



DEPARTMENT OF CITY PLANNING

STAFF REPORT



LOS ANGELES CITY PLANNING COMMISSION

Date: December 13, 2007
Time: After 8:30 a.m.
Place: Room 1010 – City Hall
200 N. Spring Street
Los Angeles, CA 90012

Public Hearing: Public hearing will be conducted before the City Planning Commission on December 13, 2007.

Case No.: CPC-2007-5138-CA
CEQA No.: ENV-2007-5139-ND
Incidental Cases: none
Related Cases: none
Council District: 11
Plan Area: Brentwood-Pacific Palisades
Specific Plan: none
Certified NC: none
GPLU: Very Low I Residential
Zone: RA-1
Applicant: City of Los Angeles
Representative: City of Los Angeles

PROJECT LOCATION: The area generally bounded by Sunset Boulevard to the north, San Vicente Boulevard to the south, South Rockingham Avenue and South 26th Street to the west, and South Canyon View Drive to the east, and includes the parcels fronting South Rockingham Avenue on the west side of the street (see Exhibit A). The RE11-zoned properties located within the project area boundaries are not included in the proposed rezoning area.

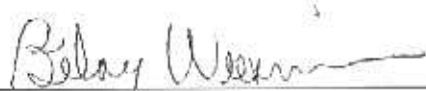
PROPOSED PROJECT: NO DEVELOPMENT PROJECT. A City-initiated zone change of approximately 500 individual parcels from RA-1 to RE20-1 within a portion of Brentwood Park.

REQUESTED ACTIONS: Zone Change from RA-1 to RE20-1 within the boundaries specified in Exhibit A, pursuant to Section 12.32 of the Los Angeles Municipal Code.

RECOMMENDED ACTIONS:

1. **Approve** the Staff Report and **Adopt** the attached **Findings**.
2. **Approve and Recommend** that the City Council **Adopt** a Zone Change from RA-1 to RE20-1 (Exhibit A).
3. **Approve and Recommend** that the City Council **Adopt** Negative Declaration No. ENV-2007-5139-ND dated November 8, 2007 (Exhibit B).

S. GAIL GOLDBERG, AICP
Director of Planning



Betsy Weisman, 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 communication 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 a 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, assisted listening devices, or other auxillary aids and/or other services may be provided upon request. To ensure availability of services, please make your request no later than 3 working days (72 hrs.) prior to the meeting by calling the Commission Secretariat at (213) 978-1300.

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B – Negative Declaration ENV-2007-5138-ND	
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PROJECT ANALYSIS

Project Summary

The proposed ordinance would change the existing RA-1 zoning in a portion of Brentwood Park south of Sunset Boulevard to RE20-1. The RE20 zone corresponds to a Very Low I residential land use designation, as detailed in the Brentwood-Pacific Palisades Community Plan; therefore, a General Plan Amendment is not required. The existing RA-1 zone is an agricultural zone intended for single-family homes on properties with limited agricultural and animal-keeping uses. The residential character of Brentwood Park, however, is not that of limited agricultural use, but of relatively large residential estates within an urbanized area. A more appropriate zone for these lots would be RE20-1, a residential estate zone intended for large homes on large lots of 20,000 square feet or more. In addition, the proposed Baseline Mansionization Ordinance, currently under review by the City Council, would reduce the allowable FAR in single-family residential zones throughout the City, including Brentwood Park. This proposed mansionization ordinance may create conditions that would overly restrict the potential home size on the RA lots in this portion of Brentwood Park. The RE20 zone, with a larger FAR than the RA zone, would be more consistent with the residential estates that already characterize the neighborhood.

Background

Brentwood Park is an established single-family residential neighborhood located to the north and south of Sunset Boulevard, roughly between Rockingham and Cliffwood Avenues; this action is for the RA properties south of Sunset Boulevard. The majority of the neighborhood is zoned RA, although a small area in the southwest section of the neighborhood is zoned RE11. RA is a residential suburban/agricultural zone intended for single-family homes on lots of at least 17,500 square feet or for limited agricultural and animal-keeping uses. RE11 is a residential estate zone intended for large single-family homes on lots of at least 11,000 square feet. Correspondingly, the RA-zoned lots in Brentwood Park tend to be larger, the majority of which are over 20,000 square feet, while the RE11-zoned area includes lots that are generally 11,000 to 20,000 square feet.

The longstanding character of Brentwood Park has been that of high-quality, well-maintained residential estates buffered by mature trees and lush landscaping. However, by the late 1950s many of the large lots that typified the neighborhood were being subdivided into smaller lots, due to the area's previous R1 zoning that allowed for a minimum lot size of 5,000 square feet. In 1959, in order to prevent further subdivisions, these parcels were rezoned to RA-1—the only zone available at the time with a large minimum lot size of 17,500 square feet. The RE20 zone did not exist until May 2, 1965, though it would have been a more compatible zone for the area, as its intent was to preserve large lots for residential estates as opposed to agricultural uses.

In early 2005, however, in response to numerous requests for Interim Control Ordinances (ICOs) to prevent the continued construction of over-sized single-family dwellings throughout the City, the Department of City Planning (DCP) began work on a Baseline Mansionization Ordinance. The Ordinance was approved by the City Planning Commission on June 28, 2007 and is currently under review by the City Council. If enacted, it would restrict the massing, scale, and size of new construction in single-family zones, including RA and RE20, to prevent the type of out-of-scale development that has already impacted numerous communities throughout the City. Hillside and Coastal Areas are excluded from the Ordinance, including lots in Brentwood Park north of Sunset Boulevard.

The proposed Baseline Mansionization Ordinance would reduce the RA zone's FAR to between 20 and 25 percent of the lot size, depending on the size of the property, while the RE20 zone would have an FAR of 35 percent (.35). The local community has raised concerns that the RA zone would become overly restrictive for their neighborhood, which is already characterized by relatively large homes. The DCP staff has reviewed the two zones and determined that, with the Baseline Mansionization Ordinance, the RE20 zone would allow development more in keeping with the existing newer development in Brentwood Park. The Brentwood-Pacific Palisades Community Plan designates this area as Very Low I Residential; both the RA and RE20 zones are corresponding zones.

Issues

Current Zoning Restrictions

Of all of the RE "Residential Estate" zones, the RE20 and RA zones are the most similar development restrictions. As shown in Table 1, Floor Area Ratio (FAR), height restrictions, and front and rear yard setback standards are the same for RA-1 and RE20-1 zones. Lot size standards, however, are slightly different as the RA zone requires a minimum lot size of 17,500 square feet, while the RE20 zone requires 20,000 square feet. Side yard requirements in the two zones are almost identical, though they are slightly more restrictive in RE20 zones. For example, in RA zones where the lot width is less than 70 feet, side yards may be reduced to less than 10 feet; however, in RE20 zones 10-foot side yards are required for lots of any width.

Table 1: Existing Development Restrictions for RA-1 and RE20-1 Zones

	RA-1	RE20-1
FAR	3:1	3:1
Minimum Lot Area	17,500 sf	20,000 sf
Front Yard Setbacks	20% of lot depth (need not exceed 25 ft)	20% of lot depth (need not exceed 25 ft)
Rear Yard Setbacks	25% of lot depth (not to exceed 25 ft)	25% of lot depth (not to exceed 25 ft)
Side Yard Setbacks	Minimum of 10 ft on each side; If lot width <70 ft, then 10% of lot width, but no less than 3 ft.; + 1 ft for each 10 ft (or fraction thereof) in height above 18 ft.	Minimum of 10 ft on each side; + 1 ft for each 10 ft (or fraction thereof) in height above 18 ft.
Maximum Height	36 ft	36 ft
Note: This Table summarizes the RA-1 and RE-20 development restrictions. For detailed text please refer to Municipal Code Sec. 12.07 & 12.21.1.		

Proposed FAR with Baseline Mansionization Ordinance

Until now, the relatively small difference between these two zones would not support a need to rezone portions of Brentwood Park. However, the proposed Baseline Mansionization Ordinance would cause a more substantive difference in FAR between these zones. The proposed RA and RE20 FAR restrictions are compared and contrasted below.

RA

As detailed in Table 2, the Baseline Mansionization Ordinance would reduce the FAR in an RA zone to 20 to 25 percent of the total lot size, depending on the size of the property. The majority of parcels would be allowed to develop structures to a maximum of approximately 5,000 to 7,800 square feet including the 20 percent articulation bonus, as most lots sizes are between 18,000 and 30,000 square feet. The median maximum development potential in the proposed rezoning area with the RA zone would be approximately 6,000 square feet.

RE20

The proposed FAR for the RE20 zone would be less restrictive at 35 percent of lot size, allowing for larger maximum home sizes of approximately 7,000 to 13,500 square feet with the articulation bonus. As shown in Table 2, the median maximum development potential in the proposed rezoning area with the RE20 zone would be approximately 9,422 square feet – a 3,422 square foot increase when compared with the proposed RA zone and more typical of newer development in the area.

Table 2: FAR and Maximum Development Potential for RA-1 and RE20-1 Zones with Baseline Mansionization Ordinance

	RA-1	RE20-1
FAR	<p>.20 to .25</p> <ul style="list-style-type: none"> ▪ 25% of total lot size for lots less than 20,000 square-feet ▪ 20% of total lot size for lots greater than or equal to 20,000 square feet; or 5,000 square feet, whichever is greater. ▪ 20% Articulation Bonus: Proportional stories or front façade modulation 	<p>.35</p> <ul style="list-style-type: none"> ▪ 35% of total lot size for all lots, regardless of size ▪ 20% Articulation Bonus: Proportional stories or front façade modulation
Median Maximum Development Potential of Lots in the Proposed Rezoning Area¹	6,000 sf	9,422 sf
<p>Source: Proposed Baseline Mansionization Ordinance (CPC-2007-106-CA)</p> <p>Notes: ¹ Maximum development potential was calculated for all lots using lot area data from the City of Los Angeles parcel information records.</p>		

FAR Conformance

As shown earlier in Table 1, the current allowable FAR in both RA-1 and RE20-1 zones is 3:1. Because building setbacks are calculated into this existing method of deriving FAR, determining the FAR compliance of every lot is not possible for this report; however, according to Los Angeles County Assessor's data on building area and City parcel information on lot size, the majority of lots in the proposed rezoning area conform to existing FAR regulations.

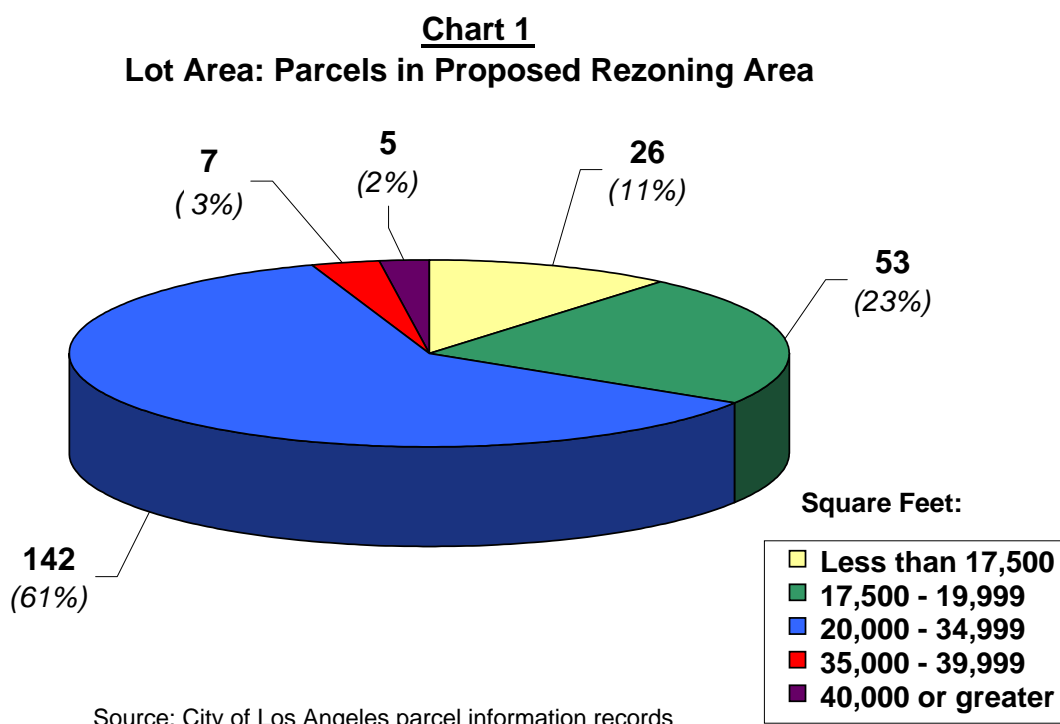
If the proposed Baseline Mansionization Ordinance is adopted, however, the decrease in FAR in both RA and RE20 zones would create some nonconforming structures. Roughly 10 percent of lots have structures with an FAR greater than what would be allowed by the proposed RA

zoning; however, only approximately 5 percent of structures would be nonconforming if the area were rezoned to RE20.¹ Therefore, the proposed rezoning to RE20 would decrease the number of nonconforming structures with respect to FAR.

Minimum Lot Area

Given the existing lot sizes in the proposed rezoning area as well as the community's desire to maintain the existing residential character by preventing the subdividing of properties into smaller lots, RE20-1 would be the most appropriate RE zone for the proposed rezoning area. Lot sizes in the proposed rezoning area generally range between 10,000 and 40,000 square feet, the majority of which are between 18,000 and 30,000 square feet. The available Residential Estate (RE) zones include RE40 (minimum lot size of 40,000), RE20 (minimum lot size of 20,000), RE15 (minimum lot size of 15,000), RE11 (minimum lot size of 11,000), and RE9 (minimum lot size of 9,000).

According to the existing RA zoning, with or without the proposed Baseline Mansionization Ordinance, approximately 11 percent of lots in the proposed area are non-conforming with respect to minimum lot size, as shown in Chart 1. If the area is rezoned to RE20-1 an additional 23 percent of lots would be nonconforming, thus totaling approximately 79 lots or 34 percent. However, RE15 would not be an appropriate alternative given that roughly 66 percent of lots in the proposed rezoning area are 20,000 square feet or greater.



Lot Splits

The number of parcels in the proposed rezoning area that would legally be able to be subdivided would decrease slightly with the proposed rezoning, with or without the adoption of

¹ Calculations based on Los Angeles County Assessor's Office records and were not verified by actual property owner.

the Baseline Mansionization Ordinance. According to City records, 5 percent of lots within the proposed rezoning area, or 12 parcels, could be legally subdivided with the existing RA zoning, as they are greater than 35,000 square feet. With the proposed RE20 zoning that includes a minimum lot size of 20,000, 2 percent, or 5 lots, could be subdivided.

Conclusion

The proposed Zone Change helps to achieve Objective 1-3 of the Brentwood-Pacific Palisades Community Plan to “preserve and enhance the varied and distinct residential character and integrity of existing residential neighborhoods.” The existing neighborhood character is defined by large residential estate homes, typically 3,000 to 10,000 square feet in size, on large lots, the majority of which are between 18,000 and 30,000 square feet. The RE20 zone is intended for neighborhoods such as these, while the existing RA zoning is intended for smaller homes on large lots with limited agricultural or equine uses. The proposed Baseline Mansionization Ordinance would overly restrict the maximum development potential for lots within the proposed rezoning area under the existing RA zoning. Instead, the RE20-1 zone would better allow for the estate-size homes that are characteristic of the neighborhood, with the Baseline Mansionization Ordinance providing protection from future homes that are out-of-scale with existing buildings.

FINDINGS

1. **GENERAL PLAN FINDINGS.** In accordance with **Charter Section 556**, the proposed zone change is in substantial conformance with the purposes, intent, and provisions of the General Plan and its various Elements in that the zone change from RA to RE20 will help to protect the existing neighborhood character of this residential estate community.

The existing RA zone is a residential suburban/agricultural zone intended for smaller homes on large lots with limited agricultural or animal keeping uses. The existing residential character of Brentwood Park, however, is not that of an animal-keeping or agriculturally-oriented community, but of relatively large residential estates on large lots within an urbanized area. Therefore, with respect to the intended use for each zone, the more appropriate zone classification for these lots would be RE20; a residential estate zone created for large homes on large lots of 20,000 square feet or more.

Brentwood-Pacific Palisades Community Plan (Land Use Element)

Brentwood Park is within the Brentwood-Pacific Palisades Community Plan Area. The zone change would promote the following goals, objectives, and policies and goals of the Community Plan which calls for the preservation of neighborhood character.

- | | |
|----------------------|---|
| <i>Goal 1</i> | A safe, secure, and high quality residential environment for all economic, age, and ethnic segments of the community. |
| <i>Objective 1-3</i> | Preserve and enhance the varied and distinct residential character and integrity of existing residential neighborhoods. |
| <i>Policy 1-3.1</i> | Seek a higher degree of architectural compatibility and landscaping for new development to protect the character and scale of existing residential neighborhoods. |

The proposed zone change is consistent with Goal 1, Objective 1-3, and Policy 1-3.1 because the RE20 zone better represents the intended uses and character of the neighborhood; in addition, the development standards established in the proposed Baseline Mansionization Ordinance would better ensure that the envisioned scale of the neighborhood is maintained. Furthermore, the RA and RE20 zones are both “corresponding” with respect to their Very Low I Residential land use designation, and by keeping within this designation, the proposed rezoning will maintain the existing land use density—an important component of Brentwood Park’s neighborhood character.

General Plan Framework Element

The General Plan Framework, adopted in December 1996, provides long-term guidance on land use issues for the entire City. The Framework Element establishes guidelines to preserve the City’s stable single-family residential neighborhoods. The proposed zone change is consistent with, and helps to further accomplish the following goals, objectives, and policies of the General Plan Framework Element:

- | | |
|----------------------|---|
| <i>Goal 3B</i> | Preservation of the City’s stable single-family residential neighborhoods. |
| <i>Objective 3.5</i> | 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.

Objective 4.3 Conserve scale and character of residential neighborhoods.

The RE20 zone better represents the intended uses and character of the neighborhood; in addition, the development standards established in the proposed Baseline Mansionization Ordinance would better ensure that the envisioned scale of the neighborhood is maintained. Furthermore, the proposed rezoning would maintain the existing land use density.

General Plan Housing Element

The zone change is consistent with the goals, objectives, and policies and goals of the City's Housing Element, and accomplishes the preservation of neighborhood character mentioned in the following provisions:

Goal 2 A City which actively takes steps to preserve, stabilize, and enhance livability/sustainability in all neighborhoods throughout the City, and maintains the quality of life in all residential areas.

Objective 2.4 Develop, preserve, and enhance quality single- and multiple-family housing utilizing approved design standards which maintain the prevailing scale and character of the City's stable residential neighborhoods, and do not constrain affordable housing development.

Objective 2.8 Assure that new development is generally consistent with the character and scale of adjacent development and an adopted community vision.

Policy 2.8.1 Establish individual community visions that retain and enhance community character through the Community Plan Update Program and Framework Element.

The zone change adheres to the Goal, Objectives, and Policies of the Livable Communities Issue section of the Housing Element by proactively taking steps to ensure that the new development standards established in the proposed Baseline Mansionization Ordinance are utilized, and thereby help the Brentwood Park neighborhood preserve, stabilize, and enhance livability/sustainability in single-family housing when they become effective. Furthermore, the zone change would maintain the density as prescribed by current Community Plan and its Very Low I land use designation.

2. **ZONE CHANGE FINDINGS.** In accordance with **Charter Section 558(b)(2)**, the adoption of the proposed zone change will be in conformity with public necessity, convenience, general welfare because the zone change from RA to RE20 will help to protect the existing neighborhood character of this residential estate community, and good zoning practice because the majority of the lots in this part of Brentwood Park are greater than 20,000 square feet in size.

The zone change will maintaining the current Community Plan land use designation established for this neighborhood and will maintain the existing density—an important component of Brentwood Park's neighborhood character.

The existing RA zone is a residential suburban/agricultural zone intended for smaller homes on large lots with limited agricultural or animal keeping uses. The existing residential character of Brentwood Park, however, is not that of an animal-keeping or agriculturally-oriented community, but of relatively large residential estates on large lots within an urbanized area. Therefore, with respect to the intended use for each zone, the more appropriate zone classification for these lots would be RE20; a residential estate zone created for large homes on large lots of 20,000 square feet or more.

Currently, the RA-1 and RE20-1 zones have very similar development standards. The FAR, height restrictions, and front and rear yard setback standards are identical in both zones, while differences in the minimum lot size and side yard requirements are minimal.

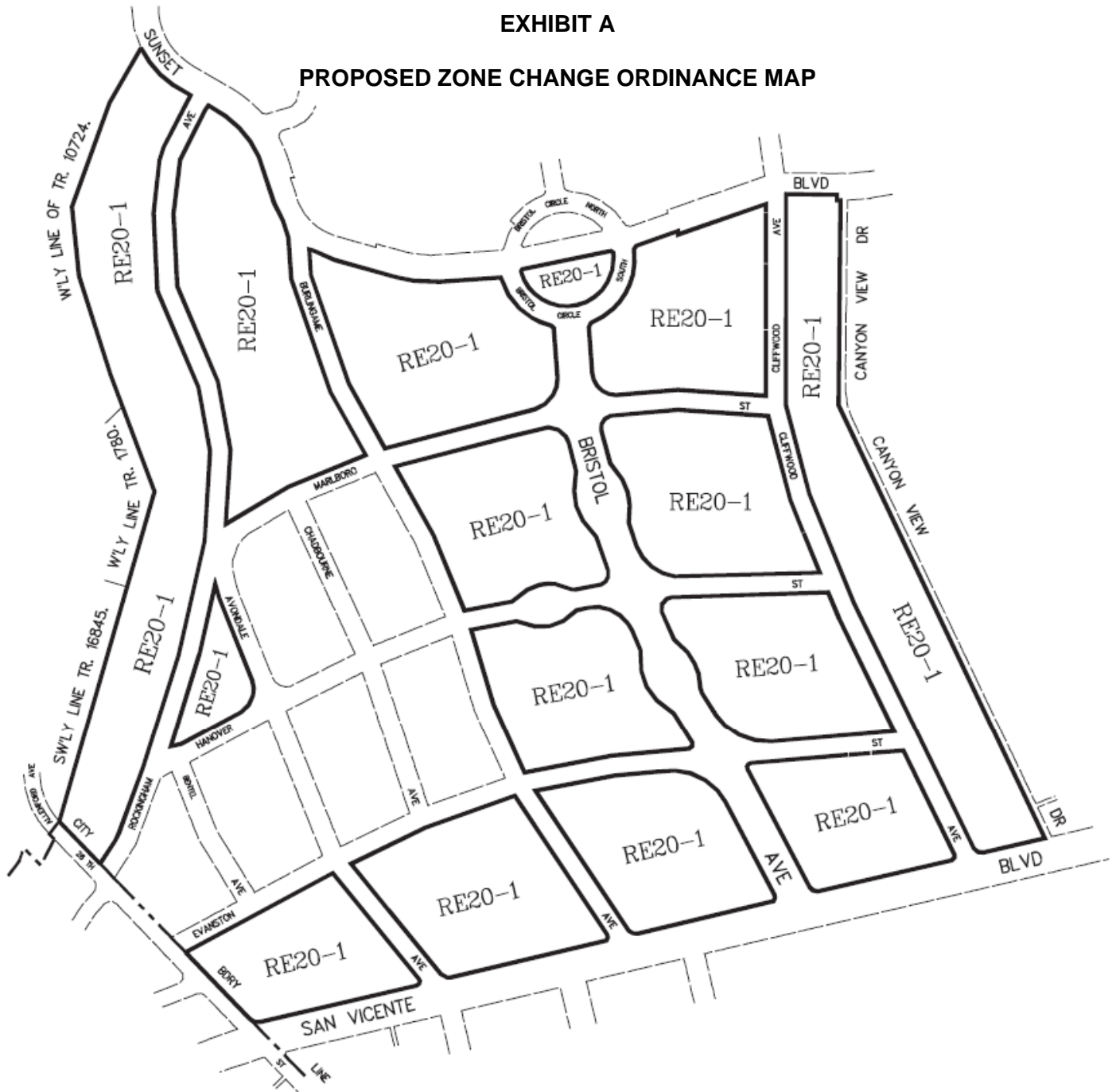
If the proposed Baseline Mansionization Ordinance is adopted, differences in FAR between the two zones would cause a more substantive difference in maximum development potential. The RA zone would overly restrict the maximum development potential for lots within the proposed rezoning area. Instead, the RE20 zone would better allow for the estate-size homes that are characteristic of the neighborhood. The proposed zone change would ensure that the new development standards established in the proposed citywide mansionization ordinance are utilized, and ensure a scale of development which is better suited to the existing neighborhood. Should the proposed Baseline Mansionization Ordinance not be adopted and the current regulations outlined in Table 1 in the Project Analysis remain in place, the proposed zone change will not result in a significant change to the development potential of these properties, and would therefore not result in any inconsistencies with the General Plan or have a negative impact on the existing neighborhood character.

3. **CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).** On Wednesday, November 8, 2007 the Department of City Planning determined that the proposed zone change would not have a significant impact on the environment. A Negative Declaration (ENV-2007-5139-ND, Exhibit B) was prepared after a review of the proposed ordinance for any potential impacts on the physical environment.

On the basis of the whole of the record before the lead agency, including any comments received, the lead agency finds that there is no substantial evidence that the proposed project will have a negative effect on the environment. The attached Negative Declaration (Exhibit B) was published in the Los Angeles Times on Thursday, November 15, 2007, and reflects the lead agency's independent judgment and analysis. The records upon which this decision is based are located at the Community Planning Bureau of the Planning Department in Room 621, 200 North Spring Street.

EXHIBIT A

PROPOSED ZONE CHANGE ORDINANCE MAP



C.M. 132 B 137, 132 B 141, 129 B 137, 129 B 141	CPC 2007-5138 ZC
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AE/ PROPOSED 11/07/07

DATA SOURCES: DEPARTMENT OF CITY PLANNING - DEPARTMENT OF BUILDING & SAFETY - BUREAU OF ENGINEERING

EXHIBIT B**NEGATIVE DECLARATION
ENV-2007-5139-ND**

CITY OF LOS ANGELES OFFICE OF THE CITY CLERK ROOM 615, CITY HALL LOS ANGELES, CALIFORNIA 90012 CALIFORNIA ENVIRONMENTAL QUALITY ACT NEGATIVE DECLARATION		
LEAD AGENCY CITY OF LOS ANGELES DEPARTMENT OF CITY PLANNING	COUNCIL DISTRICT 11	
PROJECT TITLE Brentwood Park Zone Change	CASE NO. CPC-2007-5138-ZC ENV-2007-5139-ND	
PROJECT LOCATION The proposed rezoning area (see Exhibit A) is generally bounded by Sunset Boulevard to the north, San Vicente Boulevard to the south, South Rockingham Avenue and South 26th Street to the west, and South Canyon View Drive to the east, and includes the parcels fronting South Rockingham Avenue on the west side of the street. The RE11-zoned properties located within the project area boundaries are not included in the proposed rezoning area.		
PROJECT DESCRIPTION The proposed project involves a zone change of approximately 500 parcels within the Brentwood Park neighborhood ("proposed rezoning area") from RA to RE20, while maintaining the same General Plan/Community Plan land use designation of Very Low I Residential.		
NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY N/A		
FINDING: The City of Los Angeles <u>Department of City Planning</u> has proposed that a Negative Declaration be adopted for this project. The Initial Study indicates that no significant impacts are apparent which might result from this project's implementation. This action is based on the project description above.		
Any written comments received during the public review period are attached together with the response of the Lead City Agency. The project decision-maker may adopt this negative declaration, amend it, or require preparation of an EIR. Any changes made should be supported by substantial evidence in the record and appropriate findings made.		
INITIAL STUDY PREPARED FOR THIS PROJECT IS ATTACHED.		
NAME OF PERSONS PREPARING THIS FORM Erick Lopez	TITLE City Planning Associate	TELEPHONE NUMBER (213) 978-1243
ADDRESS 200 N. Spring St., Room 621 Los Angeles, CA 90012	SIGNATURE (Official)  Betsy Weisman, Principal Planner	DATE 11/8/2007

EXHIBIT C

COUNCIL MOTION, CF NO. 07-3371

OCT 19 2007

MOTION PLANNING & LAND USE MANAGEMENT

WHEREAS, there are approximately 500 parcels currently zoned RA in the Brentwood Park neighborhood that are located south of Sunset Boulevard in the Brentwood-Pacific Palisades Community Plan Area;

WHEREAS, These parcels are generally bounded by Sunset Boulevard to the north, San Vicente Boulevard to the south, South Rockingham Avenue and South 26th Street to the west, and South Canyon View Drive to the east, and includes the parcels fronting South Rockingham Avenue on the west side of the street;

WHEREAS, lots sizes in this neighborhood generally range from 10,000 to 30,000 square-feet, and the majority of which are between 18,000 and 28,000 square-feet;

WHEREAS, these large parcels were zoned R1, allowing for lots as small as 5,000 square-feet, until the late 1950's and these properties were starting to get subdivided into smaller lots;

WHEREAS, in order to prevent further subdivisions and to preserve the large lots that made up a substantial part of this neighborhood's character, these parcels were rezoned in 1959 to RA because it was the only zone available at the time that had the right minimum lot size for this neighborhood;

WHEREAS, the RE20 zone, with a minimum lot size of 20,000 square-feet, did not exist until May 2, 1965 which would have been a more compatible zone;

WHEREAS, currently the Floor Area Ratios (FAR) for all single-family zones are the same, three times the Buildable Area, and the RA and RE20 zones have similar setback and height requirement, both zones have been virtually the same except for the uses permitted on the lots;

WHEREAS, the citywide Baseline Mansionization Ordinance, approved by the City Planning Commission on June 28, 2007 and currently under review by the City Council, would reduce the FAR for the RA zone to 25 percent of the lots size for lots less than 20,000 square-feet, and for lots greater than or equal to 20,000 square-feet the FAR would be 20 percent of the lot size or 5,000 square feet, whichever is greater;

WHEREAS, the new FAR for the RA zone would restrict the maximum amount of development for most parcels in Brentwood Park to roughly between 5,000 and 7,000 square feet, and is not the intended scale for this neighborhood;

WHEREAS, the Brentwood Park is not intended to be an animal keeping or agriculturally oriented community which is the nature of the RA zone, but is instead intended to be a residential estate community with large lots with large yards and proportionately large homes;

WHEREAS, the Baseline Mansionization Ordinance gives the RE20 zone an FAR of 35 percent of the lot size, and is a more appropriate scale for the Brentwood Park neighborhood, and would result in a development potential ranging between 6,300 and 9,800 square-feet for a majority of parcels;

WHEREAS, the RE20 zone corresponds to zones in the Very Low I Residential land use designation, along with the RA zone, and is therefore still consistent with the Brentwood-Pacific Palisades Community Plan and its goal to "preserve and enhance the varied and distinct residential character and integrity of existing residential neighborhoods";

I THEREFORE MOVE THAT the Department of City Planning and the City Attorney be directed to take appropriate steps to prepare a report and recommendation for a zone change from RA to RE20 within the specified boundaries, pursuant to Section 12.32 of the Los Angeles Municipal Code.

PRESENTED BY:

E.G.
BILL ROSENDAHL
Councilmember, 11th District

OCT 19 2007

SECONDED BY:

[Signature]
07-3371

EG CD 11

EXHIBIT D

500-FOOT RADIUS MAP



ZONE CHANGE

■ RA-1 TO RE20-1



THOMASBROS.
 PAGE: 631
 GFD: E/4,5, F/4,5
 G.D.: 11
 P.A.: BRENTWOOD
 G.T.: 2623, 03, 2628, 00, 2640, 00

CASE NO: CPC 2007-5138 ZC
 DATE: 11-06-07
 C.M.: 123 B 137, 132 B 141, 129 B 137, 129 B 141
 SCALE: NOT TO SCALE
 USES: FIELD
 GIS: ART ESPINOZA

