this Code, and approved by the Department of Building and Safety - Grading Division.

(iv) Fill resulting from Cut underneath the footprint of the main Building, not to exceed 50 percent of said Cut.

(4) **Zoning Administrator's Authority.** A Zoning Administrator may grant the following deviations from the requirements of Subparagraphs (1) and (2) of this Paragraph (f), pursuant to the authority and procedures established in Subdivision 28 of Subsection X of Section 12.24 of this Code.

(i) Grading in excess of the maximum "by-right" Grading quantities listed in Subparagraph (1) of this Paragraph (f), but in no event shall the quantities exceed the true value of 1,000 cubic yards plus the numeric value equal to 10% of the total Lot size in cubic yards.

(ii) For a property which fronts onto a Standard Hillside Limited Street or larger, as defined in Section 12.03 of this Code, increase the maximum quantity of earth import and export combined greater than the maximum "by-right" grading quantities as listed in Table 12.21 C.10-6, up to the amount calculated pursuant to Subparagraph (1) of this Paragraph (f).

For a property which fronts onto a Substandard Hillside Limited Street, as defined in Section 12.03 of this Code, increase the maximum quantity of earth import and export combined greater than 75 percent of the maximum “by-right” grading quantities as listed in Table 12.21 C.10-6, up to the amount calculated pursuant to Subparagraph (1) of this Paragraph (f).

(5) **New Graded Slopes.** All new Graded Slopes shall be no steeper than 2:1 (horizontal:vertical), except when the Department of Building and Safety – Grading Division has determined that Slopes may exceed 2:1 pursuant to Section 91.105 of this Code.

(6) **Grading Activity on 100% Slopes.** Notwithstanding the Grading, Excavations and Fills provisions in Chapter IX of this Code (the Los Angeles Building Code), when any Grading activity is proposed on any slope of 100 percent or greater, as identified on the Slope Analysis Map, the Department of Building and Safety – Grading Division shall require the Geotechnical Investigation Report (also referred to as a soils and/or geological report) to include the most stringent level of geotechnical analysis and reporting feasible, and in sufficient detail to substantiate and support the design and construction methods being proposed.

A Deputy Grading Inspector, also referred to as a Registered (Licensed) Deputy Inspector, paid for by the owner, will be required to be on site when said Grading activity is being conducted in order to ensure that all work is being done in accordance with the recommendations of the Geotechnical Report, the approved plans, and/or the applicable Grading requirements of the Los Angeles Building Code for applicable Grading or foundation earthwork in Hillside Areas.

(7) **Grading Plan Check Criteria.** Grading plans and reports shall be submitted for approval with Building plans, and shall include those items required by Section 91.7006 of this Code.

Sec. 30. Subparagraph (2), Paragraph (g) of Subdivision 10 of Subsection C of Section 12.21 of the Los Angeles Municipal Code is amended to read as follows:

(2) **Additional Required Spaces.** For a main Building and any Accessory Building located on a Lot which fronts on a Substandard Hillside Limited Street, excluding Floor Area devoted to required parking, which exceed a combined Residential Floor Area of 2,400 square feet, there shall be one additional parking

space provided for each additional increment of 1,000 square feet or fraction thereof of Floor Area for a maximum of five total on-site spaces. These additional required parking spaces are not required to be covered. Notwithstanding the provisions of Subparagraph (1) of this Paragraph (g), when a Lot fronts onto a Substandard Hillside Limited Street, the additional parking spaces may be located within the required Front Yard.

Sec. 31. Subparagraph (2) of Paragraph (I) of Subdivision 10 of Subsection C of Section 12.21 of the Los Angeles Municipal Code is amended to read as follows:

(2) **Residential Floor Area Added to Lots with Existing Buildings Built Prior to August 1, 2010.** Any construction that adds Residential Floor Area, in excess of the maximum Residential Floor Area provided in Paragraph (b) of this Section, to a lot that includes a main Building that existed prior to August 1, 2010, and for which permits were previously obtained, provided that:

(i) the total cumulative Residential Floor Area of all such additions does not exceed 500 square feet (excluded from calculations of this 500 square foot limitations is Floor Area devoted to required covered parking); and

(ii) the resulting Building complies with the requirements of Paragraphs (a) (Setback Requirements), (d) (Height Limits) and (f) (Grading) of this Subdivision 10.

Sec. 32. Subparagraph (6) of Paragraph (I) of Subdivision 10 of Subsection C of Section 12.21 of the Los Angeles Municipal Code is amended to read as follows:

(6) **Large Active Remedial Grading Projects.** Properties with active Remedial Grading Permits for 100,000 cubic yards or more which have been issued by the Department of Building and Safety-Grading Division before July 1, 2010, are exempt from Paragraphs (b) (Maximum Residential Floor Area), (d) (Height Limits) and (f) (Grading) of this Subdivision. Such properties shall remain subject to the provisions of Subdivision 17 of Subsection A of Section 12.21 of this Code, and all other zoning and Building regulations applicable at the time Building Permits are issued. This exception shall expire 85 months after July 1, 2010.

Sec. 33. 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; 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. 34. Section 12.21.6 is added to the Los Angeles Municipal Code to read:

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

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

Sec. 35. Subsection A of Section 12.23 of the Los Angeles Municipal Code is amended to read as follows:

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

1. **Buildings Nonconforming as to Area or Yard Regulations.** A building, nonconforming as to area or yard regulations, may be repaired, altered, or internally remodeled, provided at least 50 percent of the perimeter length of the existing nonconforming portion of the exterior walls of the building are retained. It may be expanded in floor area provided the expansion conforms to the requirements of this Code, subject to the following provisions:

(a) a building, nonconforming only as to yard regulations, may be added to or enlarged in any manner provided:

(i) any addition or enlargement that is located in the required yard that is nonconforming does not encroach into any portion of that required yard to a greater extent than the existing nonconforming building encroaches; and

(ii) in no event shall any addition or enlargement reduce the width of a side yard or the depth of a front or rear yard to less than 50 percent of that required by the current yard regulations of the zone and other applicable current land use regulations; and

(iii) the total of all additions or enlargements, made since the building became nonconforming as to yard regulations, which encroach into any required yard, shall not exceed in height or length the height or length of that portion of the adjoining nonconforming building that extends into the same required yard.

(iv) Notwithstanding Sub-subparagraphs (i), (ii) and (iii) of this Sub-paragraph, a building nonconforming as to the 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 conforms to all the current regulations of the zone and other applicable current land use 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.

(b) A residential building, nonconforming as to the area regulations (density), in the OS, A, R, P, PB, C or PF Zones, may be enlarged, provided that the enlargement does not create any additional dwelling units or guest rooms.

(c) Notwithstanding Paragraphs (a) and (b) above and Subdivision 2 of this Subsection, a building, nonconforming as to the Residential Floor Area 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 conforms to all the current regulations of the zone and other applicable current land use regulations, except as permitted by Section 12.21 C.10(I) and 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.

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.

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 conforms to all the current regulations of the zone and other applicable current land use 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.

4. **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. **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. 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. 36. Paragraph (d) of Subdivision 2 of Subsection C of Section 12.28 of the Los Angeles Municipal Code is amended to read as follows:

(d) For R1, RS, RE and RA Zoned properties the Zoning Administrator must conduct a public hearing for any Adjustment or Slight Modification requests.

Sec. 37. Subdivision 2 of Subsection S of Section 12.32 of the Los Angeles Municipal Code is 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
"CUGU"	Clean Up Green Up Overlay District
"RG"	Rear Detached Garage District

Sec. 38. The table of contents preceding Section 13.00 of the Los Angeles Municipal Code is amended to read 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 "CUGU" Clean Up Green Up Overlay District.
- 13.19 "RG" Rear Detached Garage District.
- 13.20 Violation.

Sec. 39. Section 13.19 of the Los Angeles Municipal Code is amended to read as follows:

SEC. 13.19. "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 where the predominant building form includes a main building with a rear detached garage. These

regulations mandate that the covered parking requirement for single-family zoned properties within the district be satisfied by a private garage and not by any open air building or carport. The regulations for this district also mandate that the garage be detached and placed within the rear half of the lot. For purposes of this section, “garage” is defined as a building enclosed by walls with a door or doors that meet the requirements of Section 12.21 A.4(a).

B. Applicability. A district established pursuant to this section shall be a grouping of lots zoned RA, RE, RS, or R1 not located in a Hillside Area or Coastal Zone.

C. Limitations. All lots within a district shall be subject to the following conditions:

1. The covered parking requirement of the Code shall be satisfied by a private garage and not by any open air building or carport.

2. Garages required in Subdivision 1:

(a) shall be located within the rear half of the lot, or at least 55 feet from a Front Lot Line;

(b) shall be detached from the main building of the lot; and

(c) shall comply with Section 12.21 C.5 of this Code.

3. Exceptions to Subdivision 2 of this Subsection.

(a) Lots 3,000 square feet or less, shall not be subject to paragraphs (a) and (b) in Subdivision 2 of this Subsection.

(b) Notwithstanding, Section 12.21 C.5(k), Through Lots with no Rear Lot Line shall set back the garage from both Front Lot Lines a distance of at least 40 feet and shall not be subject to paragraph (a) in Subdivision 2 of this Subsection.

(c) Through Lots with no Rear Lot Line and a lot depth less than 100 feet shall be exempt from Paragraph (a) of Subdivision 2 of this Subsection.

Sec. 40. Section 13.20 is added to the Los Angeles Municipal Code to read:

SEC. 13.20. 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. 41. Projects requiring a discretionary entitlement from the Department of City Planning shall be not be subject to the provisions of this ordinance so long as an application for the complete entitlement is filed and a fee paid prior to the date on which this ordinance becomes effective. Any such project shall be subject to the regulations that were in effect on the date on which the application was filed.

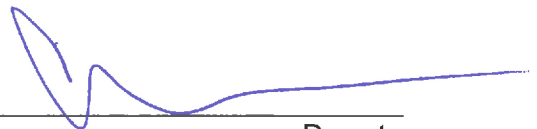
Sec. 42. **URGENCY CLAUSE.** The City finds and declares that this ordinance is required for the immediate protection of the public peace, health and safety for the following reasons: The proliferation of towering, box-like structures in single-family residential neighborhoods Citywide poses a current and immediate threat to the public welfare, including degradation of neighborhood character, loss of neighbors' privacy, curtailment of development potential, and negative impacts to aesthetics and general quality of life; that allowing the Interim Control Ordinances of March 25, 2015, to expire without adopting permanent regulations imposing limitations on development would cause the issuance of building permits under the current Citywide regulations for single-family homes to resume; and that the continued development of single-family zoned properties under the current Citywide regulations, or the resumption of the issuance of building permits under the current Citywide regulations, will result in that threat to the public welfare. For all of these reasons, this ordinance shall become effective upon publication pursuant to Section 253 of the Los Angeles City Charter.

Sec. 43. **SEVERABILITY.** If any portion, subsection, sentence, clause or phrase of this ordinance is for any reason held by a court of competent jurisdiction to be invalid, such a decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance and each portion or subsection, sentence, clause and phrase herein, irrespective of the fact that any one or more portions, subsections, sentences, clauses or phrases be declared invalid.

Sec. 44. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

I hereby certify that this ordinance was passed by the Council of the City of Los Angeles, **by a vote of not less than three-fourths** of all its members, at its meeting of MAR 1 2017.

HOLLY L. WOLCOTT, City Clerk

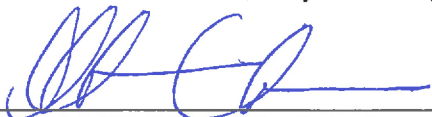
By  Deputy

Approved MAR 1 0 2017


Mayor

Approved as to Form and Legality

MICHAEL N. FEUER, City Attorney


By 
ADRIENNE S. KHORASANEE
Deputy City Attorney

Date March 1, 2017

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

March 1, 2017

See attached report.


Vincent P. Bertoni, AICP
Director of Planning

File No. CF 14-0656, CF-16-1460

Exhibit F:
Environmental Clearance – ENV-2016-2111-ND-REC-1

Case No:
CPC-2017-4556-ZC

**ADDENDUM to the NEW CITYWIDE ZONES AND REZONING OF
SELECTED PROPERTIES IN THE CITY OF LOS ANGELES
Case Number: ENV-2016-2111-ND-REC-1**

**ENVIRONMENTAL CHECKLIST
JANUARY 2018**

Introduction and Project Summary

On March 17, 2017, the City Council approved a project which, in substantial part, adopted a code amendment to the City of Los Angeles Municipal Code (LAMC) to create a new range of R1 One-Family Variation Zones to be made available throughout the City of Los Angeles (the “Project”). The Project created new zoning variations to the R1 Zone that aim to preserve neighborhood character. The Project also established development regulations which focus on building form, bulk placement limitations, lot coverage maximums, encroachment plane heights, overall height maximums and residential floor area maximums. The Project by itself did not propose or authorize any development and did not authorize or expand any new or existing land uses.

The Project consisted of the following components:

1. A Code Amendment to the LAMC to create a new range of R1 One-Family Variation Zones (“R1 Variation Zones”) to be available throughout the City of Los Angeles (the “City”);
2. A Code Amendment to the LAMC to create a new “RG” Single-Family Zone Rear Detached Supplemental Use District (“RG SUD”) that would require garages to be detached and located at the rear of a property within the RG SUD;
3. Rezoning of 15¹ single-family neighborhoods to one of the new R1 Variation Zones and in some instances the RG SUD was also applied; and
4. A modification of an existing Development “D” Limitation within the Oaks of Los Feliz.

Because of the varying scale and massing of one-family zoned areas of the City, the Project adopted 16 different versions of the current R1 Zone as a way to reflect this diversity of neighborhoods. In addition, the Rear Detached Garage Supplemental Use District also serves as a tool to address issues related to neighborhood character and scale. The R1 Variation Zones are tailored to meet the varying character and design of single-family neighborhoods throughout the City of Los Angeles. The Code Amendment for the R1 Variation Zones can be implemented in R1-zoned lots. The RG SUD can be applied to all lots zoned R1, RA, RE and RS.

The R1 Variation Zones contain different building forms and Residential Floor Area Ratio maximums that vary by lot size within each zone. The new zones consist of four categories classified by building form and typography. Represented by “V” in the zone string, the R1V Variable Mass Variation allows variation in the location of a single-family structure’s second story over the first story. Represented by “F” in the zone string, the R1F Front Mass Variation requires the second story to be located within the front portion of the single-family structure. Represented by “R” in the zone string, the R1R Rear Mass Variation requires the second story to be located within the rear portion of the single-family structure. Represented by “H” in the zone string, the R1H Hillside Variation is only applicable to properties within

¹ One neighborhood, identified as “Lower Council District 5” in the Final Negative Declaration, includes the neighborhoods of Castle Heights, North Beverlywood, North Beverly Grove, and Comstock Hills.

the hillside areas. Additionally, each zone has four Residential Floor Area Ratio (RFAR) categories represented by a number “1,” “2,” “3,” and “4” (e.g., “R1V4,” “R1V3,” “R1V2,” and “R1V1”) that vary from low to high, the “1” category having the highest RFAR and the “4” category having the lowest RFAR.

The proposed R1 Variation Zones and Rear Detached Garage Supplemental Use District were created to address single-family neighborhood character in the R1 zone. The new R1 Variation Zones and RG 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 form. The sixteen R1 Variation Zones vary as to the permitted location of the primary bulk of mass and also vary as to size and scale, allowing houses larger or smaller than the standard R1 Zone.

Under the Project, the R1 Variation Zones and RG SUD regulations are triggered by application for a building permit in any single-family zoned lot to which the regulations apply. The updated regulations restrict the issuance of a building permit and or grading permit for a project that is not consistent with those regulations.

In a Council motion dated July 28, 2017, Council directed staff to prepare and present an ordinance to create a new sub-zone of the R1 (Single-Family) zone in the Brookside and Sycamore Square neighborhoods (proposed “Zone Change Areas”) as was done for various other neighborhoods citywide (Council File No.16-1470). This application of the R1 Variation was done for various other neighborhoods citywide enabling variations as to size and scale, and thereby allowing houses in those areas to be smaller than the standard R1 zone, to provide regulations for single-family dwellings for the preservation of neighborhood character. The Department of City Planning is preparing two zone change ordinances that will apply the new R1 Variation Zones and RG SUD to the single-family lots in Brookside and Sycamore Square.

The proposed Zone Change Ordinances will not change the base zones of any property. The Zone Change Ordinances will be a subsequent discretionary action that applies the R1 Variation Zones and establishes the Rear Garage SUDs in the Brookside and Sycamore Square neighborhoods in order to preserve neighborhood character. To the extent that the project description for the Project did not identify the Zone Change Ordinances for the Brookside and Sycamore Square neighborhoods, it may be considered a change to the Project. However, as discussed herein, the Project area analyzed in the Negative Declaration included all of the area and zones that would be affected by the Zone Change Ordinances.

The Brookside and Sycamore Square neighborhoods are located in the Wilshire Community Plan Area of the City of Los Angeles. The Zone Change Areas were not included in the Project area with respect to application of the R1 Variation Zones and RG SUD regulations to the 15 specific single-family neighborhoods. However, the Zone Change Areas were included in the Project area with respect to the broader adoption and discussion of the regulations (per the Code Amendment to create the new R1 Variation Zones to be available throughout the City), which apply to all developed and vacant lots zoned “R1” One-Family Residential, “RA” Suburban, “RE” Residential Estate, and “RS” Suburban within City limits. The two Zone Change Areas are located adjacent to one another. The Brookside neighborhood is generally bounded by Highland Ave., Wilshire Blvd., Muirfield Rd., and Olympic Blvd. The Sycamore Square neighborhood includes the properties along Orange Dr. and Citrus Ave. between Wilshire Blvd. and Olympic Blvd. These neighborhoods are analyzed in the Negative Declaration for the Project. The Zone Change Areas include less than 500 single-family parcels, all of which are located in the R1 Zone.

This Addendum serves as the CEQA Clearance for the Zone Change Ordinances to apply the R1 Variation Zones and RG SUD to the Zone Change Areas, the Brookside and Sycamore Square communities. The scope of analysis contained within this Addendum addresses the environmental resource areas that were previously analyzed in the Negative Declaration for the Project, Negative Declaration Case Number: ENV-2016-2111-ND.

This Addendum was prepared to support the finding that application of the R1 Variation Zones and RG SUD to the Brookside and Sycamore Square communities will result in no new significant environmental effects and no substantial increase in the severity of previously identified significant effects from the Project. Therefore, neither a subsequent ND or EIR nor a supplemental EIR as defined under California Environmental Quality Act (CEQA) Sections 15162 and 15163, respectively, is required. An Addendum to the adopted Final ND, as permitted under Section 15164, is appropriate.

Overview

This document analyzes the application of the R1 Variation Zones and RG SUD to the Brookside and Sycamore Square neighborhoods as a change to the Project analyzed in Final Negative Declaration (ND), No. ND-2016-2111-ZC, adopted on March 17, 2017. The Los Angeles Department of City Planning (LADCP) has prepared this Addendum to the ND in accordance with the California Environmental Quality Act (CEQA) (Public Resources Code [PRC] 21000 et seq.), and the State CEQA Guidelines Section 15164 to adequately assess the changes to the Project.

CEQA and the Purpose of an Addendum

According to Section 15164(a) of the State CEQA Guidelines, the lead agency or the responsible agency shall prepare an Addendum to a previously certified EIR or adopted negative declaration if changes or additions are necessary, but none of the conditions described in Section 15162 calling for the preparation of a subsequent or supplemental to the adopted negative declaration have occurred. An Addendum need not be circulated for public review but can be included in or attached to the adopted negative declaration.

The decision-making body considers the Addendum with the adopted negative declaration prior to making a decision on the project.

Section 15162 of the State CEQA Guidelines states that, for a project covered by a certified EIR or adopted negative declaration, no subsequent EIR or negative declaration shall be prepared for that project unless the Lead Agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

- 1) Substantial changes are proposed in the project that will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- 2) Substantial changes occur with respect to the circumstances under which the project is undertaken that will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- 3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR, was certified as complete or the negative declaration was adopted, shows any of the following:
 - a. The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
 - b. Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;
 - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - d. Mitigation measures or alternatives that are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Scope and Content

This Addendum describes the affected environmental resources and evaluates the potential changes in the impacts that were previously described in the Final ND for the Project.

This Addendum focuses on any potential changes to a previously evaluated environmental impact that would occur as a result of Project modifications. The scope of analysis contained within this Addendum addresses all of the environmental resource areas that were previously analyzed in the adopted ND.

Previous Environmental Documents Incorporated by Reference

Consistent with Section 15150 of the California State CEQA Guidelines, Title 14, Chapter 3, Article 10, the following documents were used in preparation of this Addendum and are incorporated herein by reference:

- Proposed Citywide Municipal Code Amendment: New Citywide Zones and Rezoning of Selected Properties in the City of Los Angeles Case Number ENV-2016-2111-ND

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Document's Mitigation Measures Addressing Impacts.
1. Aesthetics. Would the Project:					
a. Have a substantial adverse effect on a scenic vista?	Page III- 10 and IV-1 & IV-2	No	No	No	N/A
b. Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	Page III-10 and IV-3 & IV-4	No	No	No	N/A
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	Page III-10 and IV-4 & IV-5	No	No	No	N/A
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	Page III-10 and IV-6 & IV-7	No	No	No	N/A

Discussion:

The Final ND for the Project concluded a less than significant impact to all sub categories related to aesthetics: scenic vistas, scenic resources, visual character, and light or glare. The Zone Change Ordinances for the Brookside and Sycamore Square neighborhoods will not alter or affect any of the conclusions of the adopted Final ND for Aesthetics.

The Brookside and Sycamore Square neighborhoods consist of developed and vacant lots in the R1 zone which are mostly developed as single-family one and two story homes. It is expected that development will continue to occur in this area that will consist of demolition, new construction of and additions to single-family properties. Consistent with the analysis in the Final ND for the Project, the type and relatively small magnitude of development permitted in Brookside and Sycamore Square, namely single-family, would not result in significant impacts to scenic vistas. The zone change will set height and floor area maximums and restrict lot coverage for single-family developments which will prevent visual obstruction of views or vistas.

In addition, the Final ND indicated that views and vistas are intermittent and can be viewed from the main corridors; and new development that occurs would be located in the single-family zones and would most likely be screened from view by the existing higher scale development along commercial corridors. The conclusion is similar for the Zone Change Areas where the single-family residences are screened from view by higher scale development along the commercial corridors on Olympic, Wilshire and La Brea which are typically larger in height than most future developments will be in the single family neighborhoods. The type and relatively small magnitude of development will not result in significant loss of scenic vistas in the proposed Zone Change Areas.

There are two designated scenic byways in the City: the first is along the Arroyo Seco Historic Parkway and the second is the Pacific Coast Highway both are outside of the Zone Change Areas. The Topanga State Scenic Highway, a designated scenic highway as indicated by the California Department of Transportation or CALTRANS is also outside of the Zone Change Areas. Therefore, there will be no change to the Final ND's conclusion that the proposed Zone Change Ordinances will not damage scenic resources within a state scenic highway.

The Zone Change Ordinances will not change the conclusion of the Final ND as it relates to visual character. The proposed Zone Change Ordinances will apply one of the R1 Variation Zones to the R1 parcels in the Brookside and Sycamore Square communities to preserve visual character. These regulations will be more restrictive than prior zoning regulations applicable to the Zone Change Areas. The proposed Zone Change Ordinances will ensure that future single-family units constructed in the Brookside and Sycamore Square neighborhoods maintain massing, size height, and setbacks compatible with the existing single-family homes thereby maintaining the character and visual quality of the area. Therefore, the proposed Zone Change Ordinances will result in beneficial environmental effects related to visual character by having compatible form and design guidelines for single-family residential development in these residential areas. The Zone Change Ordinances will ensure new single-family development is consistent with the overall scale and character in the Brookside and Sycamore Square area. Therefore, consistent with the Final ND, the proposed Zone Change Ordinances will have a less than significant impact to visual character if adopted.

The Brookside and Sycamore Square neighborhoods are mostly built out with single-family homes and few vacant lots. As discussed in the Final ND, the neighborhoods analyzed are mostly built out therefore, already consist of some degree of ambient nighttime lighting from street lights, security lighting, architectural lighting, indoor building illumination and automobile headlights. Demolition and construction of new single-family homes and additions to existing single-family homes are expected to continue in the Project Area as well as in Brookside and Sycamore Square, however these developments are not expected to generate large amounts of nighttime lighting. In addition, these new homes or additions will also be required to comply with Los Angeles Municipal Code (LAMC) Chapter 9, Article 3, Section 93.0117 regulations which address light and glare. As a result, new sources of substantial light and glare will be minimal as disclosed in the Final ND. The proposed Zone Change Ordinances will not change or alter the analysis of the adopted ND as it relates to light and glare.

Mitigation Measures: None.

Conclusion: The proposed Zone Change Ordinances will not change any of the Final ND's conclusions of less than significant impacts to aesthetics, therefore no further analysis is required.

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigations Implemented or Address Impacts.
2. Agriculture. Would the project:					
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	Page III-10 and IV-7	No	No	No	N/A
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	Page III-10 and IV-7	No	No	No	N/A
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in public resources code section 1220(G)), timberland (as defined by public resources code section 4526), or timberland land zoned timberland production (as defined by government code section 51104 (G))	Page III-10 and IV-8	No	No	No	N/A
d. Result in the loss of forest land or conversion of forest land to non-forest use?	Page III-10 and IV-8	No	No	No	N/A
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	Page III-10 and IV-8	No	No	No	N/A
<p>Discussion:</p> <p>The Final ND concluded that the Project will have no impact to agriculture and forest resources. The Final ND disclosed that important farmland, timberland production areas, forest land does not exist in the Project area, nor is farmland, forest land, or timberland being converted to non-agricultural use or being rezoned. Additionally, the Project does not conflict with any existing agricultural zone.</p> <p>The proposed Zone Change Ordinances do not alter or conflict with any of the Final ND’s findings. The Zone Change Areas consist of only single-family zoned properties and do not contain agriculturally zoned sites or farmland. Therefore, there is no impact to “important farmland” consistent with the analysis in the Final ND. Furthermore, since no agricultural land is located in the proposed Brookside and Sycamore Square areas, the proposed Zone Change Ordinances do not conflict with an existing agricultural zone or a Williamson Act contract.</p>					

The Final ND also found citywide that there was no impact to forest land or land zoned for timberland production. The Brookside and Sycamore Square neighborhoods also do not contain any forestland or land for timberland production. Both of these areas consist of vacant and developed lots in the single-family R1 zone. As a result, the proposed Zone Change Ordinances will not have an impact to forestland or timberland production or cause a loss of forest land or timberland and there will be no conversion of forest land to non-forest uses. Finally, the proposed Zone Change Ordinances do not authorize any development by themselves and the Zone Change Areas do not contain any farmland, therefore there will be no conversion of farmland to non-agricultural uses

Mitigation Measures: None.

Conclusion: The proposed Zone Change Ordinances will not change any of the Final ND's conclusions regarding impacts to agriculture and forest resources, therefore no further analysis is required.

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigations Implemented or Address Impacts.
3. Air Quality. Would the project:					
a. Conflict with or obstruct implementation of the applicable air quality plan?	Page III-10 and IV-9 & IV-10	No	No	No	N/A
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	Page III-10 and IV-10, IV-11, IV-12, IV-13, & IV-14	No	No	No	N/A
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	Page III-10 and IV-14 & IV-15	No	No	No	N/A
d. Expose sensitive receptors to substantial pollutant concentrations?	Page III-10 and IV-15 & IV-16	No	No	No	N/A
e. Create objectionable odors affecting a substantial number of people?	Page III-11 and IV-16	No	No	No	N/A

Discussion:

The Final ND for the Project concluded that there would be a less than significant impact to air quality. The adopted Final ND determined that the Project would not result in obstruction of any air quality plan, violate any air quality standard, result in any increase in pollutants, generate odors or expose sensitive receptors to pollutant concentrations. As discussed in the Final ND, development projects that are considered to be consistent with the Air Quality Management Plan (AQMP), a plan intended to achieve clean air standards while accommodating population growth, would not interfere with attainment because this growth is included in the projections utilized in the formation of the AQMP. Therefore, projects that are consistent with the applicable assumptions used in the development of the AQMP would not jeopardize attainment of the air quality levels identified in the AQMP.

The Project is a zone change that applies one of the new R1 Variation Zones which has specific requirements related to form and massing for single-family zoned properties and does not change any existing allowed density or uses from the General Plan. The Project by itself, did not propose or authorize any development and would not authorize or expand any new or existing land uses. The Project is consistent with the land use plan that was used to generate the growth forecast for the City, therefore, it did not impact any of the assumptions used in the development of the AQMP. The future development that may indirectly occur as a result of the Project is accounted for in the existing plans, so this action is considered consistent with regional air quality plans and does not jeopardize attainment of state and federal ambient air quality standards. In addition, future development that may occur from the Project would not violate air quality standards, create substantial construction emission or operational emission.

The proposed Zone Change Ordinances do not change or alter any of the findings of the adopted Final ND related to air quality. Consistent with the Project, the proposed Zone Change Ordinances by themselves do not authorize any development project or expand any land uses. The Zone Change Ordinances will be consistent with the growth projections and land use plan in the 2012 AQMP and will not conflict with or obstruct implementation of the applicable air quality plan as it will not change or affect the allowed density or uses in the General Plan. Additionally, it would be speculative to forecast that the proposed Zone Change Ordinance would change development patterns, such as inducing or deterring any new development in any location.

In addition, the Zone Change Ordinances will not produce a significant number of housing units that will impose an impact to the Southern California Association of Government's (SCAG) Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) 2016-2040 socio-economic forecast projections of regional population and employment growth. The majority of development anticipated to occur in the Zone Change Areas is replacement of existing single-family homes and additions to existing homes. The proposed Ordinances are intended to improve the design of new single-family homes and additions and protect neighborhood character by applying restrictions to form and bulk. Future individual projects will be required to implement control measures to prevent such impacts as dust generation. In addition, redevelopment of these individual lots is not expected to increase operational emissions, since most of the Brookside and Sycamore Square communities are already built out with existing single family homes. Vehicles traveling to and from these homes already emit area source emissions. Development that occurs as a result of the proposed Zone Change Ordinances will not expose sensitive receptors to substantial pollutant concentrations since single-family development projects are limited in scale and the duration of construction activities are typically short. Odors from resulting individual projects are also localized and will be confined to individual sites. Therefore, consistent with the results of the Final ND, the proposed Zone Change Ordinances will not violate any air quality standard, result in the release of any pollutant, expose sensitive receptors to pollutant concentrations or create objectionable odors. The Zone Change Ordinances will not contribute considerable adverse impacts related to air quality beyond what was already disclosed in the adopted Final ND.

Mitigation Measures: None.

Conclusion: The Zone Change Ordinances do not alter or affect the determination in the ND of no significant impact to air quality, therefore no further analysis is required.

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigations Implemented or Address Impacts.
4. Biological Resources. Would the project:					
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	Page III-11 and IV-17	No	No	No	N/A
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	Page III-11 and IV-18	No	No	No	N/A
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	Page III-11 and IV-18	No	No	No	N/A
d. Interfere substantially with the movement of any native resident or migratory fish and wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	Page III-11 and IV-18 & IV-19	No	No	No	N/A
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.	Page III-11 and IV-19	No	No	No	N/A
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	Page III-11 and IV-20	No	No	No	N/A

Discussion:

The adopted Final ND determined that there would not be significant impacts to biological resources in the Project area. The Final ND concluded that there would be no impact to special status species and their habitat, biological resources, protected wetlands, or any adopted Habitat Conservation Plan. It also concluded that the Project would have less than significant impacts to migratory fish and wildlife species, and protected trees.

The proposed Zone Change Ordinances do not change or alter any of the findings of the adopted Final ND related to biological resources. Consistent with the Project, the Zone Change Ordinances do not propose or authorize any development project by themselves and any future development project that occurs will only be permitted on single-family zoned parcels. As stated in the Final ND's analysis, species expected to exist within the Project Area would be limited to terrestrial species (squirrel, opossum, and gopher) and birds that are commonly found in and tolerant of urban environments. The Brookside and Sycamore Square neighborhoods are located within the boundaries of the Project area, as such the Zone Change Ordinances will similarly not directly affect any special status species nor will they modify any special status species habitat since the Zone Change Ordinances regulate form and massing of single-family homes. Furthermore, the proposed Zone Change Ordinances do not alter or change the adopted Final ND's conclusion that riparian habitats or other sensitive natural communities would not be impacted.

Similar to the analysis in the Final ND, the proposed Zone Change Ordinances will not have an adverse effect on federally protected wetlands as the Zone Change Areas does not contain any federally protected wetlands as defined by Section 404 of the Clean Water Act. The Zone Change Ordinances will also not interfere with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites as the Zone Change Areas are not located within a regional wildlife linkage or wildlife movement area. The Final ND did indicate that any development that occurs pursuant to the Project will have to comply with the Migratory Bird Act of 1918 which will require projects to avoid grading activities during nesting season or conducting a site survey for nesting birds prior to grading activities. Since any development project in the Brookside or Sycamore Square areas will also adhere to the Migratory Bird Act, the impacts will also be less than significant.

The proposed Zone Change Ordinances will not conflict with any local policies or ordinances protecting biological resources such as a tree preservation policy or ordinance, as any construction or development within the Zone Change Areas will adhere to City of Los Angeles Ordinance No. 177,404 (Tree Protection Ordinance). Any potential tree replacement will be in accordance with the provisions of the Los Angeles Municipal Code (LAMC) and the recommendations of the Department of Public Works, Urban Forestry Division. Therefore, the proposed Zone Change Ordinances will not cause a considerable adverse biological resources impact beyond what was already disclosed in the adopted Final ND.

The City of Los Angeles has a Conservation Element as one of the elements of the General Plan. The Conservation Element has a section dedicated to habitat conservation. Any project approved under the Zone Change Ordinances will need to be consistent with the policies outlined in the Conservation Element of the General Plan. Since the proposed Zone Change Ordinances do not propose or authorize any development by themselves, they will not alter or change the of the Final ND's analysis of no impact.

Mitigation Measures: None.

Conclusion: Since all subareas of the biological resources section either resulted in no impact or a designation of less than significant impact and the proposed Zone Change Ordinances do not alter any of the Final ND's conclusion, no further analysis is required.

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigations Implemented or Address Impacts.
5. Cultural Resources. Would the project:					
a. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	Page III-11 and IV-21, IV-22, IV-23 & IV-24	No	No	No	N/A
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	Page III-11 and IV-24	No	No	No	N/A
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	Page III-11 and IV- 24 & IV -25	No	No	No	N/A
d. Disturb any human remains, including those interred outside the formal cemeteries?	Page III-12 and IV-26	No	No	No	N/A
e. Cause a substantial adverse change in the significance of a site, feature, place cultural landscape, sacred place, or object with cultural value to a California Native American Tribe that is listed on a local historical register, or otherwise determined by the lead agency to be a tribal cultural resource?	Page III-12 and IV-26	No	No	No	N/A

Discussion:

The Final ND concluded that the Project resulted in a less than significant impact to Cultural Resources. The Project created new R1 variation zones, a new supplemental use district to place detached garages in the rear of properties and applied the R-1 variation zones to specific neighborhoods. The Project did not propose or authorize a development project by itself, but rather created specific regulations to address lot coverage maximums, height, placement of bulk, and size to single-family zone lots. The Project area included single-family zoned parcels many that are already developed with single-family homes. Future development projects anticipated under the Project would be subject to all federal, state and local regulations regarding the protection and preservation of historic resources.

As discussed in the Final ND, grading of these sites would be minimal, limiting the substantial adverse effect on archaeological resources and destruction of paleontological finds since a large part of the Project area already has existing single-family homes. The Final ND also disclosed that if any archaeological or paleontological find from an earlier period are discovered during construction, work shall cease in the area of the find until a resource expert can review the find, determine its significance, and if required, determine appropriate mitigation measures in accordance with federal, state and local guidelines.

If human remains are discovered, the Final ND indicated that per California Health and Safety Code section 7050.5, Public Resources Code 5097.98, and CEQA Guidelines Section 15064.5(e), it requires that the site remain halted until the coroner has conducted an investigation, recommendations concerning the treatment and disposition of the human remains have been made to the person responsible for excavation. There are also requirements for remains that are determined to be of native American descent. Compliance with these protocols result in less than significant impacts to human remains.

Assembly Bill 52 established a formal consultation process for California Native American Tribes to identify potential significant impacts to Tribal Cultural Resources. For the Project, an informational letter was mailed out to a total of nine (9) Tribes known to have resources in these areas, describing the Project and requesting any information regarding resources that may exist on or near the Project site. Only one response was received with a question regarding estimated cubic yard of soil disturbance for the Project. The City informed the Tribe that the proposed ordinances do not propose or authorize a development project, thus, includes no ground disturbing activity. However, future development projects that result from the proposed zone change ordinances will need to go through tribal notification to determine any significant project based impacts to tribal cultural resources.

Under the City's Cultural Heritage Ordinance local buildings and sites that meet the criteria for designation can be declared "Historic-Cultural Monuments" by the City Council after recommendation from the Cultural Heritage Commission. Any person can nominate a building or site for designation and the property owner does not need to give consent. The majority of Historic-Cultural Monuments are single-family houses. Additionally, the City has a Historic Preservation Overlay Zone (HPOZs) Program (commonly known as historic districts) to provide for review of proposed exterior alterations and additions to historic properties within designated districts. The City has adopted HPOZs for various single-family neighborhoods citywide,² however, no HPOZs are located within the Zone Change Areas³. These are the designated historic cultural monuments in or adjacent to the Brookside and Sycamore Square communities: 1. Harry and Grace Wurtzel House, 2. Firestone Tire Building, 3. Farmers Insurance Headquarters, and the Memorial Branch Library. The proposed Zone Change Ordinances do not propose or authorize any new development by themselves. Therefore the proposed Zone Change Ordinances will not cause an impact to any existing historic cultural monuments in the area.

The proposed Zone Change Ordinances do not change or alter any of the findings of the Final ND. The Zone Change Ordinances also only apply to single-family zone lots that are mostly built out with existing single-family homes. It is anticipated that most future projects will be additions to and replacement of existing single-family homes. Any future development proposed as a result of the Zone Change Ordinances will be required to follow

the protocols related to historic resources, paleontological resources, archaeological resources and human remains. If the Zone Change Ordinances are adopted, following these protocols, they will also result in a less than significant impact to cultural resources.

Mitigation Measures: None

Conclusion: The proposed Zone Change Ordinances do not alter the results of the Final ND's conclusion of no significant impacts to cultural resources, therefore no further analysis is required.

² Department of City Planning Office of Historic Preservation, <http://preservation.lacity.org/>.

³ Department of City Planning Office of Historic Preservation, <http://preservation.lacity.org/>.

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigations Implemented or Address Impacts.
6. Geology and Soils. Would the project:					
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: <ul style="list-style-type: none"> i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. ii. Strong seismic ground shaking? iii. Seismic-related ground failure, including liquefaction? iv. Landslides? 	Page III-12 and IV-27, IV-28, IV-29, IV-30, IV-31, IV-32 & IV-33	No	No	No	N/A
b. Result in substantial soil erosion or the loss of topsoil?	Page III-12 and IV-34	No	No	No	N/A
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	Page III-12 and IV 35	No	No	No	N/A
d. Be located on expansive soil, as defined in Table 18- 1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	Page III-12 and IV- 35	No	No	No	N/A
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	Page III-12 and IV-35 & IV-36	No	No	No	N/A

Discussion:

The Final ND determined that the Project would result in no impact or a less than significant impact to unstable earth conditions or changes in geologic substructures; disruptions, displacements, compaction or over covering of the soil; changes in topography or ground surface relief features; the destruction, covering or modification of any unique geologic or physical features; increases in wind or water erosion of soils, either on or off the site; changes in deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel of a river or stream or the bed of the ocean or any bay, inlet or lake; or expose people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards.

The proposed Zone Change Ordinances will not change or alter the findings of the Final ND. Consistent with the Project, the proposed Ordinances will have no impact or a less than significant impact to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, strong seismic ground shaking, seismic-related ground failure including liquefaction, or landslides.

The proposed Zone Change Ordinances do not propose or authorize the construction of new development. New development within the Brookside and Sycamore Square areas will be required to comply with all federal, state, local regulations regarding land use siting and fault rupture, including the national Uniform Building Code, the California Building Code (CBC), the City of Los Angeles Uniform Building Code (UBC) seismic standards and applicable City ordinances relating to seismic retrofitting and structure evaluation prior to completion of construction and if necessary prepare a site specific geotechnical investigation that will evaluate the potential for seismic risk and identify appropriate mitigation measures.

The Brookside and Sycamore Square areas are not located in a liquefaction zone⁴, thus there is limited possibility of liquefaction occurring in the area due to the development of additions, new or replacement of single-family homes. However, development that does occur will be required to comply with current seismic design provisions of the CBC and City's UBC seismic standards which incorporate provisions related to protection against liquefaction. Compliance with these provisions will ensure that potential impacts will be reduced to less than significant.

The Zone Change Ordinances for the Brookside and Sycamore Square neighborhoods will not conflict or affect the analysis on landslides in the Final ND. The proposed Zone Change Areas only include non-hillside single-family lots and do not include any designated hillside areas. Therefore, the proposed Zone Change Ordinances will not impact existing regulations pertaining to mitigating landslide hazards. As disclosed in the Final ND, for developments proposed on hillside lots, if deemed necessary by the Department of Building and Safety, projects will be required to prepare a site specific geotechnical investigation that will evaluate the potential for landslide risk and identify appropriate mitigation measures. This will ensure that projects will not create substantial geologic risk due to landslides. Future projects in the Zone Change Areas will be required to comply with this requirement if deemed necessary.

Furthermore, the proposed Zone Change Ordinances will not result in substantial run off, soil erosion, or loss of topsoil. Future projects that occur under the Zone Change Ordinances will be required to abide by the City's Low Impact Development Ordinance which is a storm water management strategy that seeks to mitigate the impacts of runoff and storm water pollution as close to its source as possible. Compliance with these regulations will not result in substantial erosion or loss of topsoil.

Moreover, since the proposed Zone Change Ordinances do not authorize any development, they will not change the analysis on unstable soils or expansive soils. Any future development that does occur will be designed and constructed in conformance with the City's UBC and will be subject to the requirements of the CBC. Compliance with these existing laws will reduce potential risk of loss, injury, or death from lateral spreading, subsidence, liquefaction, or collapse. Therefore, the Zone Change Ordinances do not change the findings of the Final ND's analysis that were previously disclosed.

Lastly, the proposed Zone Change Ordinances are not in an area where soils are incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems as the area is connected to the City's wastewater system. Any new development will connect to existing sewer mainlines and service lines, located in the surrounding roadways. Septic tanks and other alternative wastewater disposal systems are not required or necessary in Brookside and Sycamore Square.

Mitigation Measures: None

Conclusion: The proposed Zone Change Ordinances do not alter any of the conclusions in the Final ND's analysis of less than significant impacts to geology and soils, therefore no further analysis is required.

⁴ <http://navigatela.lacity.org/navigatela/>

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigations Implemented or Address Impacts.
7. Greenhouse Gas Emissions. Would the project:					
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	Page III-12 and IV- 37, IV-38, IV-39, IV-40, IV-41 & IV-42	No	No	No	N/A
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	Page III-12 and IV-42, IV-43, IV-44, IV-45, IV-46, IV-47 & IV-48	No	No	No	N/A

Discussion:

The adopted Final ND for the Project determined that it complied with all applicable adopted plans, policies and programs for the purpose of reducing Greenhouse Gas Emissions (GHG) resulting in a less than significant impact. The Project did not authorize any development by itself, although it is expected that development will occur in the Project area over the lifetime of the Project which will result in the generation of GHG emissions. These future developments that occur, such as additions or new single-family homes would be consistent with the adopted plans and regulations in place to reduce GHG emissions, thus impacts associated with the construction of these projects will be minimal. The proposed Zone Change Ordinances do not alter or change any of the findings of the Final ND's analysis.

The California Legislature passed Assembly Bill 32, the California Global Warming Solutions Act of 2006 which mandated a reduction in the state's GHG levels. In addition, the Legislature passed Senate Bill (SB) 375 to connect regional transportation planning to land use decisions made at a local level. SB 375 requires metropolitan planning organizations to prepare a Sustainable Communities Strategy (SCS) in their regional transportation plans to achieve the per capita GHG reduction targets. For the Greater Los Angeles region, the SCS is contained in SCAG's 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). The 2016-2040 RTP/SCS focuses the majority of new housing and job growth in high-quality transit areas and other opportunity areas on existing main streets, in downtowns, and commercial corridors, resulting in an improved jobs-housing balance and more opportunity for transit-oriented development. The RTP/SCS was created with the primary goal of enhancing sustainability by increasing mobility through various public transit options, increasing the number and variety of housing options to meet the demands of the growing population, creating more compact communities while decreasing urban sprawl, and ensuring people are able to live closer to work, school and recreation uses. Future projects that would occur under the Zone Change Ordinances would be consistent with the following land use policies included in the 2016 RTP/SCS. The proposed Zone Change Ordinances also do not include any new development or construction projects however any new developments that occur, mainly additions and replacement of single family homes within the Ordinances lifetime will not interfere with SCAG's ability to implement the regional strategies outlined in the 2016-2040 RTP/SCS.

The proposed Zone Change Ordinances will not conflict with any applicable adopted plan, policy or regulation for the purpose of reducing GHG emissions. Future projects approved during the life of the Zone Change Ordinances will be constructed to the latest sustainability standards and will likely operate with more energy efficiency. They will be required to be consistent with the Los Angeles Green Building Code (LAGBC) and its Climate Action Plan (CAP) with the goal of reducing the City's GHG emissions to 35 percent below the 1990 levels by the year 2030. Future projects will also be consistent with the State of California Cal Green Code which has specific goals of reducing a building's energy and water use, reduce waste, and reduce the carbon footprint. Future development will be consistent with local and statewide goals and policies aimed at reducing the generation of GHGs. Therefore, the proposed Zone Change Ordinances will not result in new significant environmental impacts related to greenhouse gas emissions and no mitigation is required.

Mitigation Measures: None

Conclusion: The proposed Zone Change Ordinances will not result in any additional significant impacts of greenhouse gas emissions to the Final ND, therefore no further analysis is required.

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigations Implemented or Address Impacts.
8. Hazards and Hazardous Materials. Would the project:					
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	Page III-12 and IV-49	No	No	No	N/A
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	Page III-13 and IV-49	No	No	No	N/A
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	Page III-13 and IV-50	No	No	No	N/A
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	Page III-13 and IV-51	No	No	No	N/A
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	Page III-13 and IV-52 & IV-53	No	No	No	N/A
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working on the project area?	Page III-13 and IV-53	No	No	No	N/A
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	Page III-13 and IV-53 & 54	No	No	No	N/A
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to	Page III-13 and IV-54, IV-55 & IV-56	No	No	No	N/A

urbanized areas or where residences are intermixed with wildlands?					
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Discussion:

The Final ND determined that the Project would not create any health hazards or potential health hazards to people, the environment, the public or to schools. In addition, the Final ND determined that the Project would not create additional risk of an explosion or release of hazardous substances, and that it would not affect any emergency response or emergency evacuation plans.

The Final ND stated that determining the exact location of each environmental hazard was difficult to achieve citywide and that there may be an environmental hazard located in a single-family zone. Because the Project did not include any development project, the Final ND concluded that any future development project subject to the Ordinance would be required to comply with existing regulations addressing hazardous materials. Compliance with state and local laws and regulations would ensure impacts would be less than significant.

The proposed Zone Change Ordinances do not change or alter any of the findings of the Final ND related to hazards and hazardous materials. Future projects proposed under the Zone Change Ordinances will also need to comply with state and local regulations resulting in a less than significant impact to hazards and hazardous materials. The proposed Zone Change Ordinances will not create significant hazards to the public or the environment through the routine transport, use, or disposal of hazardous material, nor will they create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. All hazardous materials will be contained, stored, and used in accordance with manufacturers' instructions and handled in compliance with applicable standards and regulations. The proposed Ordinances will not result in the routine transport, use, or disposal of hazardous substances as the proposed Ordinances do not approve or authorize any development project. The proposed Ordinances also only apply to single- family zoned parcels so development would not result in land uses that emit hazardous emissions.

Additionally, the Brookside and Sycamore Square neighborhoods are not within an airport land use plan or located within two miles of an airport or within the vicinity of a private airstrip resulting in no identified safety hazards.

Furthermore, the proposed Zone Change Ordinances will not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. Although the proposed Ordinances will not propose a new project by themselves, any future development will be reviewed by the Los Angeles Police Department (LAPD) and the Los Angeles Fire Department (LAFD) through the City's permitting process. The Police and Fire Departments will review development projects to ensure that emergency access is maintained at all times during construction and operation activities.

Lastly, the proposed Zone Change Ordinances will not expose people or structures to a significant risk of loss, injury or death involving wildland fires. The Brookside and Sycamore Square neighborhoods are located in a mostly developed single-family area. As previously identified in the Final ND, all future projects would be reviewed by the LAFD to ensure new development located in any High Fire Severity Hazard Zone is designed and constructed in conformance with all applicable LAFD Fire Code policies applicable to wildfire protection. The proposed Zone Change Ordinances will not change the outcome of the Final ND's analysis.

Mitigation Measures: None

Conclusion: The proposed Zone Change Ordinances do not change any of the conclusions of the Final ND, thus there are no additional significant impacts to hazards or hazardous materials. No further analysis is required.

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigations Implemented or Address Impacts.
9. Hydrology and Water Quality. Would the Project:					
a. Violate any water quality standards or waste discharge requirements?	Page III-13 and IV-57 & IV-58	No	No	No	N/A
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	Page III-12 and IV-58 & IV-59	No	No	No	N/A
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	Page III-13 and IV-59 & IV-60	No	No	No	N/A
d. Substantially alter the existing drainage patter of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	Page III-13 and IV-60	No	No	No	N/A
e. Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	Page III-14 and IV-60, IV-61 & IV-62	No	No	No	N/A
f. Otherwise substantially degrade water quality?	Page III-14 and IV-62	No	No	No	N/A
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	Page III-14 and IV-62, IV-63, IV-64, IV-65 & IV-66	No	No	No	N/A

h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	Page III-14 and IV-66	No	No	No	N/A
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	Page III-14 and IV-66, IV-67 & IV-68	No	No	No	N/A
j. Inundation by seiche, tsunami, or mudflow?	Page III-14 and IV-69	No	No	No	N/A

Discussion:

The Final ND determined that the Project is not anticipated to result in any point source discharge, will not interfere with groundwater recharge, will not alter any storm drain system during a storm event and will not alter any water course. Further, the Final ND determined that the Project will not discharge into surface waters, change the quality of groundwater, reduce the amount of water otherwise available for public water supplies, or expose people or property to water related hazards such as flooding or tidal waves.

As the Final ND states, the Low Impact Design (LID) Ordinance applies to all development and redevelopment projects greater than 500 square feet in the City of Los Angeles that requires a building permit. Full compliance with the LID Ordinance and implementation of design related Best Management Practices (BMPs) ensures that future development would not violate any water quality standards and discharge requirements that would degrade water quality. Compliance with LID and the Department of Public Works Bureau of Sanitation Watershed Protection Division's Water Quality Compliance Master Plan for Urban Runoff which addresses planning, budgeting and funding for achieving clean storm water and urban runoff for the next 20 years ensures that future development under the Project will not violate any water quality standards and discharge requirements or substantially degrade water quality.

The proposed Zone Change Ordinances do not change or alter any of the findings of the adopted Final ND as it relates to hydrology. The Zone Change Ordinances do not violate any water quality standards or waste discharge requirements, create or contribute to water runoff, or provide substantial additional sources of polluted runoff, because they do not propose or authorize construction of any project and maintain existing zoning.

Additionally, the proposed Zone Change Ordinances do not substantially deplete groundwater supplies, interfere substantially with groundwater recharge, or alter the existing drainage pattern of the area, including the alteration of the course of a stream or river which could result in erosion, siltation or flooding. New development will primarily be replacement of and additions to single-family homes within the Brookside and Sycamore Square communities and will not likely interfere substantially with existing conditions. The Brookside and Sycamore Square neighborhoods are mostly built out with single-family homes and the proposed zone change ordinances impose more restrictions to the replacements and additions to single-family homes. The proposed zone change of R1R3-RG and R1V3-RG limit the maximum Residential Floor Area Ratio (RFAR) to a range of 0.45 for lots 6,000 square feet (s.f.) or smaller and 0.35 RFAR for lots 10,000 s.f. or larger. In the Brookside neighborhood the average lot size is 8,391 s.f., which, under the R1R3-RG and R1V3-RG regulations limit the maximum RFAR to 0.39 RFAR versus the 0.45 RFAR allowed by the standard R1 regulations. In Sycamore Square, the average lot size is 7,506 s.f., which, under the R1V3-RG regulations limit the maximum RFAR to 0.41 FAR versus a 0.45 FAR as allowed by the standard R1 zone. Thus, any new development that results from the Zone Change Ordinance would not dramatically increase the impacts to groundwater supplies, groundwater recharge and drainage patterns.

In addition, for new single-family developments or additions in the Zone Change Areas, the City's Sanitation Department will review each development or addition to ensure the projected storm water runoff will not exceed the storm water drainage system. Oversight from the City's Sanitation Department will minimize any impacts to the storm drainage system. New development projects will also be subject to the City's LID Ordinance and Water Quality Compliance Master Plan that will reduce the potential for the project to exceed the capacity for planning storm water drainage systems or provide substantial sources of polluted runoff impacts.

Also, future development that occurs in the Zone Change Areas and are located in areas subject to flooding will be required to comply with the Flood Hazard Management Plan and Ordinance No. 163,913 to minimize any impact to properties located in areas prone to flooding, mudflow, and coastal inundations.

Lastly, the Zone Change Ordinances will not expose people or structures to a significant risk of loss, injury or death involving tsunamis, mudflows, seiches, or flooding, including flooding as a result of the failure of a levee or dam, as it does not include construction or proposed development. The

Zone Change Areas are located in the Mid-Wilshire area, miles from the coast and is not located in an area with the potential to be affected by a tsunami. The LADWP also monitors water storage facilities to ensure impacts related to potential inundation from the failure of a levee or dam is prevented. The proposed Zone Change Ordinances will not cause considerable adverse impacts related to hydrology and water quality beyond what was disclosed in the adopted Final ND.

Mitigation Measures: None.

Conclusion: The proposed Zone Change Ordinances do not alter or change the conclusions of the Final ND's determination of a less than significant impact to hydrology and water quality. Therefore, no further analysis required.

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigations Implemented or Address Impacts.
10. Land Use and Planning. Would the project:					
a. Physically divide an established community?	Page III-14 and IV-70	No	No	No	N/A
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	Page III-14 and IV-70, IV-71, IV-72, IV-75 & IV-76	No	No	No	N/A
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?	Page III-14 and IV-76	No	No	No	N/A

Discussion:

The Final ND for the Project concluded a result of no impact to Land Use. The Project was limited to single-family developments in single-family zones. The purpose of the R1 Variation Zones was to create a set of regulations that apply to the form of new developments and additions for single-family developments that make them more compatible in scale and massing to surrounding homes. The Project did not propose or authorize any new development, thus the Project as disclosed in the Final ND did not result in any potential physical divides to any established community.

The Final ND found that the Project would not conflict with applicable land use policies, zoning standards, or local, state or federal policies but would implement the goals, objectives and policies included in the Framework Element of the General Plan by applying specific requirements related to form and massing to single-family zoned properties in the Project area.

The General Plan Framework has the following project-relevant objectives and policies:

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.

Objective 3.5.2: Require that new development in single-family neighborhoods maintains its predominant and distinguishing characteristics such as property setbacks and building scale.

The Project is also consistent with the goals of the City's Community Plans pertinent to single-family development, including preserving established residential neighborhoods and creating healthy livable neighborhoods. As stated in the Final ND, these goals include:

1. Integration of land use, infrastructure, and transportation improvements.
2. Direct growth to centers while preserving established residential neighborhoods,
3. Creation of healthier, more livable neighborhoods and economically vital business districts that can increase job and housing opportunities for City residents, and
4. Facilitation of improved design of new and renovated structures and public facilities.

The proposed Zone Change Ordinances are consistent with the objectives and policies of the General Plan Framework and the Wilshire Community Plan in that they seek to protect the scale and character of existing stable single-family and low density residential neighborhoods from incompatible developments. The Wilshire Community Plan also seeks to preserve and enhance the positive characteristics of exciting uses which provide the foundation for community identity, such as scale, height, bulk setbacks and appearance. It also seeks to improve the quality of the built environment through design guidelines streetscape improvements and physical improvements which enhance the appearance of the community. The Zone Change Ordinances for Brookside and Sycamore Square will ensure that new single-family developments are compatible with the scale of the existing single-family neighborhoods, thus the rezoning will be consistent with these land use policies.

In recent years, the City has also adopted several ordinances that provide more prescriptive development standards for properties located in single-family zones such as the Baseline Mansionization Ordinance and the Baseline Hillside Ordinance. These development standards are intended to ensure that new single-family developments are compatible with the scale of the existing single-family neighborhoods in which they occur. The Zone Change Ordinances are consistent with the goals of these ordinances and will better protect the unique single-family character of Brookside and Sycamore Square.

As previously mentioned, the City of Los Angeles has a Conservation Element, one of the elements of the General Plan. The Conservation Element has a section dedicated to habitat conservation. Since the proposed Zone Change Ordinances do not propose or authorize any development by themselves, they will not alter or change the findings of the Final ND's analysis of no impact. Furthermore, any project approved under the Zone Change Ordinances will need to be consistent with the policies located in the Conservation Element.

The proposed Zone Change Ordinances do not change or alter any of the findings of the adopted Final ND related to land use and planning. They will not have the potential to physically divide an established community, conflict with any applicable land use plan, policy, or regulation, or conflict with any applicable habitat conservation plan or natural community conservation plan.

Future projects built under the proposed Zone Change Ordinances will not conflict with any of the goals of the Community Plan, General Plan or recent Ordinance intended to protect the City's single-family neighborhoods, therefore, consistent with the findings of the Final ND, there is no impact to land use and planning.

Mitigation Measures: None

Conclusion: The proposed Zone Change Ordinances do not alter what was disclosed in the Final ND. There are no impacts to land use and planning, therefore, no further analysis is required.

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigations Implemented or Address Impacts.
11. Mineral Resources. Would the Project:					
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	Page III-14 and IV-77	No	No	No	N/A
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	Page III-14 and IV-78	No	No	No	N/A
<p>Discussion:</p> <p>The Final ND determined that the Project had no impact to mineral resources. As disclosed in the Final ND, the Project area was limited to single-family zones where no identified mineral and or oil resources exist and so there would not be extraction activities or loss of availability of a mineral resource. Any future development in the Project area would be limited to single-family use and would not involve any new oil or mineral extraction activities. Therefore, the ND concluded that there would be no loss of availability of a mineral resource. The addition of the Zone Change Ordinances to the Project do not change any of the Final ND's analysis. Consistent with the findings of the Final ND, the Brookside and Sycamore Square neighborhoods are not located in a Mineral Resource Zone-2 (MRZ-2) but are located in a State Designated Oil Field⁵. However, since the Zone Change Ordinances also only apply to single-family uses, there are no drilling sites in the Zone Change Areas and thus no impacts associated with mineral resources.</p> <p>Mitigation Measures: None</p> <p>Conclusion: The proposed Zone Change Ordinances to the Final ND do not change any of the conclusions disclosed in the Final ND related to Mineral Resources. There are no additional impacts to mineral resources from the proposed Zone Change Ordinances, therefore no further analysis is required.</p>					

⁵ City of Los Angeles General Plan, Conservation Element, Exhibit A Mineral Resources, <http://planning.lacity.org/cwd/gnlpln/consvelt.pdf>

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigations Implemented or Address Impacts.
12. Noise. Would the project result in:					
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	Page III-14 and IV-79, IV-80 & IV-81	No	No	No	N/A
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	Page III-14 and IV-82 & IV-83	No	No	No	N/A
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	Page III-15 and IV-83	No	No	No	N/A
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	Page III-15 and IV 84	No	No	No	N/A
e. For a project located within an airport land use plan or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	Page III-15 and IV 85	No	No	No	N/A
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	Page III-15 and IV-86	No	No	No	N/A

Discussion:

The Final ND determined that the Project would not result in an increase to existing noise levels or expose people to severe noise levels. The Project strictly applied to single-family zoned parcels and did not by itself propose or authorize any project. The intent of the Project was to provide additional regulations to form and scale for new single-family homes in single-family neighborhoods. The Project area did not anticipate impacts of substantially increased noise from future development since many of the lots are already developed with single-family homes and many lots are expected to remain in their current use. However, any new developments proposed under the Project would need to comply with the City of Los Angeles General Plan Noise Element and LAMC Ordinance No. 161,574 which prohibits the emission of creation of noise beyond certain levels at adjacent uses, Citywide Noise Regulations (LAMC Chapter XI, Noise Regulations Ordinance 144,331), the City's Haul Route Monitoring Program for haul truck operators, and the City's Good Neighbor Construction Practices. The Final ND indicated that there would be a result of less than significant impact for construction related noise impacts, no increase in temporary, periodic or permanent ambient noise levels and operational noise for future projects that comply with the required regulations.

In addition, the Final ND concluded that there would be less than significant impacts of excessive ground borne vibrations or ground borne noise levels from construction activities. The analysis indicated that the type of equipment used for future development of single-family homes that would generate vibrations would not reach levels that would exceed the Federal Transit Administration thresholds of significant vibration impacts. In addition, the Final ND disclosed that other mechanical equipment and other on-site operational point sources associated with single-family developments would not produce any perceptible vibration.

The proposed Zone Change Ordinances do not change or alter any of the findings of the Final ND related to noise. The Zone Change Ordinances do not propose or authorize any development project. Therefore, the Zone Change Ordinances by themselves will not increase ambient noise levels, increase existing noise levels, create construction related noise or operational noise. Future development projects in the proposed Brookside and Sycamore Square area will be required to conform to the City's Noise Regulations and Noise Ordinance to ensure any increase in noise temporary, periodic or permanent will result in less than significant impacts.

The proposed Zone Change Ordinances area are not within 2 miles of any of the three airports in Los Angeles: LAX, Whiteman Airport and Van Nuys Airport. Additionally, consistent with the Project, there are no privately-owned airstrips in the Zone Change Areas. Therefore, the proposed Zone Change Ordinances will not cause a considerable adverse impact beyond what was already disclosed in the adopted Final ND.

Mitigation Measures: None.

Conclusion: The proposed Zone Change Ordinances will not change any of the findings of the Final ND. The proposed Zone Change Ordinances will not create any additional significant impacts to noise, therefore no further analysis is required.

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigations Implemented or Address Impacts.
13. Population and Housing. Would the Project:					
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	Page III-15 and IV-86	No	No	No	N/A
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	Page III-15 and IV-86 & IV-87	No	No	No	N/A
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	Page III-15 and IV-87	No	No	No	N/A
<p>Discussion:</p> <p>The Final ND to the Project concluded that there would be a less than significant impact on population and housing because the Project did not directly induce growth by proposing new homes or businesses and did not include the extension of any roads or infrastructure. The Project also did not directly displace existing housing or displace substantial numbers of people resulting in a need to construct replacement housing. Under the adopted Project, it is anticipated that any future development that would occur would largely be additions, demolitions with reconstruction of replacement single-family homes. There could be a slight population increase with the addition of new construction of single-family homes on vacant lots, however this is anticipated to contribute minimally to population growth. As indicated in the Final ND, SCAG's 2016 RTP/SCS accounts for these minimal population trends in its local and regional growth policies, and they are also accounted for in the City's General Plan Framework.</p> <p>The Zone Change Ordinances are consistent with the analysis disclosed in the Final ND. The Zone Change Ordinances for Brookside and Sycamore Square do not propose or authorize any new development by themselves. Most of the Brookside and Sycamore Square communities are already built out with existing single-family homes. Future projects in the proposed area are anticipated to be additions and replacement of single-family homes. Therefore, the population and housing growth will be minimal in this area. And since this area is already established with built out single-family homes, displacement and the need to construct replacement housing will be minimal.</p> <p>Mitigation Measures: None</p> <p>Conclusion: The Zone Change Ordinances do not change or alter the conclusion of the Final ND for population and housing where there was a determination of less than significant impact or no impact. Therefore, no further analysis is required.</p>					

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigations Implemented or Address Impacts.
14. Public Services.					
Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any the public services:	Page III-15 and IV-88	No	No	No	N/A
Fire protection?	Page III-15 and IV-88 & IV-89	No	No	No	N/A
Police protection?	Page III-15 and IV-90 & IV-91	No	No	No	N/A
Schools?	Page III-15 and IV-91 & IV-92	No	No	No	N/A
Parks?	Page III-15 and IV-92 & IV-93	No	No	No	N/A
Other public facilities?	Page III-15 and IV-93	No	No	No	N/A

Discussion:

The Final ND determined that the Project would not create a significant impact to fire or emergency protection services, police protection, schools, parks and other public facilities. The Project is related to form and massing of single-family zoned parcels and did not propose or authorize any project by itself. Many of the lots in the Project area are already built out with single-family homes that are already served by existing public service agencies. The Final ND called out the possibility of minimal population growth if future developments are constructed on vacant lots, but those would occur gradually and be minimal. The Project would not result in substantial population growth thus it would not require additional fire, police, school, park or other public service. Also, since services in these respective areas are monitored for effective service delivery by their respective agencies – Los Angeles Fire Department (LAFD), Los Angeles Police Department (LAPD), Los Angeles Unified School District (LAUSD), Recreation and Parks (RAP) and the City, the revenue either from the General Fund, tax revenues or development fees would be allocated from the tax revenue generated should additional service delivery be required within the Project area.

The proposed Zone Change Ordinances do not alter any of the conclusions disclosed related to fire, emergency protection, police protection, schools, parks and other public facilities. Since the Brookside and Sycamore Square neighborhoods are already established single-family zoned residential areas, they are currently being served by existing public services. There may be a slight increase to population if new single-family homes are built on vacant lots, however the impact to public services will be minimal. The timing, siting, and project specific details of individual development projects as they occur will dictate the necessity of increasing additional public services in the area. The proposed Zone Change Ordinances do not alter or affect any of the analysis in the Final ND since they do not propose or authorize any new developments by themselves and their intended purpose is to further regulate scale and form in these communities.

The proposed Zone Change Ordinances do not result in any additional significant impacts to public services. Development of single-family zoned parcels that occur pursuant to the proposed Zone Change Ordinances will not result in a substantial adverse physical impact associated with the provision; nor a need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives.

Mitigation Measures: None.

Conclusion: The proposed Zone Change Ordinances do not alter the Final ND's conclusion of no significant impact to public services, therefore no further analysis is required.

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigations Implemented or Address Impacts.
15. Recreation.					
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	Page III-15 and IV-94	No	No	No	N/A
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	Page III-15 and IV-94 & IV-95	No	No	No	N/A
<p>Discussion:</p> <p>The Final ND for the Project determined a less than significant impact to Recreation.</p> <p>Since the Project did not propose or authorize any new developments by itself, it did not increase population growth that would generate additional demand for recreation and park services. While future development that occurs pursuant to the Project could increase the population especially if new single- family homes are built on vacant lots, the growth as a result of development of single-family zoned parcels would be minimal and captured in the City's General Plan Framework Element and individual Community Plans. Thus there would not be a substantial increase in demand to existing neighborhood parks, recreational facilities and regional parks causing accelerated deterioration.</p> <p>The proposed Zone Change Ordinances do not authorize any development and do not alter any of the conditions that were found in the Final ND's analysis. Most of the Brookside and Sycamore Square area is already developed with single-family homes and any future project will mostly be additions to existing homes or replacement of existing single-family homes. There may be some new single-family construction projects located on vacant lots but these will be minimal as most of the area is already built out. Therefore, consistent with the Project, the proposed Zone Change Ordinances will not cause creation nor expansion of additional recreational facilities or cause for substantial physical deterioration of existing facilities.</p> <p>Mitigation Measures: None</p> <p>Conclusion: The proposed Zone Change Ordinances to the Final ND will not change or alter any of the conclusions that were disclosed. The Zone Change Ordinances will continue to result in a less than significant impact to recreation. Therefore, no further analysis is required.</p>					

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigations Implemented or Address Impacts.
16. Transportation/Traffic. Would the project:					
a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets highways and freeways, pedestrians and bicycle paths and mass transit?	Page III-16 and IV-96	No	No	No	N/A
b. Conflict with an applicable congestion management program, including but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	Page III-16 and IV-96	No	No	No	N/A
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	Page III-16 and IV-97	No	No	No	N/A
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	Page III-16 and IV-97	No	No	No	N/A
e. Result in inadequate emergency access?	Page III-16 and IV-98	No	No	No	N/A
f. Conflict with adopted policies plans or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	Page III-16 and IV-98	No	No	No	N/A

Discussion:

The Final ND determined that the Project had either less than significant impacts or no impacts to Transportation and Traffic. The Project would have a less than significant impact to an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system. The Final ND determined that the Project had no impacts to an applicable congestion management plans, air traffic patterns, increased hazards due to design features and adopted policies, plans or programs related to public transit, bicycle, or pedestrian facilities.

Since most of the Project area is already developed with single-family homes, traffic volumes are not expected to increase in comparison to the existing traffic load. The ND stated no impact to level of service and congestion because there was no development project proposed or approved under the adopted ordinance. Los Angeles County's Congestion Management Program (CMP) Traffic Impact Analysis Guidelines requires that intersection monitoring location must be examined if a project will add 50 or more trips during weekday peak hours. Future development projects that occur under the Project are additions, demolitions and new single-family homes that are replacing existing single-family homes. Traffic volumes for these developments did not meet the thresholds set under the CMP for intersection monitoring. Therefore, there would be no conflict with the congestion management program.

The Final ND determined that there would also be no impact on air traffic patterns. Since the Project did not propose or authorize any new development and developments that are proposed would likely be additions or new single-family homes being rebuilt, there were no anticipated impacts to air traffic patterns. Additionally, the Final ND for the Project also resulted in no impacts to the increase of hazards due to design features or incompatible uses because no changes were being made to local roadways or impeding local access on public right of ways.

Furthermore, the Final ND determined that there would be less than significant impacts to local emergency access. Future development projects could temporarily interfere with local and on site emergency response however, construction traffic would be required to conform to access standards to allow adequate emergency access thus there would be minimal impacts. In addition, construction activities for future projects would be confined to the project site and all development that occurs pursuant to the Project would be required to conform to all applicable regulations that address emergency access.

As identified in the Final ND, the Project has no impact to adopted policies, plans, or programs regarding public transit, bicycle or pedestrian facilities since the Project created more restrictive regulations on building mass and form of single family developments and no development projects were proposed or authorized through the adoption of the ordinance.

Similar to the Project, the proposed Zone Change Ordinances do not propose or authorize any development project by themselves. Therefore, the proposed Zone Change Ordinances do not change or add any details that will alter what was disclosed in the Final ND's analysis. The Brookside and Sycamore Square neighborhoods are already built out with existing single-family homes. It is anticipated that most of the development that will occur will be additions to and replacement of single-family homes. Furthermore, the Brookside and Sycamore Square neighborhoods are not located near any of the three airports located in the City of Los Angeles. Therefore, the Zone Change Ordinances will not increase traffic volume, create impacts to air traffic patterns, impact local roadways or impede public access on any public right of way and will not interfere with local and on site emergency response. Additionally, the Zone Change Ordinances will not conflict with any adopted policies, plans or programs regarding public transit, bicycle or pedestrian facilities.

Mitigation Measures: None.

Conclusion: The proposed Zone Change Ordinances to the Final ND will not alter any of the findings that were disclosed. The Final ND resulted in no additional impacts to transportation or traffic. Therefore, no further analysis is required.

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigations Implemented or Address Impacts.
17. Utilities and Service Systems. Would the Project:					
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	Page III-16 and IV-100	No	No	No	N/A
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	Page III-16 and IV-100 & IV-101	No	No	No	N/A
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	Page III-16 and IV-101 & IV-102	No	No	No	N/A
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	Page III-16 and IV-102, IV-103 & IV-104	No	No	No	N/A
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	Page III-16 and IV-104	No	No	No	N/A
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	Page III-16 and IV-104, IV-105 & IV-106	No	No	No	N/A
g. Comply with federal, state, and local statutes and regulations related to solid waste?	Page III-17 and IV-106 & IV-107	No	No	No	N/A

Discussion:

The Final ND for the Project determined no impact or a less than significant impact to utilities and service systems.

The Final ND disclosed that all new developments would be required to comply with all applicable federal, state and local provisions related to utilities and service systems. The Project established variations to the existing R1 Zone that are meant to regulate building form and mass and the creation of a supplemental use district to regulate placement of garages. The Project did not propose or authorize any development by itself, however, any future development of vacant lots would require installation of wastewater infrastructure and could result in a minimal increase in the volume of wastewater generated. The wastewater infrastructure installed on vacant lots would connect to the existing sewer lines located adjacent to individual sites. If wastewater lines are deemed not to be sufficient to meet the anticipated effluent needs of future development, the individual project applicant would incur all costs associated with upgrades to the wastewater system.

Additionally, the Final ND determined that the majority of single-family zoned parcels in the Project area are already developed. The Los Angeles Department of Water and Power (LADWP) has an ongoing program of facility replacement and upgrades to meet the anticipated water demands based on the adoption of the General Plan Framework Element. LADWP can generally supply water to development projects within its service area. Future development would be required to comply with LADWP regulations. LADWP also continues to upgrade water infrastructure and facilities in anticipation of the City's water demands. When projecting water demands, LADWP considers demographics, socioeconomic, conservation regulations, historical weather patterns, and non-revenue water. This continuous monitoring results in a less than significant impact to the City's existing facilities and water supply that would necessitate expansion or construction of new storm water drainage facilities. In addition, developments that occur under the Project would need to comply with the City's Low Impact Development (LID) Ordinance which would require individual projects to meet the needs of the City's water quality standards. Compliance with LID would create a less than significant impact to operational storm water discharge. Future development in the Project area would result in a minimal population increase citywide, however, these minimal increases are planned for in the General Plan Framework Element so wastewater impacts or water demands are anticipated and would be less than significant.

The Final ND determined that since the Project area consists mostly of existing single-family homes, many lots would already be built out, the solid waste impacts from operation of the newly developed lots would be minimal and likely is planned for in existing solid waste plans. The capacity in existing landfills could accommodate solid waste generated from new developments in the Project area. All new developments would be required to comply with regulations regarding solid waste disposal. Therefore, solid waste impacts would be a less than significant impact. In addition, all new development projects that occur would need to comply with local, state and federal regulations for solid waste.

The proposed Zone Change Ordinances to the Final ND do not change or alter any of the findings disclosed in its analysis. The Zone Change Ordinances also do not propose or authorize any new development and is meant to address form and massing in single-family neighborhoods. The restrictions are meant to reduce the size of homes which will reduce the amount of water being utilized and waste being generated. The Brookside and Sycamore Square neighborhoods are established single family neighborhoods that are mostly built out. These neighborhoods are already being serviced by LADWP as the agency monitoring water demand and the wastewater system. Therefore, the impact to utilities and service systems would be less than significant.

Mitigation Measures: None.

Conclusion: The proposed Zone Change Ordinances do not alter or change any of the findings of the Final ND's conclusions on utilities and service systems. The results continue to be less than significant, therefore, no further analysis is required.

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigations Implemented or Address Impacts.
18. Mandatory Findings of Significance.					
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	Page III-17 and IV-108	No	No	No	N/A
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	Page III-17 and IV-108 & IV-109	No	No	No	N/A
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	Page III-17 and IV-109	No	No	No	N/A

Discussion:

The Final ND for the Project concluded less than significant impacts for the mandatory findings of significance. The Project did not propose or authorize any development by itself. Any development authorized under the Project is anticipated to be additions or replacement of single-family homes. As discussed in the Final ND, a majority of the single-family zones in the project area are built out, therefore, the Project would not impact any endangered flora or fauna, modify and special status species habitat. Further, it would not impact habitat or population levels of fish or wildlife species, nor would it threaten a plant or animal community or a rare endangered plant or animal.

The Final ND disclosed that no significant impacts were identified for the 17 environmental factors as a result of the Project. The Project would not result in any unmitigated significant impacts thus no cumulative impacts would occur. The Final ND determined that there would be no substantial adverse effects on human beings directly or indirectly.

Consistent with the Final ND, the proposed Zone Change Ordinances do not propose or authorize any project by themselves. The approval of the Zone Change Ordinances will apply the R1 Variation regulations to the R1 lots in the Brookside and Sycamore Square neighborhoods, two established residential neighborhoods that are mostly built out. Thus, new proposed single-family homes and additions approved under the proposed Zone Change Ordinances will not endanger any fauna or flora or modify any special status species or habitat. Lots that exist in the Brookside and Sycamore Square neighborhoods are single-family lots in the R1 zone. Also, the Zone Change Ordinances do not authorize any project in any identified Biological Resource Area. No fish, wildlife species, endangered plant or animals will be impacted by the adoption of the Zone Change Ordinances.

All 17 environmental factors were analyzed in this Addendum and no significant impacts were identified. The proposed Zone Change Ordinances as an Addendum to the Final ND for the Project do not change or alter any of the findings or conclusions disclosed in any of the categories. Furthermore, the proposed Zone Change Ordinances will not have any substantial environmental effects on humans directly or indirectly.

Mitigation Measures: None.

Conclusion: The proposed Zone Change Ordinances will not have any significant impacts on mandatory findings of significance, consistent with the analysis in the Final ND for the Project. Therefore, no further analysis is required.