

## Proposed BMO/BHO Code Amendment Summary

### For all single -family zones

- Eliminates Floor area exemption for the first 100 sq. ft. of over-in-height (over 14 ft in height) ceilings.
- Limits the Residential Floor Area exemption for covered porches, patios & Breezeways to the first 150 (instead of 250) square feet within the BMO jurisdiction. Lots in Hillside area are allowed a minimum of 250 sq. ft.
- Establishes an encroachment plane (height envelope) limit for building height over 20 ft. at the minimum side and front setbacks and extending at an angle of 45 degrees toward the interior of the lot until the maximum height is reached.
- Establishes a side wall articulation requirement for walls more than 45 ft in length and over 14 ft. in height. In such cases, an offset/plane break that is a minimum of 5 ft. in depth beyond the required setback must occur for a minimum 10 ft wall length.
- The ceiling of a basement may not exceed the first floor level of the First Story by more than four vertical feet.
- Up to four hundred of required parking is not counted as area.
- For Basement garages: A maximum of one 20-foot wide depressed driveway with direct access to the covered parking is allowed.
- Height is measured at the perimeter of a building of the finished or natural surface of the ground, whichever is lower.
- Kept existing provisions which do not count as area detached accessory buildings (maximum size of 200 sq. ft.) and the area of all the detached accessory buildings shall not exceed 400 sq. ft.
- Basements are not counted as area if the floor or roof above does not exceed 2 ft. (BMO) at any point around the building perimeter. For lots in BHO area, the first floor shall not exceed 3 ft above natural or finished grade, whichever is lower, for 60% of the building perimeter. The following does not disqualify the basement from the area exemption.
  - A maximum of one, 20-foot wide depressed driveway with direct access to the required covered parking.
  - A maximum of 2 light-wells which are not visible from the right-of-way, and do not project more than 3 ft. from the exterior walls and no wider than 6 feet.

### For all RA, RE & RS zones

- Eliminates the Residential Floor Area Bonus for green buildings.

### For R1 Zones

- All of the Residential Floor Area bonus options are eliminated.
- For Zones not in designated hillside areas, limits driveway width to 25% of lot width.

### For all single-family zones in designed hillside areas.

- Removes the grading exemption for cut and fill underneath a structure, in conjunction with the following:

- Doubles the formula for maximum grading allowed to 1000 cu yards plus the numeric value equal to 10% of the lot size in sq. ft.
- Doubles the maximum "By-Right" quantities.
  - For R1 to 2,000 cubic Yards.
- Regulates import and export as a combined quantity, subject to by-right hauling limits.
  - Standard Hillside Limited Streets or Larger: No more than the maximum "by-right" quantities
  - Substandard Hillside Limited Streets: No more than 75% of the maximum "by-right" quantities.
- "By-right" maximums for grading or hauling may be exceeded with a Zoning Administrator's Determination
- Minimum Front yard setback shall not be less than 5 ft.
- A detached garage may be located in required front yard if the lot is 10 ft above the curb 50 ft behind the front property line. This now does not apply to an attached garage.
- For lots fronting on a Substandard Hillside streets, elevated stairways, porches, platforms, and landing places shall not project or extend into the front yard.

*Prepared by Richard Blumenberg, AIA – President, Pacific Palisades Civic League, May 2016*

<u>R1 ZONE BMO/BHO PROPOSED CHANGES-- LOSS OF VALUE ANALYSIS</u>				
	Current	45% to 50%		
Lot Area	BMO/BHO Allowed Including the Bonus	of Lot area Allowed No Bonus for R1 Lots	Area Reduction as Proposed	Loss in property value at \$1000 /sq. ft. struct area
5200	3,120	2,600	520	\$ 520,000.00
6500	3,900	3,250	650	\$ 650,000.00
7500	4,500	3,750	750	\$ 750,000.00
9000	4,860	4,050	810	\$ 810,000.00
10000	5,400	4,500	900	\$ 900,000.00
15000	8,100	6,750	1,350	\$ 1,350,000.00