

Proposed BMO/BHO Code Amendments approved by City Council 12-7-16

For all single -family zones (RA, RE, RS, R1)

- Eliminates Floor area exemption for the first 100 sq. ft. of over-in-height (over 14 ft in height) ceilings.
- Eliminates the 250 sq. ft. Floor Area exemption for covered porches, patios & Breezeways.
- Retains the full RFA exemption for detached garages and rear attached garages (up to 400 sq. ft.).
Reduces the exemption for front attached garages to 200 sq. ft.
- Eliminates the 20% RFA bonus option for green buildings
- Requires a public hearing to grant a discretionary 10% additional RFA in non-Hillside Areas.
- The area of stairways and elevator shafts are only be counted once regardless of ceiling height.
- Any portion of a floor with a ceiling height greater than 14 ft. shall be counted twice.
- Height is measured at the perimeter of a building of the finished or natural surface of the ground, whichever is lower.
- Basements are not counted as area if the floor or roof above the basement does not exceed 2 ft. in height (BMO) above finished or natural grade, whichever is lower, at any point around the building perimeter. For lots in BHO (Hillside Area), the upper surface of the floor or roof above the Basement does not exceed 3 feet in height at any point above finished or natural grade, whichever is lower, for at least 60% of the perimeter length of the Basement walls. For all lots 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 R1 Zones

- Establishes a Floor Area Ratio of 0.45 for all lots regardless of size.
- BHO Slope Band table starts at 45 percent for 0-14.99% & 15-29.99% slope bands
- Eliminates all of the 20% RFA bonus options.
- Maximum grading to be at 1,000 cubic yards for all hillside lots.
- Guaranteed minimum RFA to be at 800 sq. ft. in hillside areas
- Establishes an encroachment plane (height envelope) limit for building height starting at 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.
- Requires 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 width of existing driveway (non-Hillside Areas only)

In all single-family zones in designated hillside areas (RA, RE, RS, R1).

- Removes the grading exemption for cut and fill underneath a structure, with the following exceptions:
 - Allows grading exemption for piles and caissons.
 - Cut and/or Fill up to 500 cubic yards for driveways to required parking or fire department turnaround
 - Remedial grading recommended by geotechnical report and approved by the Grading Division
 - Allows grading exemption for one-half of the fill resulting from cut underneath a main building.
- In conjunction with counting previously exempted grading,
 - Adjusts the formula for allowable grading quantity:
 - Existing: 500 cubic yards plus the numeric value equal to 5% of lot size in cubic yards.
 - Proposed: 1,000 cubic yards plus the numeric value equal to 10% of the lot size in cubic yards
 - Adjusts maximum by-right grading quantities (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
- In conjunction with counting previously exempted grading, modifies allowed import/export quantities:
 - Standard Hillside Limited Streets and Larger—up to the maximum “by-right” grading quantities.
 - Substandard Hillside Limited Street—up to 75 percent of the maximum “by-right” grading quantities.
- Restricts grading import/export activities to 9 a.m. – 3 p.m. Monday- Friday
- For lots fronting on a Substandard Hillside streets, elevated stairways, porches, platforms, and landing places shall not project or extend into the front yard.

R1 VARIATIONS WITHIN CERTAIN AREAS OF PACIFIC PALISADES

- See attached map for areas affected

- R1 Variation and standard R1 Zone share the following regulations:
 - Both have the same definition of Residential Floor Area
 - Both have no 20% bonus in Residential Floor Area
 - Both have an Encroachment Plane
 - Both require side façade articulation
 - Both require setback for rooftop deck
 - Both have a maximum driveway width at the front property line in non-hillside areas
 - Both include grading limitations in Hillside Areas

- The following are items for which the R1 Variation Zones and the standard R1 Zone have different regulations:
 - Have different Maximum Residential Floor Area Ratios ranging from 0.65 to 0.55 depending upon the lot size.
 - Maximum Height: 30 ft.
 - Encroachment Plane starting point: 22 ft.
 - Have different Maximum Lot Coverage
 - Lot coverage is the area of a parcel covered by any structures extending more than six feet above grade. Four hundred square feet of required covered parking that is detached and located at the rear of the lot shall be exempt from lot coverage calculations. Any other square footage or habitable space that is part of a second story or attached on the ground level to the 400 square feet of required covered parking shall be included in lot coverage calculations.

R1V1—variable-mass variation zone

LOT AREA	R1V1 Floor Area Ratio	Max Lot Coverage
Up to 6,000 SF	0.65	50%
6,001 to 7,000 SF	0.63	48%
7,001 to 8,000 SF	0.61	46%
8,001 to 9,000 SF	0.59	44%
9,001-10,000 SF	0.57	42%
OVER 10,000 SF	0.55	40%

Total Maximum Height: 30 feet

Encroachment Plane begins at 22 feet

Angle of Encroachment Plane: 45 degrees

R1H1—variable-mass variation zone (Hillside Area)

SLOPE BAND	R1H1 Floor Area Ratio
0-14.99%	0.65
15-29.99%	0.60
30-44.99%	0.55
45-59.99%	0.50
60-99.99%	0.45
100% +	0.00