

**Proposed Amendments to Pacific Palisades Commercial
Village and Neighborhoods Specific Plan
(Revised March, 1, 2023)**

1. Add new Map 6 (or new Maps 6, 7, 8 etc., as necessary for legibility) after page v in the maps section of the Specific Plan. The new map(s) would show the so-called “Doughnut Hole” areas, labeled as “Neighborhood Area D” (or D, E, F, etc., as necessary) in the same manner as current maps 3-5 indicate Neighborhood Areas A – C.
2. Amend Section 4, at pages 3 – 5 of the Specific Plan, to change the definition of “Neighborhoods” to read as follows:

“Neighborhoods: Those outlying areas shown within heavy black lines in Maps 3, 4, 5 and 6.” (or 6, 7, and 8 etc., as necessary)

3. Amend Section 7, at page 7 of the Specific Plan, to add a new subsection C, as follows:

“C. Notwithstanding subsections 7A and 7B above, no Project located in Neighborhood Area D (or D, E, F, etc.) shall exceed 30 feet in height.”

Note: The height limit stated above is the current applicable height limit for residential buildings citywide in the R1V1 zone, per LAMC 12.08.C.5(b). when not located in a Hillside Area.

4. Amend Section 8, at page 7 of the Specific Plan, as follows:
 - a. The heading for Section 8 shall be changed to “FLOOR AREA RATIO AND MASSING”
 - b. All existing language in Section 8 of the Specific Plan shall be re-numbered as a new subsection 8-A.
 - c. Add a new subsection 8-B as follows:

“B. Notwithstanding any provision of subsection 8-A, above, no Project located in Neighborhood Area D (or D, E, F, etc.) shall have a Residential Floor Area Ratio or Lot Coverage contained in all buildings and accessory buildings exceeding the figures shown in Table 1 below. The term “Residential Floor Area Ratio” shall be defined pursuant to LAMC

Section 12.03. The term “Lot Coverage” shall be defined pursuant to LAMC Section 12.08.C.7.b.”

Table 1

Lot Size and Residential Floor Area Ratio	Maximum RFAR	Maximum Lot Coverage
Up to 6,000 SF	.65	50%
6,001 to 7,000 SF	.63	48%
7,001 to 8,000 SF	.61	46%
8,001 to 9,000 SF	.59	44%
9,001 to 10,000 SF	.57	42%
Over 10,000	.55	40%

All Projects located in Neighborhood Area D (*or D, E, F, etc.*) shall provide an Encroachment Plane with an origin height of 22 feet, with height measured in the same manner as applicable to the main building on the lot. The term “Encroachment Plane” shall be defined pursuant to LAMC Section 12.03.

All Projects located in Neighborhood Area D (*or D, E, F, etc.*) shall provide side yard setbacks, plane breaks and occupied rooftop deck setbacks pursuant to LAMC Section 12.08.C.2.”

Note: The RFAR and Lot Coverage numbers stated above match the current development standards in the R1V1-zone. It is not recommended to use the citywide R1 standard of a 0.45 RFAR maximum because it is too restrictive and is an across-the-board figure with no provision for adjustments based on lot size. It is not recommended to use the Hillside Area RFAR regulations because they require a Slope Band analysis. A Slope Band analysis is uniquely applicable to the Hillside Area, whereas all the “Doughnut Hole” lots are located outside the Hillside Area and are generally flat or nearly so. It is also not recommended to use the Coastal, Non-Hillside Floor Area Ratio rule because that rule allows a 3:1 ratio of Floor Area to Buildable Area; the precise rule to which the Pacific Palisades Community Council has objected.

The side yard setback, plane break and rooftop deck requirements are already required by LAMC Section 12.08.C.2, but such requirements are not consistently recognized or enforced by City staff. Including them in the Specific Plan will help clarify the standards.

