

# NEIGHBORHOOD CONSERVATION ZONE CHANGE ORDINANCES

## BROOKSIDE AND SYCAMORE SQUARE NEIGHBORHOODS



Q&A | November 2017  
CPC-2017-4556-ZC | ENV-2017-4557-EAF

### **How did the Neighborhood Conservation Zone Change Ordinances get initiated for the Brookside and Sycamore Square neighborhoods?**

June 2016, the City Council adopted an Interim Control Ordinance (ICO) ([Ordinance No. 184,381](#)) to temporarily restrict the development of large, out-of-scale homes in five neighborhoods, including the Brookside and Sycamore Square neighborhoods.

Following the adoption of the ICO, the Department of City Planning developed new Single-Family Residential Zone Regulations, including the R1 Variation Zones which apply more tailored single-family home development standards that better reflect the character of individual neighborhoods throughout the City.

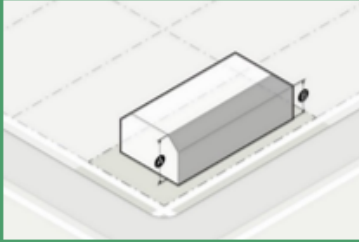
After the adoption of the new Single-Family Residential Zone Regulations ([Ordinance No. 184,802](#)) March 2017, a new Motion ([Council File 16-1470-S2](#)) directed the Department of City Planning to prepare Zone Change Ordinances applying new R1 Variation Zones to the Brookside and Sycamore Square neighborhoods.

### **What are the proposed zone changes?**

The proposed zone changes are R1-1 to R1V3-RG for the Brookside neighborhood and R1-1 to R1R3-RG for the Sycamore Square neighborhood. Any other single-family zoned lot (e.g., RS) or multi-family zoned lot (e.g., R2) within the two neighborhoods will not be rezoned as part of this zone change (see Proposed Draft Zone Change Ordinances for zone change area boundaries).

The same “3” scale for the maximum allowable Residential Floor Area Ratio which ranges from 0.35 to 0.45 depending on lot size is proposed for both neighborhoods. Additionally, the “RG” Rear Detached Garage District which requires that the required covered parking is detached from the main building and located at the rear of the lot is also proposed for both neighborhoods. The proposed form or building envelope for Brookside is “R1V” or Variable-Mass which offers the most flexible building envelope and Sycamore Square is “R1R” or Rear-Mass which places the taller building mass toward the rear of the lot, creating a lower-scale profile along the street.

More information on the new Single-Family Residential Zone Regulations, including the R1 Variation Zones “R1V” and “R1R,” may be accessed [here](#). An overview of the R1V3 and R1R3 development standards are described in the charts below:

BROOKSIDE PROPOSED ZONE: R1V3-RG			
			
Lot Size (square feet)		R1V3 RFAR Maximum	Max Lot Coverage
	Up to 6,000 SF	.45	50%
	6,001 to 7,000 SF	.43	48%
	7,001 to 8,000 SF	.41	46%
	8,001 to 9,000 SF	.39	44%
	9,001 to 10,000 SF	.37	42%
	Over 10,000 SF	.35	40%
Mass			
(A)	Height of Building (Maximum)	28'	
(B)	Encroachment Plane Origin Height	20'	
	Angle of Encroachment Plane	45°	


#### **CALCULATING MAXIMUM FLOOR AREA**

**FORMULA: Lot Size x RFAR Maximum =  
Maximum Floor Area allowed on lot**

**Example:** Zone is R1V3; Lot size is 6,050; Maximum  
RFAR is 0.43

Maximum Floor Area allowed is:  
6,050 x 0.43 = **2,601.5 square feet**

\*\*\*Note this calculation does not include exempted floor  
area.

SYCAMORE SQUARE PROPOSED ZONE: R1R3-RG			
			
Lot Size (square feet)		R1R3 RFAR Maximum	Max Lot Coverage
	Up to 6,000 SF	.45	50%
	6,001 to 7,000 SF	.43	48%
	7,001 to 8,000 SF	.41	46%
	8,001 to 9,000 SF	.39	44%
	9,001 to 10,000 SF	.37	42%
	Over 10,000 SF	.35	40%
Front Mass			
(A)	Front envelope depth, from front yard setback (Minimum)	30'	
(B)	Height of Mass (Maximum)	20'	
(C)	Encroachment Plane Origin Height	12'	
	Angle of Encroachment Plane	45°	
Rear Mass			
(D)	Rear envelope depth, from rear yard setback (min)	-	
(E)	Height of Mass (max)	28'	
(F)	Encroachment Plane Origin Height	20'	
	Angle of Encroachment Plane	45°	

### **What are the current regulations in place for my property?**

The ICO currently prohibits the issuance of a building permit for a Project in the Brookside and Sycamore Square neighborhoods unless the proposed structure complies with the regulations set forth in the Beverly Grove Residential Floor Area District ([Ordinance No. 182, 754](#)). Until the ICO expires summer of 2018, the ICO is repealed, or a new zone is applied to the ICO area, the Brookside and Sycamore Square neighborhoods are subject to the ICO regulations.

## How can I share my input?

The public hearing is scheduled for **Tuesday, December 19, 2017**, and will be held at:

**Pan Pacific Recreation Center, Meeting Room**  
**7600 Beverly Blvd.**  
**Los Angeles, CA 90036**  
***Time: 6:15 p.m.***

If you are unable to attend the scheduled public hearing but would like to submit comments, please submit written comments to [neighborhoodconservation@lacity.org](mailto:neighborhoodconservation@lacity.org). When emailing please include in the subject header the case number **CPC-2017-4556-ZC** and the neighborhood your comment is for **Brookside** or **Sycamore Square** (for example, Subject: **CPC-2017-4556-ZC; Brookside**). Comments may also be mailed to:

Department of City Planning  
Attn: Giselle Corella  
200 N. Spring Street, Room 667  
Los Angeles CA 90012

To have your comments included in the staff recommendation report, please provide any comments on the proposed Zone Change Ordinances to staff by **January 10, 2018**.

For questions please contact project staff, Giselle Corella via email at [neighborhoodconservation@lacity.org](mailto:neighborhoodconservation@lacity.org) or telephone at (213) 978-1357.

## What are the next steps?

After the December 19, 2017 public hearing, the City Planning Commission (CPC) will consider the Zone Change Ordinances at a future public meeting. It will then be considered by the City Council's Planning and Land Use Management (PLUM) Committee, followed by the full City Council.

**For more information please click on "Updates" on the Neighborhood Conservation website at: <https://preservation.lacity.org/neighborhoodconservation>**

**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 on properties shown upon portions of the Zoning Map and the table for Section 1 below and incorporated herein by this reference, and made a part of Article 2, Chapter 1 of the Los Angeles Municipal Code.

**Table for Section 1**

<b>Neighborhood</b>	<b>Existing Zone</b>	<b>New Zone</b>
Brookside	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 Detached Garage 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**



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

MY/

120117

City of Los Angeles



Wilshire

**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 on properties shown upon portions of the Zoning Map and the table for Section 1 below and incorporated herein by this reference, and made a part of Article 2, Chapter 1 of the Los Angeles Municipal Code.

**Table for Section 1**

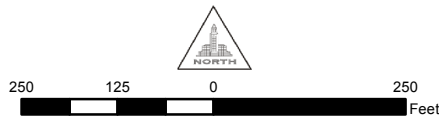
<b>Neighborhood</b>	<b>Existing Zone</b>	<b>New Zone</b>
Sycamore Square	R1-1	R1R3-RG

**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 regulations pursuant to Section 12.08 and the Rear Detached Garage 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.



**R1R3-RG**



C.M. 132 B 181, 132 B 185.	CPC-2017-4556-ZC
MY/	121117







LOS ANGELES DEPARTMENT OF CITY PLANNING  
COMMUNITY PLANNING BUREAU  
CITY HALL  
200 NORTH SPRING STREET  
ROOM 667  
LOS ANGELES CA 90012

PRESORTED  
FIRST CLASS MAIL  
US POSTAGE  
PAID  
LOS ANGELES, CA  
PERMIT 12932



# City of Los Angeles • Department of City Planning

## Notice of Public Hearing

City Planning Case: **CPC-2017-4556-ZC**  
Environmental Case: **ENV-2017-4557-EAF**

Council District 4: **Ryu**

### Brookside Neighborhood Conservation Ordinance

The City of Los Angeles Department of City Planning (DCP) will hold a Public Hearing regarding the adoption of a Zone Change Ordinance that would implement new R1 Variation Zones and a Rear Detached Garage District “RG” on certain properties in the Brookside neighborhood. The proposed Zone Change Ordinance applies tailored form and scale regulations to the single-family area to help ensure that future single-family home development is compatible with and enhances the existing character of the neighborhood.

The properties subject to the proposed Zone Change Ordinance are currently zoned R1-1 and are proposed to be zoned to R1V3-RG. The proposed zone allows flexibility in the location of the second story mass, regulates the maximum allowable Residential Floor Area Ratio and height. The proposed zone change also includes the addition of a “RG” Rear Detached Garage District which requires that the required covered parking is detached from the main building and located at the rear of the lot.

### Additional Information and Submitting Comments

The text of the proposed ordinance and supporting documents will be available at the Public Hearing, and is currently available online at [www.planning.lacity.org](http://www.planning.lacity.org) under “What’s New.”

For questions, please contact project staff by emailing or calling:  
[neighborhoodconservation@lacity.org](mailto:neighborhoodconservation@lacity.org)  
Giselle Corella at (213) 978-1357  
Susan Wong at (213) 978-1472

Please submit comments to:  
Giselle Corella, Department of City Planning  
200 N. Spring Street, Room 667  
Los Angeles, CA 90012  
Or by email to: [neighborhoodconservation@lacity.org](mailto:neighborhoodconservation@lacity.org)

### General Information

#### Exhaustion of Administrative Remedies

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

#### Accommodations

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability. The hearing facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other services, such as translation between English and other languages, may also be provided upon written request submitted a minimum of seven (7) working days in advance to: [per.planning@lacity.org](mailto:per.planning@lacity.org). Be sure to identify the language you need English to be translated into, and indicate if the request is for oral or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email.

Como entidad cubierta bajo el Título II del Acto de los Americanos con Desabilidades, la Ciudad de Los Angeles no discrimina. La facilidad donde la reunión se llevará a cabo y su estacionamiento son accesibles para sillas de ruedas. Traducción entre inglés y otros idiomas y otros servicios pueden estar disponibles si lo pide siete (7) días hábiles antes de la reunión por correo electrónico ([per.planning@lacity.org](mailto:per.planning@lacity.org)).

### Public Hearing

**Date:** Tuesday, December 19, 2017  
**Location:** Pan Pacific Park Recreation Center, Meeting Room  
7600 Beverly Blvd., Los Angeles, CA 90036  
**Time:** 6:15 pm

Please share this notice with your neighbors and friends in the community.

At the hearing, DCP staff will present the proposed ordinances for both the Brookside and Sycamore Square neighborhoods and will answer related questions. The Public Hearing will be conducted by a Hearing Officer, who will hear all public testimony and any written communication received prior to or at the hearing. A written recommendation report will subsequently be prepared by the Department of City Planning for consideration by the City Planning Commission. The proposed zone change ordinances ultimately requires approval by the City Council.

This notice is mailed to persons who own property or are an occupant of property within 500 feet of the boundaries of the proposed ordinance, and to community stakeholders who have requested notification. All interested persons are invited to attend the Public Hearing at which you may listen, ask questions, and present testimony regarding the Ordinance. Please note that your attendance at the hearing is optional.

City of Los Angeles Department of City Planning

## Notice of Public Hearing

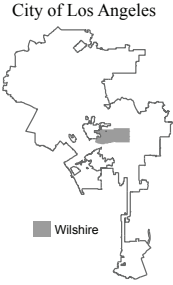
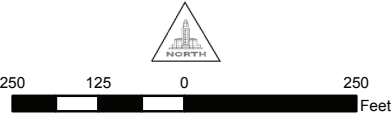
### PAN PACIFIC PARK RECREATION CENTER PUBLIC HEARING

**Date:** Tuesday, December 19, 2017  
**Presentation & Public Hearing:** 6:15 PM  
**Location:** Pan Pacific Park Recreation Center Meeting Room  
7600 Beverly Blvd.  
Los Angeles, CA 90036  
**Staff Contact:** Department of City Planning,  
[neighborhoodconservation@lacity.org](mailto:neighborhoodconservation@lacity.org)  
Giselle Corella at 213-978-1357  
Susan Wong at 213-978-1472

Please **share this notice** with your neighbors and friends in the community.







PRESORTED  
FIRST CLASS MAIL  
US POSTAGE  
PAID  
LOS ANGELES, CA  
PERMIT 12932

LOS ANGELES DEPARTMENT OF CITY PLANNING  
COMMUNITY PLANNING BUREAU  
CITY HALL  
200 NORTH SPRING STREET  
ROOM 667  
LOS ANGELES CA 90012



City of Los Angeles Department of City Planning

# Notice of Public Hearing

## SYCAMORE SQUARE NEIGHBORHOOD CONSERVATION ORDINANCE

**Date:** Tuesday, December 19, 2017  
**Presentation & Public Hearing:** 6:15 PM  
**Location:** Pan Pacific Park Recreation Center, Meeting Room  
7600 Beverly Blvd., Los Angeles, CA 90036  
**Staff Contact:** Department of City Planning,  
neighborhoodconservation@lacity.org  
Giselle Corella at 213-978-1357  
Susan Wong at 213-978-1472

Please **share this notice** with your neighbors and friends in the community.





City of Los Angeles Department of City Planning

# Notice of Public Hearing

**City Planning Case: CPC-2017-4556-ZC**

**Environmental Case: ENV-2017-4557-EAF**

**Council District 4: Ryu**

## Sycamore Square Neighborhood Conservation Ordinance

The City of Los Angeles Department of City Planning (DCP) will hold a Public Hearing regarding the adoption of a Zone Change Ordinance that would implement a new R1 Variation Zone and Rear Detached Garage District "RG" on certain properties in the Sycamore Square neighborhood. The proposed Zone Change Ordinance apply tailored form and scale regulations to the single-family area to help ensure that future single-family home development is compatible with and enhances the existing character of the neighborhood.

The properties subject to the proposed Zone Change Ordinance are currently zoned R1-1 and are proposed to be zoned to R1R3-RG. The proposed R1R3-RG zone regulates the location of the second story mass, maximum allowable Residential Floor Area Ratio and height. The proposed zone change also includes the addition of a "RG" Rear Detached Garage District which requires that the required covered parking is detached from the main building and located at the rear of the lot.

Please share this notice with your neighbors and friends in the community.

At the hearing, DCP staff will present the proposed ordinances for both the Sycamore Square and Brookside neighborhoods and will answer related questions. The Public Hearing will be conducted by a Hearing Officer, who will hear all public testimony and any written communication received prior to or at the hearing. A written recommendation report will subsequently be prepared by the Department of City Planning for consideration by the City Planning Commission. The proposed zone change ordinances ultimately requires approval by the City Council.

This notice is mailed to persons who own property or are an occupant of property within 500 feet of the boundaries of the proposed ordinance, and to community stakeholders who have requested notification. All interested persons are invited to attend the Public Hearing at which you may listen, ask questions, and present testimony regarding the Ordinance. Please note that your attendance at the hearing is optional.

## **Additional Information and Submitting Comments**

The text of the proposed ordinance and supporting documents will be available at the Public Hearing, and is currently available online at [www.planning.lacity.org](http://www.planning.lacity.org) under "What's New."

For questions, please contact project staff by emailing or calling:  
neighborhoodconservation@lacity.org  
Giselle Corella at (213) 978-1357 or Susan Wong at (213) 978-1472

Please submit comments to:  
Giselle Corella, Department of City Planning  
200 N. Spring Street, Room 667, Los Angeles, CA 90012  
Or by email to: [neighborhoodconservation@lacity.org](mailto:neighborhoodconservation@lacity.org)

## **Exhaustion of Administrative Remedies**

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

## **Accommodations**

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability. The hearing facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other services, such as translation between English and other languages, may also be provided upon written request submitted a minimum of seven (7) working days in advance to: [per.planning@lacity.org](mailto:per.planning@lacity.org). Be sure to identify the language you need English to be translated into, and indicate if the request is for oral or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email.

Como entidad cubierta bajo el Título II del Acto de los Americanos con Desabilidades, la Ciudad de Los Angeles no discrimina. La facilidad donde la reunión se llevará a cabo y su estacionamiento son accesibles para sillas de ruedas. Traducción entre inglés y otros idiomas y otros servicios pueden estar disponibles si lo pide siete (7) días hábiles antes de la reunión por correo electrónico ([per.planning@lacity.org](mailto:per.planning@lacity.org)).

