



Regular Meeting of the Board

Wednesday, April 27, 2016

Community Meet & Greet 7:00 to 8:00 P.M.

Board Meeting 8:00 to 9:00 P.M.

American Jewish University

15600 Mulholland Drive, Room 223, Main Campus, 2nd Floor, Bel Air, CA 90077

Accessible from the west side of Casiano Road; park at lower parking (Lot 1) below the security kiosk

Public Comment. **The public is welcome to speak.** The meeting is being audio taped. We ask that any person wishing to speak please fill out a Speaker Card and submit it to the presiding officer of the Council. A separate card should be filled out for each item on the Agenda. Comments on items not on the Agenda will be heard during the Public Comment. Public Comment is limited to 3 minutes per speaker unless waived by presiding officer. Please refrain from speaking unless and until the presiding officer calls your name to speak.

UPCOMING BABCNC ELECTIONS & SELECTIONS

Selection Day 05/25/2016 7:00-8:00 pm (1st hour of next Board Meeting) here at AJU

Selections are for seats representing Custodians of Open Space, Private Schools Grade K-6, Private Schools Grades 7-12, and Faith-Based Institutions.

Election Day 06/05/2016 12:00-4:00 pm @ Harvard-Westlake School 700 N. Faring Road

Elections are for seats representing Bel-Air District, Bel-Air Glen District, Beverly Park Estates District, Franklin-Coldwater District, North of Sunset District, Members-At-Large, Public Educational Institutions & Commercial or Office Enterprise Districts.

Attention Voters: Please bring documentation evidencing your Stakeholder status (driver's license unless address not disclosed; utility bill, lease, etc.)

AGENDA

1. **Call to Order**
2. **Roll Call**
3. **Pledge of Allegiance**
4. **Adoption of the April 27, 2016 Agenda**
5. **Approval of the March 23, 2016 Minutes**

Copies of the March 23, 2016 Minutes (**Attachment "A"**) have been circulated with the draft agenda.

6. Public Comment

BABCNC welcomes public comment on any topic that is not on the adopted agenda. Each speaker will be limited to three minutes and all comments limited to 15 minutes unless decided otherwise by the chair.

Reports of Officers

7. President's Report – *Robin Greenberg*

- a. **Representatives of Elected Officials and Agencies** (Updates & Discussions)
 - i. *Jay Handal, DONE Elections Director*
 - ii. *Catherine Landers, &/or Adam Miller, Field Deputies, CD-4 CM David Ryu*
 - iii. *Faisal Alserri, Senior Planning Deputy for CD-5 CM Paul Koretz*
- b. **Nomination of *Jacqueline Le Kennedy* for interim appointment to Board until certification of election results following June 5th election.**
- c. **Nomination of *Luis Pardo* for interim appointment to Board until certification of election results following June 5th election.**
- d. **New Board Member Assignments:** Volunteers needed for various jobs such as bringing water, bringing flag, bringing open house signs for meetings, and welcoming and taking names at the door of our guests. (Discussion & Possible Action)
- e. **Discussion & Possible Action regarding contract to provide BABCNC web and IT services**
- f. **Appointment of 2 Board members to hold parking passes for LA City Parking** (Action)
- g. **Board members to find a qualified alternate willing to undergo training requirements to vote in your absence.** (Discussion)
- h. **Committee Chairs needs to provide a written report to be submitted in our monthly agenda.** (Discussion)
- i. **Stakeholder Group seat holders, e.g., HOA Presidents & Representatives, to provide a written report to be submitted with monthly agenda.** (Discussion)
- j. **Encourage a physical presence by representatives of our NC to attend neighboring NC meetings, (e.g., Sherman Oaks, Encino, Studio City)** (Discussion & Possible Action)
- k. **Update from Dan Love & Maureen Levinson regarding meeting with Faisal Alserri and other community leaders.** (Updates & Discussion)
- l. **LAFD Fire Service day “Open Firehouse” Saturday May 14, 2016 10:00 a.m. to 4:00 p.m.** (Updates, Discussion & Possible Action)
Need Volunteers to participate and take charge that they are at tables at Fire Stations #71 & 99: Three people for every two hours from 10:00 to 4:00.

Station #71: 107 South Beverly Glen Blvd.

Station #99: 14145 Mulholland Drive

8. Vice President's Report – *Nickie Miner*

9. Secretary's Report – *Robert Ringler*

10. Treasurer's Report – *Lonnie Mayfield*

- a. Update from Treasurer (Discussion & Update)
- b. Consideration of March 2016 Monthly Expenditure Reports (MER) and bank statement (Attachment "B") (Discussion & Action)
- c. Approval of Updated Election Budget, Itemizing Elections Funding Expenditures. (Attachment "C") (Discussion & Action)

Motion to approve Updated Election Budget reflecting final price of Pole Banners of \$2,925.00, of the Mailers at \$3,217.70 and Refreshments for this evening's Meet & Greet at AJU not to exceed \$817.50 (taxes included). (Will need to provide vote count sheet for the updated election budget, and Funding Request Forms (FRFs) retroactively for the mailers and pole banners which have already been approved by DONE, and for the refreshments as per this updated budget.)

- d. Funding Expenditure Motion (Discussion & Action)

Motion to approve refreshments for Fire Day Open Houses at Stations #71 & #99, for an amount not to exceed \$200 for the two stations.

- e. Funding Expenditure Motion (Discussion & Action)

Motion to spend up to \$1,000.00 to replace BABCNC office desktop computer, and printer/scanner along with installation of modem to new computer for internet, as well as for purchase of a new transcription module.

Reports of Committees

11. Bylaws, Rules & Elections Committee & Outreach Committee – *Larry Leisten & Robin Greenberg, Committee Chairs* (Update, Discussion & Action)

12. 2016 Elections Ad Hoc Committee – *Larry Leisten & Robin Greenberg, Co-Chairs*
(*Maureen Levinson, Maureen Smith, Dan Love, Gary Plotkin & John Amato, members*)

- a. Updates from *Larry Leisten & Robin Greenberg, Committee Chairs*

13. Public Safety/Disaster Preparedness Committee – *Chuck Maginnis, Chair*

- a. No April Meeting: Next Meeting is in May

14. Planning & Land Use Committee – *Robert Schlesinger, Chair*

- a. Update on April 12, 2016 PLUC Meeting

The following actions and motions are recommended by the Planning & Land Use Committee from their April 12, 2016 meeting: (Update, Discussion & Action)

1. 780, 788, 800 N. Tortuoso Way, 90077

1. 780 N. Tortuoso Way: ZA 2015-4336-ZV

2. 788 N. Tortuoso Way: ZA 2015-4334-ZV

3. 800 N. Tortuoso Way: ZA 2015-4330-ZV

Zone Variance to permit two (2) additional kitchens within each of the (N) single family dwellings noted in the above cases. Three (3) houses total.

The BABCNC Planning & Land Use Committee, in a vote of: 5 yes, 2 no, and 1 abstained, recommends the following motion: **Motion:** The BABCNC recommends to the Los Angeles City Planning Department, that the cases so noted above, ZA 2015-4336-ZV, ZA 2015-4334-ZV, & ZA 2015-4330-ZV, located respectively at 780, 788 & 800 N. Tortuoso Way, be **denied.**

2. 3001 Benedict Canyon Drive:

AA 2015- 3412-PMLA

Sub-divide 1 parcel into 2 parcels: Preliminary parcel map to create a two-parcel sub-division from one 66,448 s.f. lot zoned RE40-1H and designed for minimum residential uses.

The BABCNC Planning & Land Use Committee, in a unanimous vote, recommends the following motion: **Motion:** The BABCNC recommends to the Los Angeles City Planning Department, that the case so noted above, AA 2015-3412-PMLA, located at 3001 Benedict Canyon Drive be **denied.**

3. 2660 Skywin Way

DIR-2016-1092-DRB-SPP-MSP

A new two story SFD to replace an existing one story SFD.

The BABCNC Planning & Land Use Committee, in a unanimous vote, recommends the following motion: **Motion:** The BABCNC recommends to the Los Angeles City Planning Department, and the Mulholland Scenic Parkway Design Review Board, that the case so noted above, DIR-2016-1092-DRB-SPP-MSP; located at 2660 Skywin Way be **denied.**

4. Nomination of Bob Schlesinger as new PLU Committee Chair

5. Nomination of Stephen Twining as a member of the PLU Committee

6. Update on Notice of Public meetings to be held by the City Planning Department on BMO/BHO Code Amendment (Copies of the 35-page document (Attachment “D”) have been circulated with the draft agenda prior to the meeting. Please print your own copies.

b. Update on the Neighborhood Integrity Initiative

Reports of Representatives

15. DWP Committee Update – *Don Loze*

a. Report on DWP Rate Increases (Update & Discussion)

West Los Angeles Regional Alliance of Councils (WRAC) -- *Robin Greenberg*

b. Update on the April 20, 2016 WRAC Meeting (Update & Discussion)

16. Good of the Order – Members of the Board may report on any item of interest to the Council.

17. Adjourn

Next Regular Board Meeting
May 25, 2016 with Selection of Candidates
7:00 to 8:00 Selection
8:00 to 9:00 Regular Board Meeting

Notice of Meetings. The agenda is physically posted for public review at Bel Air Foods (formerly “Bel Air Market”), 2323 Roscomare Rd., 90077, Glen Center Postal Service 2934 1/2 N Beverly Glen Cir 90077, Laurel Canyon Country Store 2108 Laurel Canyon Blvd, 90046, Glen Market, 1603 N Beverly Glen Blvd., 90077, and/or Bel Air Bar & Grill, 662 North Sepulveda Blvd., 90049. The agendas are also posted to the babnc.org website and sent to those who have signed up for Early Notification System with the City of Los Angeles.

Accommodations for Disabilities. 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 its programs, services, and activities. Sign language interpreters, listening devices, or other auxiliary aids and/or services will be provided upon request. To ensure availability of services, please make your request at least 3 business days prior to the meeting you wish to attend by contacting BABCNC Administrator, Cathy Palmer, at (310) 479-6247 or email council@babnc.org.

Public Access to Documents. In compliance with California Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the board in advance of a meeting, may be viewed before the meeting at our website by clicking on www.babnc.org or at the scheduled meeting. The QR code in the upper left hand of this page links to the Agenda and Minutes webpage for the Council. In addition, if you would like a copy of any record related to an item on the agenda, contact BABCNC Administrator, Cathy Palmer, 310-479-6247 or email council@babnc.org.



DRAFT MINUTES Regular Meeting of the Board

Wednesday, March 23, 2016 7:00–9:00 P.M.

American Jewish University

15600 Mulholland Drive, Room 223, Main Campus, 2nd Floor, Bel Air, CA 90077

Present: 23

Quorum: 15 ATTACHMENT “A”

2015-2016 Stakeholder Groups / Certified Representatives	Present	Not Present
Bel Air Crest Master Homeowner Association		
<i>Irene Sandler</i>	X	
Bel Air Ridge HOA		
<i>André Stojka</i>	X	
Benedict Canyon Association		
<i>Matthew Post</i>	X	
<i>Nickie Miner</i>	X	
<i>Don Loze</i>	X	
<i>Bob Schlesinger</i>	X	
Casiano Estates Association		
<i>Gary Plotkin</i>	X	
Faith-Based Organizations		
<i>Lonnie Mayfield</i>	X	
Holmby Hills Association		
<i>Jason Spradlin</i> <i>(Planned Absence)</i>		X
K-6 Private Schools		
<i>Teresa Lee</i>	X	
7-12 Private Schools		
<i>John Amato</i>	X	
Laurel Canyon Association		
<i>Jamie Hall</i>	X	
<i>Matthew Friedman</i>	X	
<i>Cathy Wayne</i> <i>(Planned Absence)</i>		X
<i>Tony Tucci</i>	X	

2015-2016 Stakeholder Groups / Certified Reps	Present	Not Present
Members-at-Large		
<i>Larry Leisten</i>	X	
<i>Chuck Maginnis</i>	X	
Residents of Beverly Glen		
<i>Robert A. Ringler</i>	X	
<i>Dan Palmer</i>	X	
Roscomare Valley Association		
<i>Robin Greenberg</i>	X	
<i>Michael Kemp</i>	X	
Custodians of Open Space		
<i>Travis Longcore, Ph.D.</i>	X	
Bel Air District		
<i>Dan J. Love</i>	X	
<i>Maureen Levinson</i>	X	
Beverly Park Estates		
<i>Maureen Smith</i>	X	
Totals:	23	2

Guest Speakers Present:

CD-5 *Noah Muhlstein*, Planning Deputy for CM *Paul Koretz*

CD-5 *Faisal Alserri*, Senior Planning Deputy for CM *Paul Koretz* (replacing *Noah Muhlstein*)

CD-4 *Catherine Landers*, Senior Field Deputy, Hollywood Field Office, for CM *David Ryu*

CA-33 *Janet Turner*, Field Representative for Congressman *Ted W. Lieu*

LAPD *Chris Ragsdale*, Senior Lead Officer, West Los Angeles Police Station

In addition, approximately 15 guests were present (including 5 who signed speaker cards or sign-in sheet).

1. **Call to Order:** President, *Travis Longcore*, called the meeting to order at 7:07 p.m.
2. **Roll Call:** Secretary, *Robin Greenberg*, called the roll with 20 present initially and a quorum met. *Dan Palmer* arrived at 7:20 p.m., *Gary Plotkin* & *Don Loze* within minutes thereafter, with 23 present in all.
3. **Pledge of Allegiance:** Following recital of the pledge, the Board held a moment of silence for victims of the Brussels attacks that occurred the day before.
4. **Adoption of the March 23, 2016 Agenda:** Treasurer, *Dan Love*, related that Agenda item 10.c.ii, a funding expenditure request for \$100.00 for C-PAB refreshments, was deemed unacceptable to DONE and will be stricken from the agenda. The agenda was then adopted as amended by unanimous consent.
5. **Approval of the February 24, 2015 Minutes:** Copies of the February 24, 2015 Minutes (Attachment “A”) were circulated with the draft agenda. A few minor changes were made per *Larry Leisten*’s observations and *Mike Kemp*’s confirmation. With regard to 2292 Beverly Glen Circle, the alcohol license will run with the land. The minutes were adopted as amended by unanimous consent.

6. **Public Comment:** *Patricia Bell Hearst* asked the Board to give Outgoing President, *Travis Longcore*, a round of applause for his excellent work during this last term.

Reports of Officers

7. President's Report – *Travis Longcore*

a. Representatives of Elected Officials and Agencies (Updates & Discussions)

- i. *Janet Turner*, Field Rep. for Congressman *Ted W. Lieu*, CA 33 –
Janet.Turner@mail.house.gov *Ms. Turner* arrived later in the meeting and spoke under Agenda item 18.b. She stated that the Congressman has submitted an amendment for one hundred million dollars to clean up America's pipes and that the House Committee on Veteran's Affairs unanimously passed two bills authored by Congressman *Ted Lieu*:
"The Los Angeles Homeless Veteran's Leasing Act of 2015."
"The Fiscal Year 2016 Department of Veteran's Affairs Seismic Safety and Construction Authorization Act." Further discussion on the VA is below at Agenda item 18.b.
- ii. *Adam Miller* or *Catherine Landers*, Deputies for Councilmember *David Ryu*, of CD-4
catherine.landerson@lacity.org (323) 957-6415.
 - *Ms. Landers* related that a private developer excavated at 1680 Sunset Plaza Drive, destabilizing the street. It should take weeks for the Bureau of Engineering to get repairs going. Road closure will be from below there to Hollywood Boulevard.
 - The construction overlay zone motion is going to PLUM next month.
 - DWP is closing Runyon Canyon for 4 months, April 1 - July 31 for water pipe repairs.
 - The hearing on 2123 Groveland Drive is tomorrow.
- iii. *Noah Muhlstein*, Planning Deputy for Councilmember *Paul Koretz*, of CD-5
 - *Noah* is leaving CD-5 to work for Toll Brothers. He said goodbye, thanked the Board, and noted we have accomplished a lot. The Board thanked *Noah* for all he has done for the Board and wished him success. His last day is April 8, 2016.
 - *Noah* introduced *Faisal Alserri*, Senior Planning Deputy, who will take his place.
 - *Gary Plotkin* asked *Faisal* to at least alternate between Encino and our meetings.
 - *Nickie* asked *Faisal* to visit the site at 10101 Angelo Drive. The hearing is April 5th.
 - *Faisal* had worked in planning; was a NC member, and worked with *Richard Alarcon*.
 - The Wildlife Corridors will be agendized for Tuesday, April 19th; he encouraged everyone to come. Best way to reach him is by email at: Faisal.alserri@lacity.org
 - He presented CD-5 Certificates of Appreciation to *Nickie Miner* & *Travis Longcore*.
- iv. *Chris Ragsdale*, Senior Lead Officer, West Los Angeles Police Station - *Chris* can be reached: 26690@lapd.lacity.org Website: www.lapdonline.org EMERGENCY: 911 NON-EMERGENCY: 1-877-275-5273 Other City Services: 311. Office: [310-444-0741](tel:310-444-0741)
 - *Chris* reported a little uptick in crime, less than 5% for most of this area, auto-related, car break-ins & GTAs, older Japanese models; Holmby & Westwood have seen BMW & Audi thefts (rare). Resolved: Two burglaries with two victims in Benedict Hills Estates, helped by burglar alarm and additional call regarding a prowler; a couple was arrested stolen property recovered. The community played large part in the resolution. There was a burglary and arrest on Wallingford of three males helped by surveillance footage stills. "Detection is key" (e.g., wi-fi systems). They arrested a resident on Thurston who had harassed neighbors & hurled rocks at cars. Some party houses resolved; one eviction & 2750 resolved; tenants challenging eviction. *Don Loze* thanked *Chris* for the good job done. *Gary Plotkin* noted Bel Air Skycrest has had break-ins recently.

v. *Ralph Sanchez*, Senior Lead Officer, Hollywood Police Station – Not present

- b. **Election of Officers** – President, *Travis Longcore*, explained the process for the nominations of officers, having sent the Board an email after the last meeting asking everyone to figure out who they would like to nominate and make sure they would be willing to be nominated. There would be an opportunity to speak following each nomination.

Nominations:

President: *Nickie Miner* nominated **Robin Greenberg**; *Robert Schlesinger* seconded.

Public Comment: *Steve Twining*, introduced himself as a founding director of the BABCNC, and gave strong commendation and support of *Robin*'s candidacy for the position of President.

Yeas: 22 *Irene Sandler, André Stojka, Robert Schlesinger, Don Loze, Nickie Miner, Matthew Post, Gary Plotkin, Lonnie Mayfield, Teresa Lee, John Amato, Jamie Hall, Matthew Friedman, Tony Tucci, Larry Leisten, Chuck Maginnis, Robert Ringler, Dan Palmer, Robin Greenberg, Mike Kemp, Dan Love, Maureen Smith & Maureen Levinson.*

Nays: 0. **Abstentions:** 0. **Recused:** 0. **Absences:** 2 *Jason Spradlin & Cathy Wayne.* **Ineligible:** 0.

Total Tally: 22 yeas, 0 nays, 0 abstentions, 0 recused, 2 absent & 0 ineligible and *Robin Greenberg* was approved as President.

Vice President: *Robert Schlesinger* nominated **Nickie Miner**; *Gary Plotkin* seconded.

Yeas: 22 *Irene Sandler, André Stojka, Robert Schlesinger, Don Loze, Nickie Miner, Matthew Post, Gary Plotkin, Lonnie Mayfield, Teresa Lee, John Amato, Jamie Hall, Matthew Friedman, Tony Tucci, Larry Leisten, Chuck Maginnis, Robert Ringler, Dan Palmer, Robin Greenberg, Mike Kemp, Dan Love, Maureen Smith & Maureen Levinson.*

Nays: 0. **Abstentions:** 0. **Recused:** 0. **Absences:** 2 *Jason Spradlin & Cathy Wayne.* **Ineligible:** 0.

Total Tally: 22 yeas, 0 nays, 0 abstentions, 0 recused, 2 absent & 0 ineligible and *Nickie Miner* was approved to continue as Vice President.

Treasurer: *Irene Sandler* nominated **Lonnie Mayfield**; *Gary Plotkin* seconded.

Yeas: 22 *Irene Sandler, André Stojka, Robert Schlesinger, Don Loze, Nickie Miner, Matthew Post, Gary Plotkin, Lonnie Mayfield, Teresa Lee, John Amato, Jamie Hall, Matthew Friedman, Tony Tucci, Larry Leisten, Chuck Maginnis, Robert Ringler, Dan Palmer, Robin Greenberg, Mike Kemp, Dan Love, Maureen Smith & Maureen Levinson.*

Nays: 0. **Abstentions:** 0. **Recused:** 0. **Absences:** 2 *Jason Spradlin & Cathy Wayne.* **Ineligible:** 0.

Total Tally: 22 yeas, 0 nays, 0 abstentions, 0 recused, 2 absent & 0 ineligible and *Lonnie Mayfield* was approved as Treasurer.

Secretary: **Robert Ringler** volunteered and accepted the nomination.

Yeas: 22 *Irene Sandler, André Stojka, Robert Schlesinger, Don Loze, Nickie Miner, Matthew Post, Gary Plotkin, Lonnie Mayfield, Teresa Lee, John Amato, Jamie Hall, Matthew Friedman, Tony Tucci, Larry Leisten, Chuck Maginnis, Robert Ringler, Dan Palmer, Robin Greenberg, Mike Kemp, Dan Love, Maureen Smith & Maureen Levinson.*

Nays: 0. **Abstentions:** 0. **Recused:** 0. **Absences:** 2 *Jason Spradlin & Cathy Wayne.* **Ineligible:** 0.

Total Tally: 22 yeas, 0 nays, 0 abstentions, 0 recused, 2 absent & 0 ineligible and *Robert Ringler* was approved as Secretary.

Second Signatory & Assistant Treasurer: *Dan Love* nominated **Robert Ringler**.

Yeas: 22 *Irene Sandler, André Stojka, Robert Schlesinger, Don Loze, Nickie Miner, Matthew Post, Gary Plotkin, Lonnie Mayfield, Teresa Lee, John Amato, Jamie Hall, Matthew Friedman, Tony Tucci, Larry Leisten, Chuck Maginnis, Robert Ringler, Dan Palmer, Robin Greenberg, Mike Kemp, Dan Love, Maureen Smith & Maureen Levinson.*

Nays: 0. **Abstentions:** 0. **Recused:** 0. **Absences:** 2 *Jason Spradlin & Cathy Wayne.* **Ineligible:** 0.

Total Tally: 22 yeas, 0 nays, 0 abstentions, 0 recused, 2 absent & 0 ineligible and *Robert Ringler* was approved to continue as Second Signatory, with the additional new title of “Assistant Treasurer” as per the revisions in the BABCNC Bylaws.

(Note: The title of “Assistant Treasurer” is acceptable to but not required by DONE. They require a 2nd Signatory & Treasurer sign off on all finding matters. Also, per DONE, the 2nd Signatory can also be Secretary).

Travis encouraged those new to the Neighborhood Council to think about when they will step up to take a leadership position, which he noted “has to happen for us to continue to be healthy.”

- c. **Discussion and possible action regarding website and technical support from *Matt Post*** – *Travis Longcore* noted that *Matt Post* has generously volunteered to take a larger role in the operation of our website, as he has experience with the BCA website. After discussion, *Travis* stated he will make sure *Matt* gets a log in and that we can revisit this in a couple of months. *Travis* recognized and thanked *Matt* for volunteering.

Travis concluded his President’s Report with a reminder for those with ethics training coming due to complete the training before the expiration dates (3 in April; 1 in June).

Vice President’s Report – *Nickie Miner* received her “Pioneer Woman of the Year” award this morning, by CD-5 Councilmember *Paul Koretz* (and was presented a CD-5 Certificate of Appreciation above.)

8. **Secretary’s Report** – *Robin Greenberg* – *Robin* gave update on *Jason* who is still recovering from his accident. *John Amato* gave additional update. The Board held a moment of silence at *Chuck’s* request.

9. **Treasurer’s Report** – *Dan Love*

- a. **Update from Treasurer** As noted above, we are pulling item 9.c.ii. from the agenda.
- b. **Consideration of February 2016 Monthly Expenditure Reports (MER) and bank statement (Attachment “B”) (Discussion & Action)**

Moved by *Dan Love*, **seconded** by *Larry Leisten*. Roll call vote was taken as follows:

Yeas: 21 *Irene Sandler, André Stojka, Robert Schlesinger, Don Loze, Nickie Miner, Matthew Post, Gary Plotkin, Teresa Lee, John Amato, Jamie Hall, Matthew Friedman, Tony Tucci, Larry Leisten, Chuck Maginnis, Robert Ringler, Dan Palmer, Robin Greenberg, Mike Kemp, Dan Love, Maureen Smith & Maureen Levinson.* **Nays:** 0. **Abstentions:** 0. **Recused:** 0. **Absences:** 2 *Jason Spradlin & Cathy Wayne.* **Ineligible:** 1 *Lonnie Mayfield* (ethics had just expired.)

Total Tally: 21 yeas, 0 nays, 0 abstentions, 0 recused, 2 absent & 1 ineligible and the February 2016 MER was approved.

- c. **Funding Expenditure Motions (Discussion & Action)**

i. Funding Expenditure Motion to approve purchase of 1 MacGregor Count Up/Down Clock, a digital timer, for use at BABCNC meetings, including an 8-hour rechargeable battery, for \$166.26 + Tax \$14.96, for a total of \$181.22. (*Shipping charge removed.*)

Moved by *Dan Love*; seconded by *Chuck Maginnis*. Roll call vote was taken as follows:

Yeas: 21 *Irene Sandler, André Stojka, Robert Schlesinger, Don Loze, Nickie Miner, Matthew Post, Gary Plotkin, Teresa Lee, John Amato, Jamie Hall, Matthew Friedman, Tony Tucci, Larry Leisten, Chuck Maginnis, Robert Ringler, Dan Palmer, Robin Greenberg, Mike Kemp, Dan Love, Maureen Smith & Maureen Levinson.* Nays: 0. Abstentions: 0. Recused: 0. Absences: 2 *Jason Spradlin & Cathy Wayne.* Ineligible: 1 *Lonnie Mayfield* (ethics had just expired.)

Total Tally: 21 yeas, 0 nays, 0 abstentions, 0 recused, 2 absent & 1 ineligible and the digital timer was approved.

ii. Funding Expenditure Motion that BABCNC provide refreshments for one of the upcoming monthly C-PAB meetings for an amount no greater than \$100.00. ← *The Board approved removal of this item from the agenda at the start of the meeting, per input from the Department of Neighborhood Empowerment.* **Tabled permanently.**

Reports of Committees

10. Bylaws, Rules & Elections Committee & Outreach Committee – *Larry Leisten & Robin Greenberg, Committee Chairs* (Update, Discussion & Action)

11. 2016 Elections Ad Hoc Committee – *Larry Leisten & Robin Greenberg, Co-Chairs* (*Maureen Levinson, Maureen Smith, Dan Love, Gary Plotkin & John Amato, members*).

a. Updates from *Larry Leisten & Robin Greenberg, Committee Chairs*

Larry gave an update on candidates. We have all selection seats. We are awaiting the City to publish the candidates. *Mr. Amato* provided a sample of Studio City's election candidates. *Robin* thanked *Maureen Levinson* for help designing flyer & banner while out of State. *Larry* noted that we would not be where we are today without her efforts. *Robin* provided a list of locations for the 10 pole banners. *Robin* encouraged everyone to distribute our flyer/postcards.

Selection Registration closes March 27, 2016.

Election Registration closes April 6, 2016.

Community Meet & Greet April 27, 2016.

Selection by BABCNC Board May 25, 2016.

Election at Harvard Westlake Middle School June 5, 2016.

12. Public Safety/Disaster Preparedness Committee – *Chuck Maginnis, Chair*

a. Update from the Chair on the March Meeting

– *Chuck* related that he had 10 in attendance and has had good audiences at the meetings. He has received a video on the presentation given by *Richard Scott Mitchem* of the US Department of Homeland Security, Protective Security Advisor L.A. District, on "Terrorism, Riots & Free Active Shooter Training." They had *Tim Pershing* from Assemblyman *Richard Bloom*'s office, who spoke on the Good Samaritan laws & liability, which applies mainly to medical people off duty. (It is not on the docket.) Susan Rubin's Holmby-Westwood Association had 35 people for CERT training. **The next EP meeting the 3rd Wednesday of the month: May 18, 2016.**

13. Planning & Land Use Committee – *Michael Kemp, Chair*

a. Update on March 8, 2016 PLUC Meeting (Update, Discussion & Action)

2123 Groveland Drive: ZA 2015-2821-ZAD A new Single Family Dwelling (SFD) on a sub-standard street. The BABCNC Planning & Land Use Committee recommends the following:

Motion: The BABCNC recommends to the Los Angeles City Planning Department, that the case so noted, ZA 2015-2821 (ZAD), located at 2123 Groveland Drive, due to its location on a sub-standard street, and lack of mitigating measures to curtail the impact of the project on the surrounding residents and stakeholders, be denied.

Mike Kemp stated that the applicants presented to the Committee in September and to the Board, asking for approval and to waive the hearing, which the Committee did not agree to. *Mike* has been in contact with them monthly, the last correspondence being in January. They did not come back, so at the March 8 meeting, the Committee voted to recommend application be denied. *Jamie Hall* added that the City decided it was exempt from CEQA; they did not do an initial study & MND, an error this Committee caught them on before, and they have done it again. No one was present to speak on this from the public.

Moved by Committee; deemed already seconded. Discussion was held. Roll call vote was taken: Yeas: 22 *Irene Sandler, André Stojka, Robert Schlesinger, Don Loze, Nickie Miner, Matthew Post, Gary Plotkin, Lonnie Mayfield, Teresa Lee, John Amato, Jamie Hall, Matthew Friedman, Tony Tucci, Larry Leisten, Chuck Maginnis, Robert Ringler, Dan Palmer, Robin Greenberg, Mike Kemp, Dan Love, Maureen Smith & Maureen Levinson.*

Nays: 0. Abstentions: 0. Recused: 0. Absences: 2 *Jason Spradlin & Cathy Wayne.* Ineligible: 0.

Total Tally: 22 yeas, 0 nays, 0 abstentions, 0 recused, 2 absent & 0 ineligible and the motion passed.

b. Notice of Public Meetings to be held by City Planning Dept. on “Re-Code LA.” Schedule can be found: <http://recode.la/updates/news/public-forums-sneak-peek-new-zoning-code> The closest meeting is on April 6th at Iman Foundation. *Travis* asked the PLU Committee continue to discuss this.

c. Update on the “Neighborhood Integrity Initiative.” *Mike Kemp* and *Nickie Miner* attended a seminar on this; the PLU Committee has not reached a consensus on it.

d. Transition for new PLU Committee Chair – *Mike Kemp* announced that he is stepping down as Chair, after 2-1/2 years; he will work with *Robin* and the officers so the transition is seamless.

e. Motion: Nomination of Stephanie Savage as a member of PLU Committee

- *Mike* reported that that *Stephanie* is an architect from Laurel Canyon, that *Caroline Labiner* is no longer on the Committee and they are seeking Board approval for *Stephanie* as a stakeholder community member of the PLU Committee.

- *Jamie Hall* added that *Stephanie* is on the LCA PLU Committee. Her qualifications include but are not limited to her being an architect who has built three homes on substandard hillside roads and knows construction plans, staging plans & parking plans.

- *Jamie* asked to let people know that they do not have to be a Board member to be on a committee. People can join and bring their specific interests to the committee.

Vote was taken and *Stephanie Savage* was unanimously approved as a member of the PLU Committee.

Travis took this time to recognize and thank *Mike Kemp* for his two years a PLU Chair, for the professionalism, neutrality and organization that he brought to this, for his exemplifying the best characteristics of a Chair, allowing everyone to be heard and treating everyone fairly.

14. **Ad Hoc Committee on Mansionization – Gary Plotkin, Chair** (Update, Discussion & Possible Action)

a. **Report by Ad hoc Committee on Mansionization – Chair, Gary Plotkin**

Gary related that he would like to get as close to finalization as possible of the BMO & BHO before *Noah's* departure. *Don Loze* reiterated his position opposing 6,000 cubic yards of earth removal as described in these amendments, to which *Travis* responded that we have taken a position that we have debated, established and communicated.

b. **Update on pending BHO & BMO Code Amendments – Mike Kemp**

Reports of Representatives

15. **DWP Committee Update – Don Loze** (Update & Discussion)

- a. **Report on DWP Rate Increases** *Don Loze* related that the DWP Oversight Committee, and Advocate Committee have come together; he will bring a motion to this Board and to WRAC to get this onto the Ballot in June.

16. **Department of Public Works Representative – Dan Love** (Update & Discussion)

- a. **Report updates from Department of Sanitation – Dan Love** spent a Saturday at the Sanitation Department at the Beach. There is a massive shift for the next 10-20 years including reclaiming water into the soil instead of moving storm water to the ocean & using reclaimed water at LAX.

17. **West Los Angeles Regional Alliance of Councils (WRAC) -- Robin Greenberg**

- a. **Update on the March 16, 2016 WRAC Meeting (Update & Discussion)** *Robin* gave update and provided a printout on who is a part of WRAC.

b. **Support for the Los Angeles Homeless Veterans Leasing Act of 2015.**

Motion: BABCNC supports the Los Angeles Homeless Veterans Leasing Act of 2015 (Feinstein / S. 2013 and Lieu / H.R. 3484), to place permanent supportive housing on the Department of Veterans Affairs Greater Los Angeles Campus in West LA. (Discussion and Action)

Moved by Robin Greenberg; seconded by Robert Ringler.

Public Comment:

- **Patricia Bell Hearst** discussed with Janet Turner corruption and mismanagement at the VA.

- **Janet Turner, Field Representative for Congressman Ted W. Lieu, CA 33** – Ms. Turner reported that the house bill part of the legislation went through the Veteran's Committee and was unanimously approved. There are two types of leases: one to provide supportive housing that benefits veterans and their families and the other for education, vocational training, etc.; Master Plan has safe guards. They are not just for giving money to the VA but for true benefit to vets, e.g., medical facilities & renovation and maintenance of land on campuses. This authorizes enhanced use leases to continue. Discussion was held; roll call vote was taken:

Yeas: 11 *Don Loze, Jamie Hall, Matthew Friedman, Tony Tucci, Larry Leisten, Robert Ringler, Dan Palmer, Robin Greenberg, Mike Kemp, Dan Love & Maureen Smith.* Nays: 4 *André Stojka, Matthew Post, Gary Plotkin & John Amato,* Abstentions: 7 *Irene Sandler, Robert Schlesinger, Nickie Miner, Lonnie Mayfield, Teresa Lee, Chuck Maginnis, Maureen Levinson;* Recused: 0. Absences: 2 *Jason Spradlin & Cathy Wayne.* Ineligible: 0.
Total Tally: 11 yeas, 4 nays, 7 abstentions, 0 recused, 2 absent; 0 ineligible; motion carried.

c. Enforcement of all Zoning and Building Codes.

Motion: Whereas the Los Angeles City Attorney, the Los Angeles Department of Building and Safety, and the Los Angeles City Council continue to selectively enforce existing zoning ordinances to the detriment of our stakeholders quality of life including, but not limited to, short term rentals, illegal signs, illegal boarding houses and the like, BABCNC demands that the city comply with its own ordinances and laws and immediately enforce all applicable zoning and building codes unless duly amended. (Discussion and Action)

Moved by Robin Greenberg; seconded by Larry Leisten. Discussion held; roll call vote taken: Yeas: 22 Irene Sandler, André Stojka, Robert Schlesinger, Don Loze, Nickie Miner, Matthew Post, Gary Plotkin, Lonnie Mayfield, Teresa Lee, John Amato, Jamie Hall, Matthew Friedman, Tony Tucci, Larry Leisten, Chuck Maginnis, Robert Ringler, Dan Palmer, Robin Greenberg, Mike Kemp, Dan Love, Maureen Smith & Maureen Levinson. Nays: 0. Abstentions: 0. Recused: 0. Absences: 2 Jason Spradlin & Cathy Wayne. Ineligible: 0.

Total Tally: 22 yeas, 0 nays, 0 abstentions, 0 recused, 2 absent; 0 ineligible; motion passed.

d. Amendment to the Small Lot Subdivision Ordinance. CF# 13-1478, 13-1478-S2, 13-1478-S3

Motion: BABCNC supports amending the Small Lot Subdivision Ordinance such that all SLS projects shall comply with the land's underlying zone, including setbacks, and further amended to prohibit cantilevered construction over required open space, including driveways and required setbacks. (Discussion and Action)

Moved by Robin Greenberg; seconded by Larry Leisten. Discussion was held.

Amendment, on the basis of architectural considerations, **to delete “and further amended to prohibit cantilevered construction over required open space, including driveways and required setback”** from motion, with concern that open space is part of setback.

Moved by Mike Kemp; seconded by Larry Leisten. Discussion was held. Public Comment: Stephen Twining noted that the intention of the ordinance is to make the SLSs more like commercial apartment buildings.

Yeas: 22 Irene Sandler, André Stojka, Robert Schlesinger, Don Loze, Nickie Miner, Matthew Post, Gary Plotkin, Lonnie Mayfield, Teresa Lee, John Amato, Jamie Hall, Matthew Friedman, Tony Tucci, Larry Leisten, Chuck Maginnis, Robert Ringler, Dan Palmer, Robin Greenberg, Mike Kemp, Dan Love, Maureen Smith & Maureen Levinson.

Nays: 0. Abstentions: 0. Recused: 0. Absences: 2 Jason Spradlin & Cathy Wayne. Ineligible: 0.

Total Tally: 22 yeas, 0 nays, 0 abstentions, 0 recused, 2 absent & 0 ineligible; and the main motion was amended.

Motion to Approve Underlying Motion as Amended: BABCNC supports amending the Small Lot Subdivision Ordinance such that all SLS projects shall comply with the land's underlying zone, including setbacks. Chuck Maginnis called the question. Roll call vote was taken and the motion was approved as amended.

Yeas: 22 Irene Sandler, André Stojka, Robert Schlesinger, Don Loze, Nickie Miner, Matthew Post, Gary Plotkin, Lonnie Mayfield, Teresa Lee, John Amato, Jamie Hall, Matthew Friedman, Tony Tucci, Larry Leisten, Chuck Maginnis, Robert Ringler, Dan Palmer, Robin Greenberg, Mike Kemp, Dan Love, Maureen Smith & Maureen Levinson.

Nays: 0. Abstentions: 0. Recused: 0. Absences: 2 Jason Spradlin & Cathy Wayne. Ineligible: 0.

Total Tally: 22 yeas, 0 nays, 0 abstentions, 0 recused, 2 absent & 0 ineligible; and the motion passed as amended.

e. Recommendation to Modify NC Community Stakeholder Definition.

Motion: BABNC recommends to the Board of Neighborhood Commissioners and the Los Angeles City Council that the City administrative code be amended to define Neighborhood Council stakeholders as such: *Stakeholders shall be defined as those who live, work, or own real property within the Neighborhood Council boundaries. With the approval of the Department of Neighborhood Empowerment, Neighborhood Councils may—and are encouraged to—expand this definition within their bylaws to include other defined groups of stakeholders.*

Moved by Robin Greenberg; seconded by Larry Leisten. Discussion was held. Jamie Hall spoke to this asking who are we excluding at this point? Those who worship, volunteer, among others. He asks that we be thoughtful. Bob Schlesinger was concerned that anybody working in the area could be fired as opposed to a stakeholder who has more permanence. Larry Leisten understands that this motion doesn't change anything we have; it just gives NCs throughout the City the option if they so choose to eliminate what is now called the "Community Interest Stakeholder," someone who doesn't live, work or own property. We do not have to abide by this. It is an option. Jamie noted that you can expand the option; he doesn't want to throw the baby out with the bathwater because of a few people who have abused the system. Irene Sandler noted we have a faith-based institutions seat here. Chuck Maginnis called the question.

Roll call vote was taken: Yeas: 0 Nays: 22 Irene Sandler, André Stojka, Robert Schlesinger, Don Loze, Nickie Miner, Matthew Post, Gary Plotkin, Lonnie Mayfield, Teresa Lee, John Amato, Jamie Hall, Matthew Friedman, Tony Tucci, Larry Leisten, Chuck Maginnis, Robert Ringler, Dan Palmer, Robin Greenberg, Mike Kemp, Dan Love, Maureen Smith & Maureen Levinson. Abstentions: 0. Recused: 0. Absences: 2 Jason Spradlin & Cathy Wayne. Ineligible: 0.

Total Tally: 0 yeas, 22 nays, 0 abstentions, 0 recused, 2 absent & 0 ineligible; and the motion was not adopted and failed.

18. New Business:

a. Wildlife Corridor/Santa Monica Mountains (Hillside Ordinance Zone) CF#14-0518

Motion: That the BABCNC prepares a letter to mover, Paul Koretz, PLUM Committee Chairman Huizar, and members of the PLUM committee, and City Council, requesting that Council File #14-0518 on the Wildlife Corridor / Santa Monica Mountains (Hillside Ordinance Zone) be put back on the agenda at the PLUM Committee before expiration in April 23, 2016 (last change on file was made 01/31/15); with a follow-up Community Impact Statement on the urgency of keeping this matter on the schedule. **Resolved. No action needed or taken.**

b. Expand Comment Time for the NC Representatives Before City Council: CF#15-0389:

Motion: That BABCNC supports Council File #15-0389: A proposal that the City Attorney with the assistance of DONE look at amending the Council Rules to allow more time for Neighborhood Councils to address LA's City Council, its committees, boards and commissions. **BACKGROUND:** Typically, even though NCs vote and take official positions on issues, when these issues are agendized and heard before the City, NC representatives are only allowed one or two minutes to comment. This motion intends to expand that comment time for the NC representative who is officially representing an area NC's position, when that area NC has filed a Community Impact Statement on an issue. (**Attachment "C"**) **Link to CF:** <https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=15-0389>

Moved by Tony Tucci; seconded by Larry Leisten. Tony heard a presentation on this by Glen Bailey from VANC for the NC Sustainability Committee. The question was called.

Yeas: 22 Irene Sandler, André Stojka, Robert Schlesinger, Don Loze, Nickie Miner, Matthew Post, Gary Plotkin, Lonnie Mayfield, Teresa Lee, John Amato, Jamie Hall, Matthew Friedman, Tony Tucci, Larry Leisten, Chuck Maginnis, Robert Ringler, Dan Palmer, Robin Greenberg, Mike Kemp, Dan Love, Maureen Smith & Maureen Levinson.

Nays: 0. Abstentions: 0. Recused: 0. Absences: 2 Jason Spradlin & Cathy Wayne. Ineligible: 0.

Total Tally: 22 yeas, 0 nays, 0 abstentions, 0 recused, 2 absent & 0 ineligible; motion passed.

19. Good of the Order – Members of the Board may report on any item of interest to the Council.

Don Loze would like an emergency motion that neighborhood council ask Councilmember *Paul Koretz* to appear at the April 5th meeting with Building & Safety Committee in opposition to the applicant and the MND that has been presented on 10101 Angelo View Drive, which he described as the “most hideous project in the history of the City.” Travis and Larry responded that to have a motion this needs to be agendized, and a special meeting still needs 24 hours of notice; Larry clarified that this would be a standing rule, which we do not have. *Mike Kemp* noted we have written three separate position papers on this project. *Don* noted that we have had no response and have no indication that he will support our position against the developer. Bob Schlesinger related that the Councilman has changed his position. *Travis* offered to send *Paul Koretz* an email as Outgoing President. *Larry* noted that each of us as individual Board members can do this. Further discussion was held on this. *Don* added that this is the most potentially disastrous project in his history of appearing before Boards on these matters. *Dan Loze* recommended having another meeting with Paul Koretz, letting BCA take the lead on setting it up.

Maureen Levinson related that the Bel Air Association held a special meeting on 03/17/2016. Maureen read an announcement of the Special Meeting Results. See the new website: www.belairassociation.org The election results have been contested.

20. Adjourn: Motion to adjourn made, seconded by *Chuck Maginnis*, and the meeting adjourned at 9:07 p.m.

Next Regular Board Meeting with Meet & Greet for Election & Selection Candidates @ AJU

April 27, 2016

7:00 to 8:00 Meet & Greet & 8:00 to 9:00 Regular Board Meeting

Notice of Meetings. The agenda is physically posted for public review at Bel Air Foods (formerly “Bel Air Market”), 2323 Roscomare Rd., 90077, Glen Center Postal Service 2934 1/2 N Beverly Glen Cir 90077, Laurel Canyon Country Store 2108 Laurel Canyon Blvd, 90046, Glen Market, 1603 N Beverly Glen Blvd., 90077, and/or Bel Air Bar & Grill, 662 North Sepulveda Blvd., 90049. The agendas are also posted to the babnc.org website and sent to those who have signed up for Early Notification System with the City of Los Angeles.

Accommodations for Disabilities. 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 its programs, services, and activities. Sign language interpreters, listening devices, or other auxiliary aids and/or services will be provided upon request. To ensure availability of services, please make your request at least 3 business days prior to the meeting you wish to attend by contacting BABCNC Administrator, Cathy Palmer, at (310) 479-6247 or email council@babnc.org.

Public Access to Documents. In compliance with California Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the board in advance of a meeting, may be viewed before the meeting at our website by clicking on www.babnc.org or at the scheduled meeting. The QR code in the upper left hand of this page links to the Agenda and Minutes webpage for the Council. In addition, if you would like a copy of any record related to an item on the agenda, contact BABCNC Administrator, Cathy Palmer, 310-479-6247 or email council@babnc.org.

Department of Neighborhood Empowerment

Reporting Month:	MARCH	MONTHLY EXPENDITURE REPORT
NC Name:	Bel Air-Beverly Crest	Submitted: 4/22/2016 22:42:33
Budget Fiscal Year:	2014-2015	

FILL IN ALL THE UNSHADED (WHITE) FIELDS (Must be submitted to the Department within 10 days of Board Approval along with documentation and hard copy)

EXPENDITURES BY LINE ITEM (for more than 12 expenditures, you may continue entering on page 3 of this worksheet - see below)						
A	Date / Item / Service Description	BUDGET CATEGORY	VENDOR	INVOICE NUMBER	OUT OF STATE VENDOR	1099 Reportable
1	GOOGLE APPS February 2016	OPERATIONS	GOOGLE	4028324436493993		\$144.48
2	Purchase timer for BOD March 4th	OPERATIONS	AMAZON	1045976173565380		\$181.21
3	Print Agenda 3 21 16	OPERATIONS	LA PRESS PRINTING	mdbbgad90321		\$23.60
4	VERIZON -phone fax internet monthly	OUTREACH	VERIZON/FRONTIER	3104796247100106		\$107.25
5						
6						
7						
8						
9						
10						
11						
12						
SUBTOTAL: Expenditures by Line Item (May include totals on page 3, if entered)						\$456.54
B	CUMULATIVE EXPENDITURES FROM PRIOR MONTHS					
C	OUTSTANDING COMMITMENTS					
	C 1. Outstanding Checks (checks that have been issued, but have not yet cleared the account)					
	C 2. Rent/Lease					
	C 3. Contractual Services					
	C 4. Large Purchases					
	C 5. Neighborhood Purpose Grants (pending or in process)					
	C 6. Temporary Staffing Services					
	C 7. Storage					
	C 8. Other Outstanding Commitments ==> Description:					
	SUBTOTAL: Outstanding Commitments					\$0.00
D	Total Expenditures & Commitments					
E	Total Adjustments by Department (such as use taxes assessed, credits from prior fiscal years, etc) (use '+' for credits, '-' for deductions)					\$22,803.66
F	Approved Budget 2014-2015					
G	Balance of Budget					-\$22,803.66

Revision Date 1-26-15



Reporting Month:	MARCH
NC Name:	Bel Air-Beverly Crest

MONTHLY CASH RECONCILIATION			
Beginning Balance (A)	Funds Deposited (B)	Total Available (C) = (A+B)	Cash Spent this Month (D)
\$9,402.88		\$9,402.88	\$456.54
			Remaining Balance (E) = C - D
			\$8,946.34

MONTHLY BUDGETARY ANALYSIS				
Category Identifier	Budget Category	Adopted Budget (A)	Total Spent this Month (B)	Total Spent in Prior Months (C)
100	Operations	\$16,290.00	\$349.29	\$10,277.71
200	Outreach	\$17,210.00	\$107.25	\$8,851.71
300	Community Improvement		\$0.00	
400	NPG		\$0.00	
500	Elections	\$8,500.00	\$0.00	\$3,217.70
900	Unallocated		\$0.00	
	TOTAL	\$42,000.00	\$456.54	\$22,347.12
				Unspent Budget Balance (D) = A - B - C
				\$5,663.00
				\$8,251.04
				\$0.00
				\$0.00
				\$5,282.30
				\$0.00
				\$19,196.34

NEIGHBORHOOD COUNCIL DECLARATION	
We, the Treasurer and Signer of the above indicated Council, declare that the information presented on this form is accurate and complete, and will furnish additional documentation to the Department of Neighborhood Empowerment upon request.	
Treasurer Signature	Signer's Signature
Print Name	Print Name
Date	Date
NC Additional Comments	
Revision Date 1-26-15	

Reporting Month:	MARCH
NC Name:	Bel Air-Beverly Crest



STATEMENT OF ACCOUNTS

UNION BANK
CENTURY CITY 0206
PO BOX 512380
LOS ANGELES CA 90051-0380

Page 1 of 2

Statement Number: 0062263249
03/01/16 - 03/31/16

Telephone Banking

For 24-hour Automated Direct Service
800-238-4486
800-826-7345(TDD)
Representatives are available
Monday through Saturday

To open additional accounts,
or apply for loans, call your
banking office at 310-551-8900

You may also access your account online
at unionbank.com

Thank you for banking with us
since 2014

BEL AIR BEVERLY CREST NEIGHBORHOOD COUNCIL
IL
200 N SPRING ST FL 20
LOS ANGELES CA 90012-4801

- The Union Bank® Debit MasterCard BusinessCard® has a new look and the addition of chip technology - providing the most advanced security and fraud protection available today. For more information, visit unionbank.com/chipcardfacts.

Business Basics Checking Summary

Account Number: 0062263249

Days in statement period: 31

Balance on 3/1	\$	9,402.88
Additions		0.00
Subtractions		-456.54
Payments		-181.21
Purchases		-275.33
Balance on 3/31	\$	8,946.34

Statement Average Ledger Balance 9,078.11

We waived your service charge this statement period.

Payments online and electronic banking

Date	Description/Location	Reference	Amount
3/10	LAURENCE M. LEIS ONLINE PMT WEB UN1708847668POS	57522791	\$ 181.21

Purchases ATM card and Debit card™ purchases

Date	Description/Location	Reference	Amount
3/4	GOOGLE *SV CC GOOGLE.CO CA CC GOOGLE.CO CA	70490205	\$ 144.48
3/15	VERIZON*RE 800-VERIZON PA 800-VERIZON PA	70968830	107.25
3/23	LA PRESS P LOS ANGELES CA LOS ANGELES CA	73182718	23.60
Total			\$ 275.33

Information and Banking Office Services

For each monthly statement period your account includes:

- Unlimited free Information Services calls to 24-hour Automated Direct Service
- Banking office Information Services calls are \$0.00
- Banking office deposits are \$0.00

Your account was not charged for information and banking office services during the statement period.

Bel Air Beverly Crest Neighborhood Council

2016 Election

Budget Plan

Revision 3- Dated 4-22-16

	Budget	Actuals To Date
Flyer/Mailer	\$3500	\$3217.70
Banners & Related Costs	2925	2925.00
Catering, Entertainment and Location Expenses		
-Meet & Greet Event	820	817.50
-Selection Evening	655	TBD
-Election Day	600	TBD
Total Current Published Budget	<hr/> \$8500	<hr/> \$6960.20



Department of City Planning - Code Studies Section

NOTICE OF PUBLIC HEARING

Citywide Proposed Zoning Code Amendment

**CASE: CPC-2015-3484-CA
ENV-2015-4197-EAF**

**Baseline Mansionization/Baseline
Hillside (BMO/BHO) Code Amendment
Council District: All**

This notice is to inform you of four public hearings for case number CPC-2015-3484-CA, a proposed Zoning Code amendment to modify single family zone regulations that has been initiated by City Council Motion (Council File #14-0656). All interested persons are invited to attend any of the public hearings, at which you may listen, speak, and submit written information relating to the proposed project.

PLACE: Ronald F. Deaton Civic Auditorium, 100 W 1 st St, Los Angeles (Corner of 1 st & Main) DATE: Wednesday, May 4, 2016 TIME: 7:00 pm – 9:00 pm	PLACE: Martin Luther King Jr. Recreation Center, 3916 S Western Ave, Los Angeles DATE: Monday, May 9, 2016 TIME: 7:00 pm – 9:00 pm
PLACE: Felicia Mahood Multipurpose Center, 11338 Santa Monica Blvd, Los Angeles DATE: Tuesday, May 10, 2016 TIME: 7:00 pm – 9:00 pm	PLACE: Marvin Braude Constituent Service Center, Conference Rooms 1a & 1b, 6262 Van Nuys Blvd, Los Angeles DATE: Monday, May 16, 2016 TIME: 7:00 pm – 9:00 pm

PROPOSED PROJECT: A proposed ordinance amending the Los Angeles Municipal Code to establish new regulations for all single-family zoned properties including the RA, RE, RS, and R1 Zones.

PURPOSE: The purpose of the hearing is to obtain testimony from affected and/or interested persons regarding this project. The hearing will be conducted by a Hearing Officer who will consider oral testimony and any written communication received regarding this proposed Code amendment, as well as the merits of the draft ordinance as it relates to existing land use regulations. After the hearing, a recommendation report will be prepared for consideration by the City Planning Commission at a later date.

Please submit comments to: Niall Huffman NeighborhoodConservation@lacity.org, (213) 978-3405. In order to be considered in the report to the City Planning Commission, comments should be received by June 10, 2016. Comments received after June 10, 2016 should be addressed to the City Planning Commission for its consideration.

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.

WRITTEN COMMUNICATION: Written communications should cite the Case Number indicated at the top of this notice and may be mailed to the attention of the staff contact identified above at the Los Angeles Department of City Planning, Code Studies Section, City Hall - Room 763, 200 North Spring Street, Los Angeles CA 90012.

REVIEW OF THE FILE: The complete file including application and an environmental assessment is available for public review at the Department of City Planning, City Hall - Room 763, 200 North Spring Street, Los Angeles CA 90012 between the hours of 8:00 AM to 5:00 PM, Monday through Friday. Please call the staff contact indicated at the top of this notice several days in advance to assure its availability. Case files will not be available for inspection on the day of the hearing.

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 auxiliary aids and/or services may be provided upon request. *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 junta se llevará a cabo y su estacionamiento son accesibles para sillas de ruedas. Traductores de Lengua de Muestra, dispositivos de oído, u otras ayudas auxiliares se pueden hacer disponibles si usted las pide en avance.*

Other services, such as translation between English and other languages, may also be provided upon request. *Otros servicios, como traducción de Inglés a otros idiomas, también pueden hacerse disponibles si usted los pide en avance.*

To ensure availability of services, please make your request no later than three working days (72 hours) prior to the hearing by calling the staff person referenced in this notice. *Para asegurar la disponibilidad de éstos servicios, por favor haga su petición al mínimo de tres días (72 horas) antes de la reunión, llamando a la persona del personal mencionada en este aviso.*



Q & A: Baseline Mansionization Ordinance (BMO) and Baseline Hillside Ordinance (BHO) Code Amendment

Q: What is the purpose of the BMO/BHO Code amendment?

The City's current development standards for single-family zones are referred to as the Baseline Mansionization and Baseline Hillside Ordinances, or BMO and BHO. These regulations were established to address out-of-scale development in single-family zones throughout the City and related construction impacts in Hillside Areas. The purpose of the BMO/BHO Code Amendment is to update and fine-tune the current rules relating to the size and bulk of new homes, as well as grading of hillside lots.

Q: Why is the BMO/BHO Code amendment needed?

The City began crafting new regulations for single-family zones in 2006 to address the proliferation of out-of-scale development and extensive hillside grading. In 2008, new regulations, known as the Baseline Mansionization Ordinance (BMO), were adopted, followed in 2011 by the Hillside Area counterpart, known as the Baseline Hillside Ordinance (BHO).

As development pressure increased, vulnerabilities in the regulations became more apparent. Especially for R1-zoned properties, the BMO and BHO were not as effective at curtailing large-scale homes and construction impacts as originally anticipated. These issues have not been unique to Los Angeles; other Southern California cities, as well as those in other regions, have experienced similar pressures and subsequently reassessed their regulations.

A multitude of residents and neighborhood organizations asked their respective City Councilmembers for stronger controls. In response, the City Council instructed the Planning Department to draft an amendment to the regulations.

Q: What considerations were taken into account in drafting the BMO/BHO Code amendment?

In a city as diverse as Los Angeles, no one size fits all; different neighborhoods have differing concepts of what constitutes appropriately scaled development. Because the BMO and BHO are citywide regulations, any amendments to them must strike a balance between those various ideas. This Code amendment offers substantial improvement on the most urgent issues, while the Planning Department works to create more tailored single-family zones for everyone through **re:code LA**.

Q: What is the difference between the BMO/BHO Code amendment and other single-family zoning initiatives currently in progress?

There are several single family zoning initiatives currently in progress:

Interim Control Ordinances (ICOs). A patchwork of Interim Control Ordinances (ICOs) has been established in various residential neighborhoods to temporarily restrict development until a more permanent solution is available. These ICOs expire in March 2017.

re:code LA. The ongoing effort to comprehensively rewrite the Zoning Code will include the creation of new single-family zones to better address the diversity of Los Angeles' neighborhoods. The preparation and adoption of a new menu of R1 Zones (a component of the new single-family zones) is being accelerated to be available for neighborhoods that are currently subject to one of the City's residential ICOs. These new R1 Zones will contain regulations tailored to the needs of individual communities, such as neighborhoods where the predominant character is detached garages, single-story houses, or houses that are larger in scale.

BMO/BHO. The BMO/BHO Code amendment is intended as a more immediate response to the scale of development for neighborhoods not subject to an ICO. It will serve as carefully considered regulations while the new **re:code LA** single-family zones are developed citywide.

Q: What about the BMO/BHO Code Amendment released to the public near the end of 2015?

A previous version of the draft BMO/BHO Code Amendment was released to the public near the end of 2015. A presentation, question and answer period, and public hearing were held around the City on **December 2, 3, 15 and 16**. Staff received valuable feedback from the testimony and comments that were submitted on the previously released version of the BMO/BHO Code amendment. As a result, staff has conducted additional research and analysis and prepared this revised version of the BMO/BHO Code amendment.

Q: What are the key elements of the revised BMO/BHO Code amendment?

The revised BMO/BHO Code amendment proposes the following changes to existing Zoning Code provisions:

For all single-family zones

- Eliminates the existing Residential Floor Area exemption for the first 100 square feet of over-in-height (over 14 feet in height) ceilings.
- Limits the Residential Floor Area exemption for covered porches, patios, & breezeways to the first 150 (instead of 250) square feet.

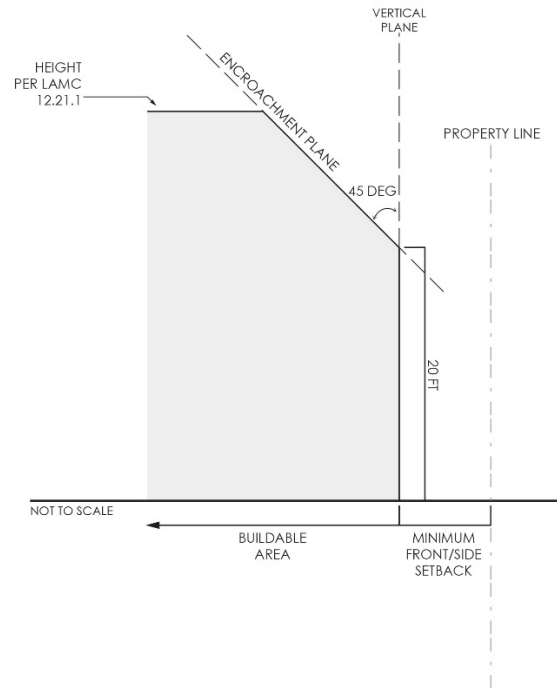
For all RA, RE, & RS Zones

- Eliminates the Residential Floor Area bonus for green buildings.

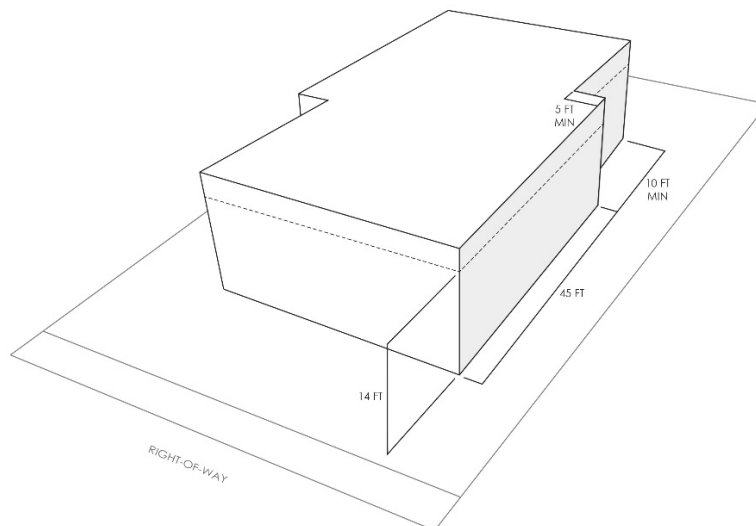
For all R1 Zones

- Eliminates all of the Residential Floor Area bonus options.

- Establishes an encroachment plane limit for building height over 20 feet.



- Establishes a side wall articulation requirement for walls more than 45 feet in length and 14 feet in height.



For R1 Zones not in designated hillside areas

- Limits driveway width to 25% of lot width.

For all single-family zones in designated 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 ~~500~~ **1,000** cubic yards plus the numeric value equal to ~~5%~~ **10%** of the lot size in square feet.
- Doubles the maximum “by-right” quantities to the following:

Zone	Maximum “By-Right” Grading Quantities (cubic yards)
R1	1,000 2,000
RS	1,100 2,200
RE9	1,200 2,400
RE11	1,400 2,800
RE15	1,600 3,200
RE20	2,000 4,000
RE40	3,300 6,600
RA	1,800 3,600

- Regulates import and export as a combined quantity, subject to the following “by-right” hauling limits:
 - Standard Hillside Limited Streets or Larger: No more than the maximum “by-right” quantities listed in the above table.
 - Substandard Hillside Limited Streets: No more than 75% of the maximum “by-right” quantities listed in the above table.
- “By-right” maximums for grading or hauling may be exceeded with a Zoning Administrator’s Determination.

Q: Would these changes apply to projects currently in the process of obtaining permits?

The Code amendment will apply to projects filed after the effective date of the ordinance. Therefore, any projects filed or being processed before the effective date will not be impacted by this proposed Code amendment.

Q: How can I get more information or share my input?

The public is invited to learn more about the proposed Zoning Code amendment, ask questions, and testify at any one of four open houses and staff-level public hearings. Locations and times are provided in a separate announcement. Written comments may also be submitted directly to Niall Huffman at NeighborhoodConservation@lacity.org.

Q: What are the next steps?

After the staff-level public hearings, the City Planning Commission will consider the Code amendment at a subsequent public hearing and make a recommendation to the City Council. Email us at NeighborhoodConservation@lacity.org to join our mailing list and receive related notifications.

ORDINANCE NO. _____

An ordinance amending Sections 12.03, 12.07, 12.07.01, 12.07.1, 12.08, 12.21, and 12.23 of the Los Angeles Municipal Code to establish new regulations for all single-family residential zoned properties including RA, RE, RS, and R1.

**THE PEOPLE OF THE CITY OF LOS ANGELES
DO ORDAIN AS FOLLOWS:**

Section 1. Section 12.03 of the Los Angeles Municipal Code is amended by amending the definitions of “Base Floor”, “Basement”, “Grade, Hillside Area”, “Floor Area, Residential”, “Height of Building or Structure”, “Story”, and “Story, First” in order to read:

BASE FLOOR. That story of a main building, at or above grade, which is not considered a basement, and which has the greatest number of square feet confined within the exterior walls, including the area of the attached covered parking at the same story. ~~All levels within four vertical feet of each other shall count as a single story.~~

BASEMENT. Any ~~s~~Story below the ~~f~~First ~~s~~Story of a ~~b~~Building. The ceiling of a Basement cannot exceed the finished floor level of the First Story by more than four vertical feet.

FLOOR AREA, RESIDENTIAL. The area in square feet confined within the exterior walls of a Building or Accessory Building on a Lot in an RA, RE, RS, or R1 Zone. Any floor or portion of a floor with a ceiling height greater than 14 feet shall count as twice the square footage of that area. The area of stairways and elevator shafts shall only be counted once regardless of ceiling height. Area of an attic or portion of an attic with a ceiling height of more than seven feet shall be included in the Residential Floor Area calculation.

Except that the following areas shall not be counted:

1. **Required Covered Parking.** The total area of 200 square feet per required covered parking area.
2. **Detached Accessory Buildings.** Detached Accessory Buildings not exceeding 200 square feet; however, the total combined area exempted of all these Accessory Buildings on a Lot shall not exceed 400 square feet.
3. **Covered Porches, Patios, and Breezeways.** For Lots not located in the Hillside Area or Coastal Zone, the first ~~250-150~~ square feet of attached porches, patios, and breezeways with a solid roof if they are open on at least two sides.

For Lots located in the Hillside Area, the exempted area shall be limited to 5% of the maximum Residential Floor Area for a Lot, but need not be less than 250 square feet, and:

Attached porches or patios with a solid roof may be open on only one side if two of the other sides are retaining walls.

Breezeways no wider than 5 feet and no longer than 25 feet connecting a garage at the Street level to a Dwelling, either directly or through a stairway or elevator, shall not count as Residential Floor Area and shall not be counted against the aforementioned exemption.

4. **Lattice Roof Porches, Patios, and Breezeways.** Porches, patios, and breezeways that have ~~an open~~ a Lattice Roof, as defined in this Section.

~~5. **Over-In-Height Ceilings.** The first 100 square feet of any Story or portion of a Story of the main Building on a Lot with a ceiling height greater than 14 feet shall be counted only once. Except that in the Hillside Area, for a room or portion of a room which has a floor height below the exterior Grade (or "sunken rooms"), when the ceiling height as measured from the exterior natural or finished Grade, whichever is lower, is not greater than 14 feet it shall only be counted once.~~

~~56.~~ **Basements.** For Lots not located in the Hillside Area or Coastal Zone, any Basement when the Elevation of the upper surface of the floor or roof above the Basement does not exceed 2 feet in height at any point above the finished or natural Grade, whichever is lower.

For Lots located in the Hillside Area, any Basement when the Elevation of the upper surface of the floor or roof above the Basement does not exceed 3 feet in height at any point above the finished or natural Grade, whichever is lower, for at least 60% of the perimeter length of the exterior Basement walls.

For all Lots the following shall not disqualify said Basement from this exemption:

- (a) A maximum of one, 20-foot wide depressed driveway with direct access to the required covered parking spaces, and
- (b) a ~~A~~ maximum of 2 light-wells which are not visible from a public right-of-way and do not project more than 3 feet from the exterior walls of the Basement and no wider than 6 feet shall not disqualify said Basement from this exemption.

GRADE, HILLSIDE AREA. For the purpose of measuring height on an R1, RS, RE, or RA zoned Lot in the Hillside Area, pursuant to Section 12.21 C.10. of this Code, Hillside Area Grade shall be defined as the Elevation, at the perimeter of a Building or

Structure, of the finished or natural surface of the ground, whichever is lower, or the finished surface of the ground established in conformance with a grading plan approved pursuant to a recorded tract or parcel map action. Retaining walls shall not raise the effective Elevation of Grade for purposes of measuring Height of a Building or Structure.

STORY. ~~That portion of a building included between the upper surface of any floor and the upper surface of the floor next above, except that the top most story shall be that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above. If the finished floor level directly above a basement, cellar or unused underfloor space is more than six feet above grade as defined herein for more than 50% of the total perimeter, or is more than twelve feet above grade as defined herein at any point, such basement, cellar or unused underfloor space shall be considered as a story.~~ The space in a Building between two vertically adjacent finished floor levels or, for the topmost Story of a Building, the space between its finished floor level and the roof directly above it. Finished floor levels within four vertical feet of each other shall be deemed a single Story.

STORY, FIRST. The lowest Story of a Building where the finished floor level directly above the Story is more than six feet above grade for more than 50 percent of the total perimeter or is more than twelve feet above grade at any point. If no such Story exists, then the topmost Story of a Building shall be deemed the First Story.

Sec. 2. Subdivision 5 of Subsection C of Section 12.07 of the Los Angeles Municipal Code is amended to read:

5. Maximum Residential Floor Area. For a lot located in a Hillside Area or Coastal Zone, the maximum Residential Floor Area ~~floor area~~ shall comply with Section 12.21.1 A 1 of this Code.

For all other lots, the maximum ~~residential floor area~~ Residential Floor Area contained in all buildings and accessory buildings shall not exceed 25 percent of the ~~lot area~~ Lot Area, ~~except that~~ when the lot is 20,000 square feet. For Lots 20,000 square feet or greater, then the residential floor area Residential Floor Area shall not exceed 20 percent of the Lot Area ~~lot area~~, or 5,000 square feet, whichever is greater.

An additional 20 percent of the maximum ~~residential floor area~~ Residential Floor Area for that ~~lot~~ Lot shall be allowed if any of the methods listed below is utilized. Only one 20 percent bonus per property is allowed.

- (a) The total residential floor area of each story other than the base floor in a multi-story building does not exceed 75 percent of the base floor area; or

(b) The cumulative length of the exterior walls facing the front lot line, equal to a minimum of 25 percent of the building width shall be stepped-back a distance of at least 20 percent of the building depth from a plane parallel to the lot width established at the point of the building closest to the front lot line. When the front lot line is not straight, a line connecting the points where the side lot lines and the front lot line intersect shall be used. When through-lots have two front yards, the step-back shall be provided along both front lot lines.

For the purposes of this provision, all exterior walls that intersect a plane parallel to the front lot line at 45 degrees or less shall be considered to be facing the front lot line. The building width shall be the greatest distance between the exterior walls of the building measured parallel to the lot width. The building depth shall be the greatest distance between the exterior walls of the building measured parallel to the lot depth. ~~or~~

~~(c) For new single family dwelling construction only, the new construction shall be in substantial compliance with the requirements for the U.S. Green Building Council's (USGBC) Leadership in Energy and Environmental Design (LEED®) for Homes program at the "Certified" level or higher.~~

~~—Prior to submitting an application to the Department of Building and Safety for a building permit, the applicant shall be required to obtain an authorization to submit for plan check from the Department of Planning. In order to obtain this authorization, the applicant shall provide:~~

~~(1) Documentation that the project has been registered with the USGBC's LEED® for Homes Program, and that the required fees have been paid;~~

~~(2) A preliminary checklist from a USGBC-contracted LEED® for Homes Provider, which demonstrates that the project can be registered with the LEED® for Homes Program with a target of certification at the "Certified" or higher level;~~

~~(3) A signed declaration from the USGBC-contracted LEED® for Homes Provider stating that the plans and plan details have been reviewed, and confirms that the project can be registered with the LEED® for Homes Program with a target certification at the "Certified" or higher level; and~~

~~(4) A complete set of plans stamped and signed by a licensed architect or engineer that include a copy of the preliminary checklist and signed declaration identified in Subparagraphs (2) and (3) of this paragraph and identify the measures being provided for LEED® Certification. Each plan sheet must also be signed by a USGBC contracted LEED® for Homes Provider verifying that the plans are consistent with the submitted preliminary checklist.~~

~~(5) Termination and Replacement. The reference to the U.S. Green Building Council's (USGBC) Leadership in Energy and Environmental Design (LEED®) for Homes program and requirement to obtain an authorization from the Department of Planning for a plan check described in Paragraph (c) shall no longer apply to projects filed on or after January 1, 2011. Projects filed on or after January 1, 2011, must satisfy LA Green Building Code, as defined in Los Angeles Municipal Code Section 99.01.101.1, Tier 1 or higher in order to obtain additional floor area as described in Subdivision 5. (Added by Ord. No. 181,479, Eff. 12/27/10.)~~

Sec. 3. Subdivision 5 of Subsection C of Section 12.07.01 of the Los Angeles Municipal Code is amended to read:

5. Maximum Residential Floor Area. For a lot located in a Hillside Area or Coastal Zone, the maximum floor area shall comply with Section 12.21.1 A 1 of this Code.

For all other lots, the maximum ~~residential floor area~~Residential Floor Area contained in all buildings and accessory buildings ~~in the RE9 and RE11 Zones~~ shall not exceed ~~40 percent of the Lot Area when the lot is less than 15,000 square feet. the following standards for each RE Zone: RE9 and RE11 -40 percent of the lot area, except that when the lot is~~For Lots 15,000 square feet or greater in the RE9 and RE11 Zones and Lots in the RE15, RE20, and RE40 Zones, then the residential floor areaResidential Floor Area shall not exceed 35 percent of the ~~lot area~~Lot Area, or 6,000 square feet, whichever is greater; ~~RE15, RE20 and RE40 -35 percent of the lot area.~~

An additional 20 percent of the maximum ~~residential floor area~~Residential Floor Area for that ~~lot~~Lot shall be allowed if any of the methods listed below is utilized. Only one 20 percent bonus per property is allowed.

(a) The total residential floor area of each story other than the base floor in a multi-story building does not exceed 75 percent of the base floor area; or

(b) The cumulative length of the exterior walls facing the front lot line, equal to a minimum of 25 percent of the building width shall be stepped-back a distance of at least 20 percent of the building depth from a plane parallel to the lot width established at the point of the building closest to the front lot line. When the front lot line is not straight, a line connecting the points where the side lot lines and the front lot line intersect shall be used. When through-lots have two front yards, the step-back shall be provided along both front lot lines.

For the purposes of this provision, all exterior walls that intersect a plane parallel to the front lot line at 45 degrees or less shall be considered to be facing the front lot line. The building width shall be the greatest distance between the exterior walls of the building measured parallel to the lot width. The building depth shall be the greatest distance between the exterior walls of the building measured parallel to the lot depth. ~~or~~

~~(c) For new single family dwelling construction only, the new construction shall be in substantial compliance with the requirements for the U.S. Green Building Council's (USGBC) Leadership in Energy and Environmental Design (LEED®) for Homes program at the "Certified" level or higher.~~

~~Prior to submitting an application to the Department of Building and Safety for a building permit, the applicant shall be required to obtain an authorization to submit for plan check from the Department of Planning. In order to obtain this authorization, the applicant shall provide:~~

~~(1) Documentation that the project has been registered with the USGBC's LEED® for Homes Program, and that the required fees have been paid;~~

~~(2) A preliminary checklist from a USGBC-contracted LEED® for Homes Provider, which demonstrates that the project can be registered with the LEED® for Homes Program with a target of certification at the "Certified" or higher level;~~

~~(3) A signed declaration from the USGBC-contracted LEED® for Homes Provider stating that the plans and plan details have been reviewed, and confirms that the project can be registered with the LEED® for Homes Program with a target certification at the "Certified" or higher level; and~~

~~(4) A complete set of plans stamped and signed by a licensed architect or engineer that include a copy of the preliminary checklist and signed declaration identified in Subparagraphs (2) and (3) of this paragraph and identify the measures being provided for LEED® Certification. Each plan sheet must also be signed by a USGBC-contracted LEED® for Homes Provider verifying that the plans are consistent with the submitted preliminary checklist.~~

~~(5) Termination and Replacement. The reference to the U.S. Green Building Council's (USGBC) Leadership in Energy and Environmental Design (LEED®) for Homes program and requirement to obtain an authorization from the Department of Planning for a plan check described in Paragraph (c) shall no longer apply to projects filed on or after January 1, 2011. Projects filed on or after January 1, 2011, must satisfy LA Green Building Code, as defined in Los Angeles Municipal Code Section 99.01.101.1, Tier 1 or higher in order to obtain additional floor area as described in Subdivision 5. (Added by Ord. No. 181,479, Eff. 12/27/10.)~~

Sec. 4. Subdivision 5 of Subsection C of Section 12.07.1 of the Los Angeles Municipal Code is amended to read:

5. Maximum Residential Floor Area. For a lot located in a Hillside Area or Coastal Zone, the maximum floor area shall comply with Section 12.21.1 A 1 of this Code.

For all other lots, the maximum ~~residential floor area~~Residential Floor Area contained in all buildings and accessory buildings shall not exceed 45 percent of the ~~lot area~~Lot Area, ~~except that~~ when the lot is less than 9,000 square feet. For Lots 9,000 square feet or greater, ~~then the residential floor area~~Residential Floor Area shall not exceed 40 percent of the ~~lot area~~Lot Area, or 4,050 square feet, whichever is greater.

An additional 20 percent of the maximum ~~residential floor area~~Residential Floor Area for that ~~lot~~Lot shall be allowed if any of the methods listed below is utilized. Only one 20 percent bonus per property is allowed.

(a) The total residential floor area of each story other than the base floor in a multi-story building does not exceed 75 percent of the base floor area; or

(b) The cumulative length of the exterior walls facing the front lot line, equal to a minimum of 25 percent of the building width shall be stepped-back a distance of at least 20 percent of the building depth

from a plane parallel to the lot width established at the point of the building closest to the front lot line. When the front lot line is not straight, a line connecting the points where the side lot lines and the front lot line intersect shall be used. When through-lots have two front yards, the step-back shall be provided along both front lot lines.

For the purposes of this provision, all exterior walls that intersect a plane parallel to the front lot line at 45 degrees or less shall be considered to be facing the front lot line. The building width shall be the greatest distance between the exterior walls of the building measured parallel to the lot width. The building depth shall be the greatest distance between the exterior walls of the building measured parallel to the lot depth. ~~or~~

~~—(c) For new single family dwelling construction only, the new construction shall be in substantial compliance with the requirements for the U.S. Green Building Council's (USGBC) Leadership in Energy and Environmental Design (LEED®) for Homes program at the "Certified" level or higher.~~

~~—Prior to submitting an application to the Department of Building and Safety for a building permit, the applicant shall be required to obtain an authorization to submit for plan check from the Department of Planning. In order to obtain this authorization, the applicant shall provide:~~

~~(1) Documentation that the project has been registered with the USGBC's LEED® for Homes Program, and that the required fees have been paid;~~

~~(2) A preliminary checklist from a USGBC-contracted LEED® for Homes Provider, which demonstrates that the project can be registered with the LEED® for Homes Program with a target of certification at the "Certified" or higher level;~~

~~(3) A signed declaration from the USGBC-contracted LEED® for Homes Provider stating that the plans and plan details have been reviewed, and confirms that the project can be registered with the LEED® for Homes Program with a target certification at the "Certified" or higher level; and~~

~~(4) A complete set of plans stamped and signed by a licensed architect or engineer that include a copy of the preliminary checklist and signed declaration identified in~~

~~Subparagraphs (2) and (3) of this paragraph and identify the measures being provided for LEED® Certification. Each plan sheet must also be signed by a USGBC-contracted LEED® for Homes Provider verifying that the plans are consistent with the submitted preliminary checklist.~~

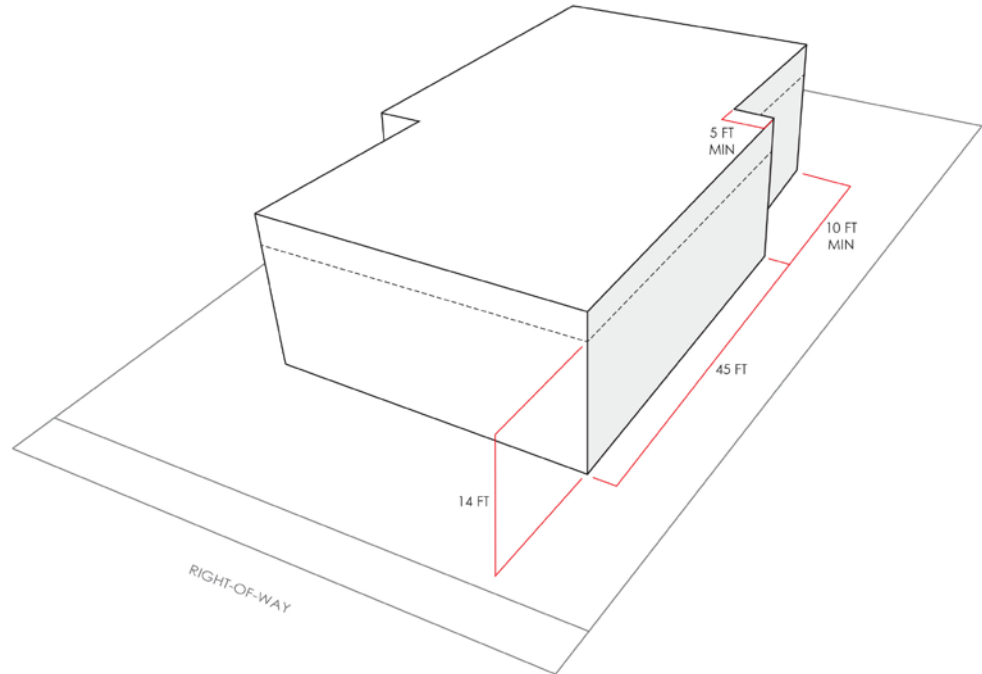
~~(5) Termination and Replacement. The reference to the U.S. Green Building Council's (USGBC) Leadership in Energy and Environmental Design (LEED®) for Homes program and requirement to obtain an authorization from the Department of Planning for a plan check described in Paragraph (c) shall no longer apply to projects filed on or after January 1, 2011. Projects filed on or after January 1, 2011, must satisfy LA Green Building Code, as defined in Los Angeles Municipal Code Section 99.01.101.1, Tier 1 or higher in order to obtain additional floor area as described in Subdivision 5. (Added by Ord. No. 181,479, Eff. 12/27/10.)~~

Sec. 5. Subdivision 2 of Subsection C of Section 12.08 of the Los Angeles Municipal Code is amended to read:

2. Side Yards.

- (a) For a main building not more than two-stories in height, there shall be a side yard on each side of the building of not less than five feet, except that where the lot is less than 50 feet in width, the side yard may be reduced to ten percent of the width of the lot, but in no event to less than three feet in width. For a building more than two-stories in height, one-foot shall be added to the width of each yard for each additional story above the second story.

All portions of a Building exceeding 14 feet in height which result in a side wall exceeding an overall length of 45 feet shall have an offset/plane break that is a minimum of 5 feet in depth beyond the required yard and a minimum of 10 feet in length. For the purpose of this Subdivision, height shall be measured from the existing or finished grade, whichever is lower, at the perimeter of the building.



- (b) In lieu of the additional one-foot side yard for each story above the second story as required above, for new construction of a main building or a ground floor addition to the main building on a lot not located in a Hillside Area or Coastal Zone, one-foot shall be added to each required side yard for each increment of ten feet or fraction thereof above the first 18 feet.
- (c) Side yard requirements in specific plans, Historic Preservation Overlay Zones or in subdivision approvals shall take precedence over this subdivision. This subdivision shall apply in these areas, however, when there are no such side yard requirements.

Sec. 6. Subdivision 5 of Subsection C of Section 12.08 of the Los Angeles Municipal Code is amended to read:

5. Maximum Residential Floor Area. For a lot located in a Hillside Area or Coastal Zone, the maximum floor area shall comply with Section 12.21.1 A 1 of this Code.

For all other lots, the maximum ~~residential floor area~~ Residential Floor Area contained in all buildings and accessory buildings shall not exceed 50 percent of the ~~lot area~~ Lot Area when the Lot is less than 7,500 square feet. For Lots except that when the lot is 7,500 square feet or greater, ~~then~~ the residential floor area shall not exceed 45 percent of the ~~lot area~~ Lot Area or 3,750 square feet, whichever is greater.

~~An additional 20 percent, or 30 percent for lots less than 5,000 square feet in area, of the maximum residential floor area for that lot shall be allowed if any of the methods listed below is utilized. Only one 20 percent bonus per property is allowed.~~

~~(a) The total residential floor area of each story other than the base floor in a multi-story building does not exceed 75 percent of the base floor area; or~~

~~(b) The cumulative length of the exterior walls facing the front lot line, equal to a minimum of 25 percent of the building width shall be stepped-back a distance of at least 20 percent of the building depth from a plane parallel to the lot width established at the point of the building closest to the front lot line. When the front lot line is not straight, a line connecting the points where the side lot lines and the front lot line intersect shall be used. When through-lots have two front yards, the step-back shall be provided along both front lot lines.~~

~~For the purposes of this provision, all exterior walls that intersect a plane parallel to the front lot line at 45 degrees or less shall be considered to be facing the front lot line. The building width shall be the greatest distance between the exterior walls of the building measured parallel to the lot width. The building depth shall be the greatest distance between the exterior walls of the building measured parallel to the lot depth; or~~

~~(c) For new single family dwelling construction only, the new construction shall be in substantial compliance with the requirements for the U.S. Green Building Council's (USGBC) Leadership in Energy and Environmental Design (LEED®) for Homes program at the "Certified" level or higher.~~

~~Prior to submitting an application to the Department of Building and Safety for a building permit, the applicant shall be required to obtain an authorization to submit for plan check from the Department of Planning. In order to obtain this authorization, the applicant shall provide:~~

~~(1) Documentation that the project has been registered with the USGBC's LEED® for Homes Program, and that the required fees have been paid;~~

~~(2) A preliminary checklist from a USGBC-contracted LEED® for Homes Provider, which demonstrates that the project can be registered with the LEED® for Homes~~

~~Program with a target of certification at the “Certified” or higher level;~~

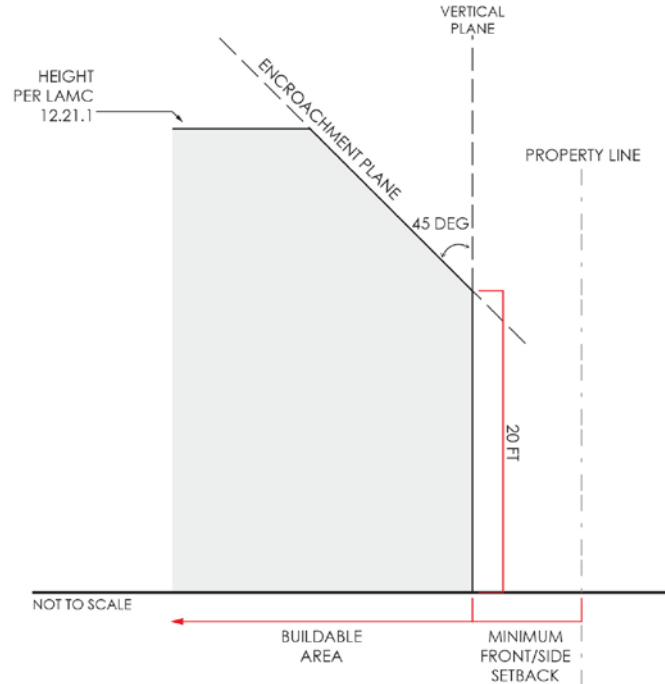
~~(3) A signed declaration from the USGBC contracted LEED® for Homes Provider stating that the plans and plan details have been reviewed, and confirms that the project can be registered with the LEED® for Homes Program with a target certification at the “Certified” or higher level; and~~

~~(4) A complete set of plans stamped and signed by a licensed architect or engineer that include a copy of the preliminary checklist and signed declaration identified in Subparagraphs (2) and (3) of this paragraph and identify the measures being provided for LEED® Certification. Each plan sheet must also be signed by a USGBC contracted LEED® for Homes Provider verifying that the plans are consistent with the submitted preliminary checklist.~~

~~(5) Termination and Replacement. The reference to the U.S. Green Building Council's (USGBC) Leadership in Energy and Environmental Design (LEED®) for Homes program and requirement to obtain an authorization from the Department of Planning for a plan check described in Paragraph (c) shall no longer apply to projects filed on or after January 1, 2011. Projects filed on or after January 1, 2011, must satisfy LA Green Building Code, as defined in Los Angeles Municipal Code Section 99.01.101.1, Tier 1 or higher in order to obtain additional floor area as described in Subdivision 5. (Added by Ord. No. 181,479, Eff. 12/27/10.)~~

Sec. 7. Subdivision 6 of Subsection C of Section 12.08 of the Los Angeles Municipal Code is added to read:

6. Encroachment Plane. Buildings shall not intersect a plane, commencing 20 feet in height at the minimum required front and side yards and extending at an angle of 45 degrees from the vertical toward the interior of the site. The encroachment plane restriction does not apply to roof structures and equipment as allowed by Section 12.21.1.B.3. For the purpose of the Subdivision, height shall be measured from the existing or finished grade, whichever is lower, at the perimeter of the building.



Sec. 8. Subdivision 6 of Subsection C of Section 12.08 of the Los Angeles Municipal Code is renumbered to be Subdivision 7.

Sec. 9. Paragraph (f) of Subdivision 5 of Subsection A of Section 12.21 of the Los Angeles Municipal Code is amended to read:

(f) **Driveway Width.** Every access driveway shall be at least nine feet in width in the A, RE, RS, R1, RU, RZ, R2, RMP, and RW Zones, and ten feet in width in the RD, R3, RAS3, R4, RAS4, R5, P, PB, C and M Zones; provided, however, every access driveway serving a parking area or garage having a capacity of more than 25 automobiles or trucks shall be at least 19 feet in width, or in lieu thereof, there shall be two access driveways, each of which is at least ten feet in width; provided further, however, that an access driveway serving an apartment house erected in the R2 Zone shall be at least ten feet in width.

Except that in the R1 Zone, not designated as a Hillside Area on the Department of City Planning Hillside Area Map, driveway width at the front property line shall not exceed 25 percent of the lot width.

Sec. 10. The first unnumbered Paragraph of Subdivision 10 of Subsection C of Section 12.21 of the Los Angeles Municipal Code is amended to read:

10. Single-Family Zone Hillside Area Development Standards.

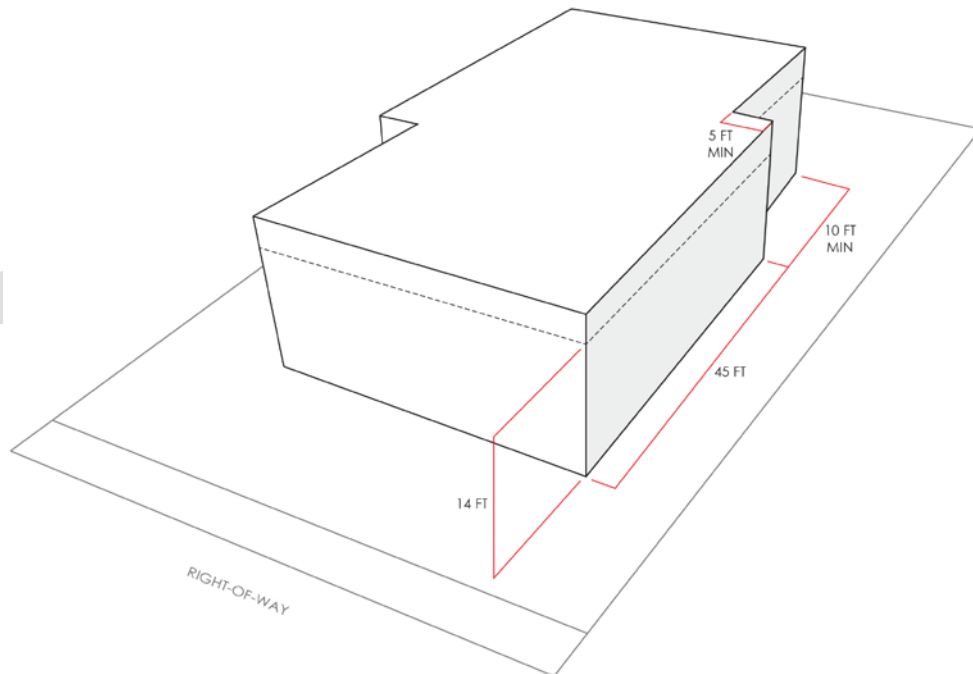
Notwithstanding any other provisions of this Code to the contrary, for any Lot zoned R1, RS, RE, or RA and designated Hillside Area on the Department of City Planning Hillside Area Map, no Building or Structure nor the addition or remodel ~~enlargement~~ of any Building or Structure shall be erected or maintained unless the following development standards are provided and maintained in connection with the Building, Structure, addition or ~~enlargement~~ remodel:

Sec. 11. Paragraph (a) of Subdivision 10 of Subsection C of Section 12.21 of the Los Angeles Municipal Code is amended to read:

- (a) **Setback Requirements.** No Building or Structure shall be erected, ~~maintained~~ remodeled, or enlarged unless the setbacks as outline in Table 12.21 C.10-1 are provided and maintained in connection with the Building, Structure, or enlargement.

Table 12.21 C.10-1 Single-Family Zone Hillside Area Setback Requirements								
	R1	RS	RE9	RE11	RE15	RE20	RE40	RA
Front Yard								
Not less than:	20% of Lot Depth							
Not to not exceed:	20 ft	25 ft						
Side Yard								
Not less than:	5 ft	7 ft	10% of Lot Width, but not less than 5 ft	10 ft				
Need not exceed:	n/a				10 ft	n/a		
The required Side Yard may be reduced to 10% of the Lot Width, but in no event to less than 3 ft, where the Lot is less than the following widths:	50 ft	70 ft	n/a			70 ft*		
For Buildings or Structures with a height greater than 18 feet:	One additional foot shall be added to each required Side Yard for each increment of 10 feet or fraction thereof above the first 18 feet.							
For Buildings or Structures with a height greater	A plane break shall be added that is a							

than 14 feet and which have a side wall exceeding 45 feet in length:	minimum of 5 feet in depth beyond the required yard and a minimum of 10 feet in length.	
Rear Yard		
Not less than:	15 ft	20 ft
		25% of Lot Depth
Need not exceed:	n/a	25 ft
ft - feet n/a - the provision is not applicable Lot Depth - as defined in Section 12.03 of this Code Lot Width - as defined in Section 12.03 of this Code Notes: * Only applicable for Lots which are of record prior to July 1, 1966.		



Notwithstanding the required yards, or setbacks, outlined in [Table 12.21 C.10-1](#) above, or those exceptions found in Section [12.22](#) of this Code, the following provisions shall apply:

Sec. 12. Sub-subparagraph (iv) of Subparagraph (1) of Paragraph (a) of Subdivision 10 of Subsection C of Section 12.21 of the Los Angeles Municipal Code is amended to read:

(iv). Nothing contained in this subparagraph (1) shall, however, be deemed to require Front Yards which exceed 40 feet in depth or allow less than 5 feet.

Sec. 13. Subparagraph (3) of Paragraph (a) of Subdivision 10 of Subsection C of Section 12.21 of the Los Angeles Municipal Code is amended to read:

(3) **Front Yard Setbacks on Key Lots.** On Key Lots, the minimum Front Yard may be the average of the required Front Yard for the adjoining Interior Lot and the required Side Yard along the Street side of a Reversed Corner Lot. But such minimum Front Yard may apply for a distance of not more than 85 feet from the rear Lot line of the Reversed Corner Lot, beyond which point the Front Yard specified in Table 12.21 C.10-1 or Subparagraph (1) of this Paragraph (a) shall apply. Where existing Buildings on either or both of said adjoining Lots are located nearer to the front or side Lot lines than the Yard required by this Paragraph (a), the Yards established by such existing buildings may be used in computing the required Front Yard for a Key Lot, but not less than 5 feet.

Sec. 14. Sub-subparagraph (i) Subparagraph (10) of Paragraph (a) of Subdivision 10 of Subsection C of Section 12.21 of the Los Angeles Municipal Code is amended to read:

(i) **Garages in Front Yards.** A detached Private Garage may be located on the required Front Yard of a Lot where the Elevation of the ground at a point 50 feet from the front Lot line of a Lot and midway between the side Lot lines differs 10 feet or more from the curb level, provided every portion of the garage Building is at least 5 feet from the front Lot line. Where the wall of such garage is two-thirds below natural or finished Grade of the Lot, whichever is lower, said wall may extend to the adjacent side Lot line; in all other cases, said garage shall not be nearer to the side Lot line than the width of the Side Yard required for a main Building of the same height.

Sec. 15. Sub-subparagraph (ii) of Subparagraph (10) of Paragraph (a) of Subdivision 10 of Subsection C of Section 12.21 of the Los Angeles Municipal Code is amended to read:

(ii) **Open, Unenclosed Elevated Stairways, Porches, Platforms, Landing Places, or Balconies.** ~~Notwithstanding any other provisions of this Code, on Lots fronting onto a Substandard Hillside Limited Street, open unenclosed stairways, porches, platforms and landing places not covered by a roof or canopy shall not project or extend into the Front Yard.~~ Balconies with 10 feet or more of vertical clearance beneath them may project or extend no more than 30 inches into a Front Yard. Notwithstanding any other provisions of this Code, on Lots fronting onto a Substandard Hillside Limited Street, elevated stairways, porches, platforms and landing places shall not project or extend into the Front Yard.

Sec. 16. Paragraph (b) of Subdivision 10 of Subsection C of Section 12.21 of the Los Angeles Municipal Code is amended to read:

(b) **Maximum Residential Floor Area.** The maximum Residential Floor Area contained in all Buildings and Accessory Buildings shall not exceed the sum of the square footage of each Slope Band multiplied by the corresponding Floor Area Ratio (FAR) for the zone of the Lot, as outlined in Table 12.21 C.10-2a. This formula can be found in Table 12.21 C.10-2-b, where “A” is the area of the Lot within each Slope Band, “FAR” is the FAR of the corresponding Slope Band, and “RFA” is the sum of the Residential Floor Area of each Slope Band.

Table 12.21 C.10-2a Single-Family Zone Hillside Area Residential Floor Area Ratios (FAR)								
Slope Bands (%)	R1	RS	RE9	RE11	RE15	RE20	RE40	RA
0 – 14.99	0.50	0.45	0.40	0.40	0.35	0.35	0.35	0.25
15 – 29.99	0.45	0.40	0.35	0.35	0.30	0.30	0.30	0.20
30 – 44.99	0.40	0.35	0.30	0.30	0.25	0.25	0.25	0.15
45 – 59.99	0.35	0.30	0.25	0.25	0.20	0.20	0.20	0.10
60 – 99.99	0.30	0.25	0.20	0.20	0.15	0.15	0.15	0.05
100 +	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Table 12.21 C.10-2b Hillside Area Maximum Residential Floor Area Formula					
Slope Bands (%)	Area (sq-ft)		FAR		Residential Floor Area
0 – 14.99	A ¹	X	FAR ¹	=	RFA ¹
15 – 29.99	A ²	X	FAR ²	=	RFA ²
30 – 44.99	A ³	X	FAR ³	=	RFA ³
45 – 59.99	A ⁴	X	FAR ⁴	=	RFA ⁴
60 – 99.99	A ⁵	X	FAR ⁵	=	RFA ⁵
100 +	A ⁶	X	FAR ⁶	=	RFA ⁶
Maximum Residential Floor Area				=	Sum of RFA ¹ through RFA ⁶

(1) **Slope Analysis Map.** As part of an application for a permit to the Department of Building and Safety, or for a Discretionary Approval as defined in Section 16.05 B of this Code to the Department of City Planning, the applicant shall submit a Slope Analysis Map based on a survey of the natural/existing topography, prepared, stamped, and signed by a registered civil engineer or licensed land surveyor, to verify the total area (in square feet) of the portions of a property within each Slope Band identified in Table 12.21 C.10-2a. The Director of Planning, or his/her designee, shall verify that the Slope Analysis Map has been prepared by a registered civil engineer or licensed land surveyor. In addition, the Director of Planning, or his/her designee shall approve the calculated Maximum Residential Floor Area for the Lot by the registered civil engineer or licensed land surveyor using the Slope Analysis Map prior to applying for a permit from the Department of Building and Safety.

The map shall have a scale of not less than 1 inch to 100 feet and a contour interval of not more than 10 feet with two-foot intermediates. The map shall also indicate the datum, source, and scale of topographic data used in the Slope analysis, and shall attest to the fact that the Slope analysis has been accurately calculated.

The Slope Analysis Map shall clearly delineate/identify the Slope Bands (i.e. with contrasting colors or hatching), and shall include a tabulation of the total area in square-feet within each Slope Band, as well as the FAR and Residential Floor Area value of each corresponding Slope Band as shown on Table 12.21 C.10-2b.

The Slope Analysis Map shall be prepared using CAD-based, GIS-based, or other type of software specifically designed for such purpose.

(2) **Guaranteed Minimum Residential Floor Area.** Notwithstanding the above, the maximum Residential Floor Area for all Buildings and Accessory Buildings on any Lot may be at least the percentage of the Lot size as outlined in Table 12.21 C.10-3 below or 1,000 square feet, whichever is greater.

Table 12.21 C.10-3 Guaranteed Minimum Residential Floor Area	
Zone	Percentage of Lot Size
R1	25%
RS	23%
RE9	20%
RE11	20%
RE15	18%
RE20	18%
RE40	18%
RA	13%

The guaranteed minimum for the original zone as stated in the paragraph above shall apply to Lots that meet the following criteria: have an area that is less than 50% of the minimum Lot size for its Zone, were made nonconforming in Lot size as a result of an adopted zone change or code amendment changing the minimum Lot size, and met the minimum Lot size requirements of the original zone.

(3) **Residential Floor Area Bonus for RA, RE, and RS Zones.** An additional 20% of the maximum Residential Floor Area as determined by Table 12.21 C.10-2 of this Paragraph (b), or an additional 30% for Lots where the guaranteed minimum outlined in Subparagraph (2) of this Paragraph (b) is utilized, for that Lot shall be allowed if any of the options listed below is utilized. Only one bonus per property is allowed.

(i) **Proportional Stories Option.** The total Residential Floor Area of each Story other than the Base Floor in a multi-Story Building does not exceed 75% of the Base Floor Area. This option shall only apply to flat Building pads where the Slope of the Building pad area prior to any Grading, as measured from the highest and lowest Elevation points of the existing Grade within 5 horizontal feet of the exterior walls of the proposed Building or Structure, is less than 15%; or

(ii) **Front Facade Stepback Option.** The cumulative length of the exterior walls which are not a part of

a garage facing the Front Lot Line, equal to a minimum of 25% of the Building width, shall be stepped-back a distance of at least 20% of the Building depth from a plane parallel to the Lot width established at the point of the Building closest to the Front Lot line. When the Front Lot line is not straight, a line connecting the points where the Side Lot lines and the Front Lot line intersect shall be used to establish the plane parallel to the front Lot width. When Through Lots have, or are required to provide, two Front Yard setbacks, the step-back shall be provided along both Front Lot Lines. When referred by the Department of Building and Safety, for unusual Building and/or Lot configuration, the Director of Planning or his/her designee shall determine that the proposed project complies with this provision and qualifies for a Residential Floor Area bonus.

For the purposes of this provision, all exterior walls that intersect a plane parallel to the Front Lot Line at 45 degrees or less shall be considered to be facing the Front Lot Line. The Building width shall be the greatest distance between the exterior walls of the Building measured parallel to the Lot width. The Building depth shall be the greatest distance between the exterior walls of the Building measured parallel to the Lot depth.

This option shall only apply to Structures which are no more than 35 feet from the Frontage along an improved Street and on a "flat" Building pad where the Slope of the Building pad prior to any Grading, as measured from the highest point of the existing Grade within 5 horizontal feet of the exterior wall of the proposed Building or Structure to the lowest point of the existing natural Grade within 5 horizontal feet, is less than 15%; or

(iii) Cumulative Side Yard Setbacks Option.

The combined width of Side Yards shall be at least 25% of the total Lot Width, as defined in Section 12.03 of this Code, but in no event shall a single Side Yard setback be less than 10% of the Lot Width or the minimum required by Paragraph (a) of this Subdivision, whichever is greater. One foot shall be added to each required Side Yard for each increment of 10 feet or fraction thereof of height above the first 18 feet of height. The width of a required Side Yard setback shall be maintained for the entire length of a Side Yard and cannot alternate from one Side Yard to the other; or

(iv) **18-Foot Envelope Height Option.** For properties which are not in the “1SS” Single-Story Height District, the maximum envelope height, measured pursuant to Subparagraph (1) of Paragraph (d) of this Subdivision 10, shall be no more than 18 feet; or

(v) **Multiple ~~Buildings Structures~~ Option.** In addition to the Lot coverage requirements in Paragraph (e) of this Subdivision, any one Building and Structure extending more than 6 feet above Hillside Area Grade, as defined in Section 12.03 of this Code, shall cover no more than 20% of the area of a Lot. Such Buildings or Structures may only be connected by one breezeway, fully enclosed walkway, elevator, or combination thereof of not more than 5 feet in width; or

(vi) **Minimal Grading Option.** For properties where at least 60% of the Lot is comprised of Slopes which are 30% or greater, as determined by a Slope Analysis Map prepared in accordance with Subparagraph (1) of this Paragraph (b), the total amount of any Grading on the site ~~(including exempted Grading, as outlined in Paragraph (f) of this Subdivision (10))~~ does not exceed the numeric value of 10% of the total Lot size in cubic yards or 1,000 cubic yards, whichever is less (example: a project involving 500 cubic yards of Grading on a 5,000 square-foot Lot will be eligible for this bonus option). ~~or~~

~~(vii) **Green Building Option.** For a new One-Family Dwelling only, the new construction must satisfy the Tier 1 requirements or higher of the LA Green Building Code, as defined in Section 99.01.101.1 of this Code.~~

(4) **Zoning Administrator’s Authority.**

(i) **10% Adjustments.** The Zoning Administrator has the authority to grant adjustments from the requirements of this Paragraph (b) of not more than 10%, pursuant to the authority and procedures established in Subsection A of Section 12.28 of this Code.

(ii) **~~Additions to Structures~~ Residential Floor Area Added to Lots with Existing ~~Buildings Built~~ Prior to August 1, 2010.** The Zoning Administrator has the authority to approve construction with residential floor area added ~~any additions made~~ after August 1, 2010, to lot with a main a

~~One-Family Dwelling~~**Building** existing prior to that date for which permits have been previously obtained which exceed the requirements of this Paragraph (b), pursuant to the authority and procedures established in Subdivision 28 of Subsection X of Section 12.24 of this Code, provided:

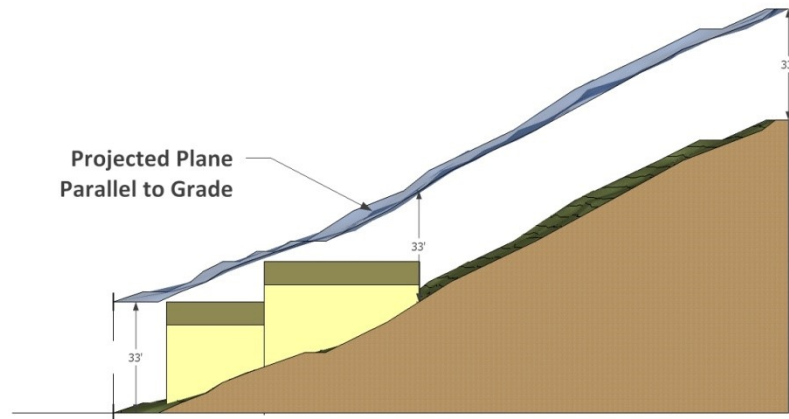
a. the total cumulative Residential Floor Area of all such additions does not exceed 1,000 square feet; and

b. the resulting Building does not exceed the height of the original Building or the height permitted in Paragraph (d) of this Subdivision 10 below, whichever is greater; and

c. at least two off-street covered parking spaces are provided.

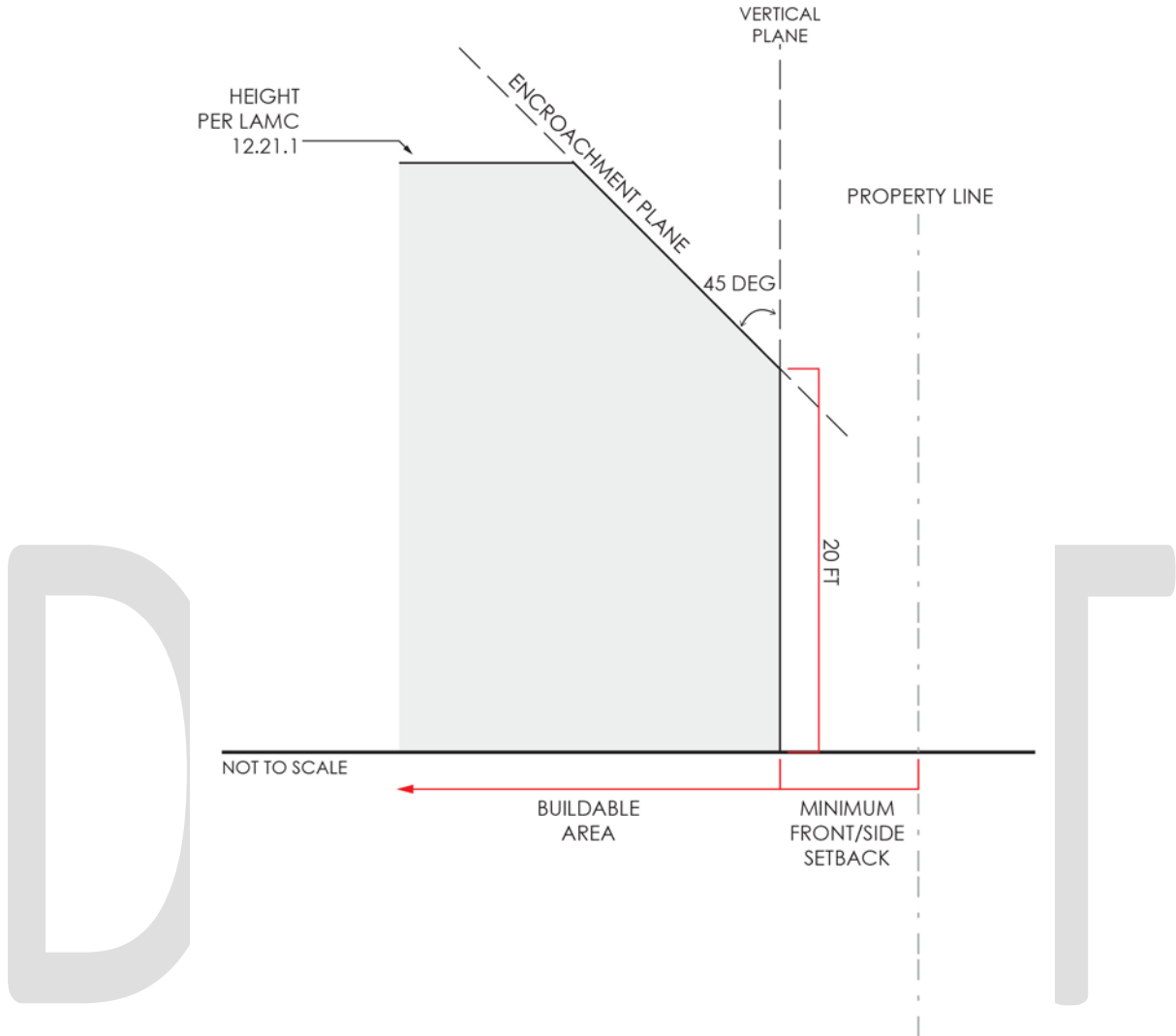
Sec. 17. Sub-subparagraph (i) of Subparagraph (1) of Paragraph (d) of Subdivision 10 of Subsection C of Section 12.21 of the Los Angeles Municipal Code is amended to read:

- (i) **Maximum Envelope Height.** Envelope height (otherwise known as vertical height or “plumb line” height) shall be the vertical distance from the Hillside Area Grade ~~of the site~~ to a projected plane at the roof Structure or parapet wall located directly above and parallel to the Grade. Measurement of the envelope height shall originate at the lowest adjacent Hillside Area Grade ~~within 5 horizontal feet of at~~ the exterior walls of a Building or Structure. At no point shall any given section of any part of the proposed Building or Structure exceed the maximum envelope height.



Sec. 18. Sub-subparagraph (ii) of Subparagraph (1) of Paragraph (d) of Subdivision 10 of Subsection C of Section 12.21 of the Los Angeles Municipal Code is added to read:

(ii) **Encroachment Plane.** In the R1 Zone, Building height shall not intersect a plane, commencing 20 feet in height at the minimum required front and side yards and extending at an angle of 45 degrees from the vertical toward the interior of the site. The encroachment plane restriction ~~the~~ does not apply to roof structures as allowed by Section 12.21.C.10(d)(7).



A topographic map shall be submitted as a separate plan sheet or as part of the site plan identifying the ~~5-foot~~ perimeter of the exterior walls, or any other information which the Department of Building and Safety deems necessary to determine compliance with this Paragraph (i).

Sec. 19. Subparagraph (5) of Paragraph (d) of Subdivision 10 of Subsection C of Section 12.21 of the Los Angeles Municipal Code is amended to read:

(5) **Lots Fronting on Substandard Hillside Limited Streets.** For any Lot fronting onto a Substandard Hillside Limited Street, as defined in Section 12.03, ~~and subject to the 5-foot Front Yard setback,~~ no portion of a Building or Structure within 20 feet of the Front Lot Line shall exceed 24 feet in height. The 24 foot maximum Building and Structure height shall be measured from the Elevation at the centerline or midpoint of the Street on which the Lot fronts.

Sec. 20. Subparagraph (6) of Paragraph (d) of Subdivision 10 of Subsection C of Section 12.21 of the Los Angeles Municipal Code is deleted.

~~(6) **Unenclosed/Uncovered Rooftop Decks and Cantilevered Balconies.** Unenclosed/uncovered rooftop decks, cantilevered balconies and “visually permeable railing” (no more than 42 inches in height), may project beyond the maximum envelope height, as limited and measured in Subparagraph (1) of this Paragraph (d), no more than 5 horizontal feet.~~

~~For the purposes of this Subparagraph (6), “visually permeable railing” means railing constructed of material that is transparent, such as glass or plastic panels, or wrought iron or other solid material which is 80% open to light and air.~~

Sec. 21. Subparagraph (7) of Paragraph (d) of Subdivision 10 of Subsection C of Section 12.21 of the Los Angeles Municipal Code shall be renumbered as Subparagraph (6).

Sec. 22. Subparagraph (8) of Paragraph (d) of Subdivision 10 of Subsection C of Section 12.21 of the Los Angeles Municipal Code shall be renumbered as Subparagraph (7).

Sec. 23. Paragraph (f) of Subdivision 10 of Subsection C of Section 12.21 of the Los Angeles Municipal Code is amended to read:

(f) **Grading.** Notwithstanding any other provisions of this Code, total Grading (Cut and Fill) on a Lot shall be limited as outlined below. No Grading permits shall be issued until a Building permit is approved.

(1) **Maximum Grading Quantities.** The cumulative quantity of Grading, or the total combined value of both Cut and Fill or incremental Cut and Fill, for any one property shall be limited to a base maximum of ~~500-1,000~~ cubic yards plus the numeric value equal to ~~510~~% of the total Lot size in cubic yards. Example: a 5,000 square-foot Lot would have a maximum Grading amount of ~~750-1,500~~ cubic yards (~~500-1,000~~ cubic yards for the base amount + ~~250-500~~ cubic yards for the ~~510~~% calculation).

However, the cumulative quantity of Grading shall not exceed the maximum “by-right” Grading quantities outlined by Zone in Table 12.21 C.10-6 below.

Table 12.21 C.10-6 Maximum “By-Right” Grading Quantities	
Zone	Maximum Grading (cubic yards)
R1	4,000 <u>2,000</u>
RS	4,100 <u>2,200</u>
RE9	4,200 <u>2,400</u>
RE11	4,400 <u>2,800</u>
RE15	4,600 <u>3,200</u>
RE20	2,000 <u>4,000</u>
RE40	3,300 <u>6,600</u>
RA	4,800 <u>3,600</u>

(2) **Import/Export Limits.** The maximum quantity of earth import or export shall be limited to the following quantities:

(i) **Lots Fronting on Standard Hillside Limited Streets or Larger.** For a property which fronts onto a Standard Hillside Limited Street or larger, as defined in Section 12.03 of this Code, the maximum quantity of earth import and export combined shall be no more than the maximum “by-right” grading quantities as listed in Table 12.21 C.10-6 above 500 cubic yards, where additional Grading on-site in conjunction with the amount of import does not exceed the requirements established in Subparagraph (1) of this Paragraph (f). The maximum quantity of earth export shall be no more than 1,000 cubic yards.

(ii) **Lots Fronting on Substandard Hillside Limited Streets.** For a property which fronts onto a Substandard Hillside Limited Street, as defined in Section 12.03 of this Code, the maximum quantity of earth import and export combined shall be no more than 75 percent of the maximum “by-right” grading quantities as listed in Table 12.21 C.10-6 above 375 cubic yards, where additional Grading on-site in conjunction with the amount of import does not exceed the requirements established in Subparagraph (1) of this Paragraph (f). The maximum quantity of earth export shall be no more than 750 cubic yards.

(iii) **Exempted On-Site Grading Activity.** Earth quantities which originate from, or will be utilized for any exempted Grading activity listed in Subparagraph (3) of this

Paragraph (f) shall be exempted from the maximum import and export quantities set forth in this Paragraph (f). A plan indicating the destination and/or source (i.e. exempted Grading activity or non-exempted Grading activity) of any import and/or export shall be submitted as part of a Grading permit application.

(3) **ExceptionsExemptions.**

The Grading activities outlined in the sub-subparagraphs below shall be exempt from the Grading and/or earth transport limitations established in Subparagraphs (1) and (2) of this Paragraph (f). However, any excavation from an exempted activity being used as Fill, outside of a 5-foot perimeter from the exempted Grading activities, for any other on-site purpose shall be counted towards the limits established in Subparagraph (1) of this Paragraph (f).

(i) Cut and/or Fill ~~underneath the footprint of a Structure(s) (such as foundations, understructures including Basements or other completely subterranean spaces), as well as~~ for water storage tanks, required stormwater retention improvements, and required animal keeping site development that do not involve the construction of any freestanding retaining walls.

(ii) Cut and/or Fill, up to 500 cubic yards, for driveways to the required parking or fire department turnaround closest to the accessible Street for which a Lot has ingress/egress rights.

(iii) Remedial Grading as defined in Section 12.03 of this Code as recommended in a Geotechnical Investigation Report, prepared in accordance with Sections 91.7006.2, 91.7006.3, and 91.7006.4 of this Code, and approved by the Department of Building and Safety - Grading Division.

(4) **Zoning Administrator's Authority.** A Zoning Administrator may grant the following deviations from the requirements of Subparagraphs (1) and (2) of this Paragraph (f), pursuant to the authority and procedures established in Subdivision 28 of Subsection X of Section 12.24 of this Code.

(i) Grading in excess of the maximum "by-right" Grading quantities listed in Subparagraph (1) of this Paragraph (f), but in no event shall the quantities exceed the

true value of ~~500-1,000~~ cubic yards plus the numeric value equal to ~~510~~% of the total Lot size in cubic yards.

(ii) For a property which fronts onto a Standard Hillside Limited Street or larger, as defined in Section 12.03 of this Code, increase the maximum quantity of earth import and export combined greater than the maximum “by-right” grading quantities as listed in Table 12.21 C.10-6, up to the amount calculated pursuant to Subparagraph (1) of this Paragraph (f). ~~500 cubic yards, and increase the maximum quantity of export greater than 1,000 cubic yards; calculated pursuant to Subparagraph (2) of this Paragraph (f).~~

For a property which fronts onto a Substandard Hillside Limited Street, as defined in Section 12.03 of this Code, increase the maximum quantity of earth import and export combined greater than 75 percent of the maximum “by-right” grading quantities as listed in Table 12.21 C.10-6, up to the amount calculated pursuant to Subparagraph (1) of this Paragraph (f). ~~375 cubic yards, and increase the maximum quantity of earth export greater than 750 cubic yards; calculated pursuant to Subparagraph (2) of this Paragraph (f)~~

(5) **New Graded Slopes.** All new Graded Slopes shall be no steeper than 2:1 (horizontal: vertical), except when the Department of Building and Safety - Grading Division has determined that Slopes may exceed 2:1 pursuant to Section 91.105 of this Code.

(6) **Grading Activity on 100% Slopes.** Notwithstanding the Grading, Excavations and Fills provisions in Chapter IX of this Code (the Los Angeles Building Code), when any Grading activity is proposed on any slope of 100% or greater, as identified on the Slope Analysis Map, the Department of Building and Safety – Grading Division shall require the Geotechnical Investigation Report (also referred to as a soils and/or geological report) to include the most stringent level of geotechnical analysis and reporting feasible, and in sufficient detail to substantiate and support the design and construction methods being proposed.

A Deputy Grading Inspector, also referred to as a Registered (Licensed) Deputy Inspector, paid for by the owner, will be required to be on site when said Grading activity is being conducted in order to ensure that all work is being done in accordance with the recommendations of the Geotechnical Report, the approved plans,

and/or the applicable Grading requirements of the Los Angeles Building Code for applicable Grading or foundation earthwork in Hillside Areas.

(7) **Grading Plan Check Criteria.** Grading plans and reports shall be submitted for approval with Building plans, and shall include those items required by Section 91.7006 of this Code.

Sec. 24. Sub-paragraph (2), Paragraph (g) of Subdivision 10 of Subsection C of Section 12.21 of the Los Angeles Municipal Code is amended to read:

(2) **Additional Required Spaces.** For a main Building and any Accessory Building located on a Lot which fronts on a Substandard Hillside Limited Street, excluding Floor Area devoted to required parking, which exceed a combined Residential Floor Area of 2,400 square feet, there shall be one additional parking space provided for each additional increment of 1,000 square feet or fraction thereof of Floor Area for a maximum of 5 total on-site spaces. These additional required parking spaces ~~may be uncovered~~ are not required to be covered. Notwithstanding the provisions of Subparagraph (1) of this Paragraph (g), when a Lot fronts onto a Substandard Hillside Limited Street, the additional parking spaces may be located within the required Front Yard.

Sec. 25. Subparagraph (2) of Paragraph (l) of Subdivision 10 of Subsection C of Section 12.21 of the Los Angeles Municipal Code is amended to read:

(2) ~~Additions to Dwellings~~ **Residential Floor Area Added to Lots with Existing Buildings Built Prior to August 1, 2010.** Any ~~additions made~~ construction with Residential Floor Area added after August 1, 2010, ~~to One-Family Dwelling~~ to a Lot with a main Building existing prior to that date for which Building permits have been previously obtained, provided that:

(i) the total cumulative Residential Floor Area of all such additions does not exceed 500 square feet (excluded from calculations of this 500 square foot limitations is Floor Area devoted to required covered parking); and

(ii) the resulting Building complies with the requirements of Paragraphs (a) (Setback Requirements), (d) (Height Limits), and (f) (Grading) of this Subdivision 10.

Sec. 26. Subparagraph (6) of Paragraph (l) of Subdivision 10 of Subsection C of Section 12.21 of the Los Angeles Municipal Code is amended to read:

(6) Large Active Remedial Grading Projects.

Properties with active Remedial Grading Permits for 100,000 cubic yards or more which have been issued by the Department of Building and Safety-Grading Division before July 1, 2010, are exempt from Paragraphs (b) (Maximum Residential Floor Area), (d) (Height Limits), and (f) (Grading) of this Subdivision. Such properties shall remain subject to the provisions of Subdivision 17 of Subsection A. of Section 12.21 of this Code, and all other zoning and Building regulations applicable at the time Building Permits are issued. This exception shall expire 85 months after July 1, 2010.

Sec. 27. Paragraph (c) of Subdivision 1 of Subsection A of Section 12.23 of the Los Angeles Municipal Code is amended to read:

(c) A Building, nonconforming as to the Residential Floor Area regulations on properties zoned RA, RE, RS, and R1, not including properties in the Coastal Zone which are not located in a Hillside Area, as defined in Section 12.03 of this Code, shall not be added to or enlarged in any manner, except as permitted by Section 12.21 C.10(l) and except as may be approved or permitted pursuant to a discretionary approval, as that term is defined in Section 16.05 B. of this Code. However, alterations, other than additions or enlargements, may be made provided that at least 50 percent of the perimeter length of the contiguous exterior walls and 50 percent of the roof are retained.

Sec. 28. The City Clerk shall certify ...