



# YOUR NEW HOME JUST GOT A LOT SMALLER

*On July 14, 2016, the Los Angeles City Planning Commission approved and recommended that the City Council adopt an ordinance amending the Baseline Mansionization and Baseline Hillside Ordinances (BMO and BHO), which will regulate development in single-family residential zones throughout Los Angeles.*

## **Why is this happening now?**

Originally in 2008 and 2011, the BMO and BHO respectively, were created to address out-of-scale development in single-family zones and extensive hillside grading in Los Angeles. Over time, it became apparent that there were vulnerabilities to these regulations caused by new concerns over the scale of development and the impacts from excessive grading and hauling.

## **What are the key changes of these amendments?**

In summary, significant square footage bonuses and exemptions will be removed from the code, making the possible size of your home significantly smaller. Additional changes include further articulation of the building's exterior walls as well as limiting driveway widths and the quantity of grading work.

## **When will this change happen?**

The Code amendment will be considered at a City Council hearing at a date that is yet to be determined. Amendments take 31 days after being published by the City Clerk. After being adopted by the City Council, the mayor has 10 days to sign the ordinance. However, the City Council's process is open-ended without a fixed timeline.



# HOW MUCH SMALLER WILL MY NEW HOME BE?

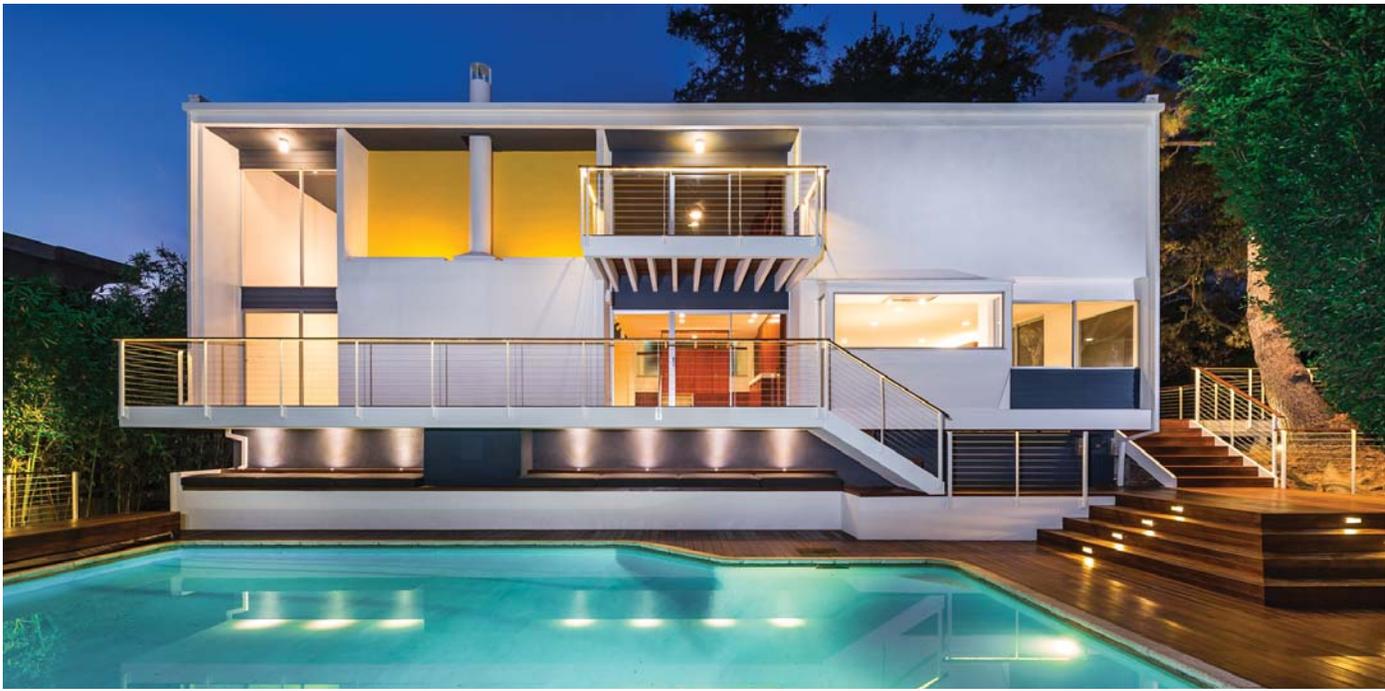
**What are the key changes that will reduce my home's possible square footage?**

*For all single-family zones (R1, RA, RE, RS), the new changes will:*

- Eliminate the floor area exemption for the first 100 square feet of over-in-height ceilings (over 14 feet in height).
- Eliminate the current 250 square feet exemption for patios, covered porches, & breezeways.
- Although the new amendment will retain the floor area exemption for the first 400 square feet of detached garages and rear attached garages, it will reduce the exemption for front attached garages to only 200 square feet.
- Eliminate the floor area bonus option for green buildings.
- Will require a public hearing to grant a Zoning Administrator's Adjustment for additional Residential Floor Area, whether or not your property is in a Hillside Area.

*For all R1 zones, the new changes will:*

- Reduce your home's maximum floor area from 50% of the lot to 45%, regardless of the size of your lot.
- Eliminate all the floor area bonus options (**up to 20% additional floor area**). 20% of additional floor area is a huge loss for homeowners that you will not be able to recover.

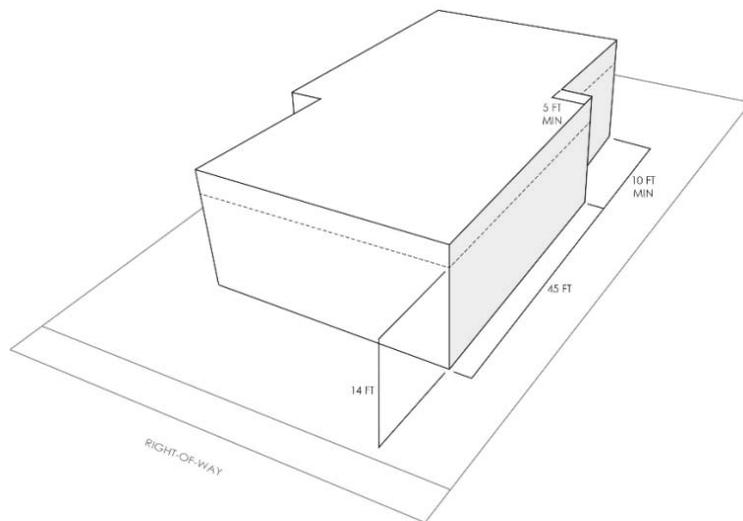
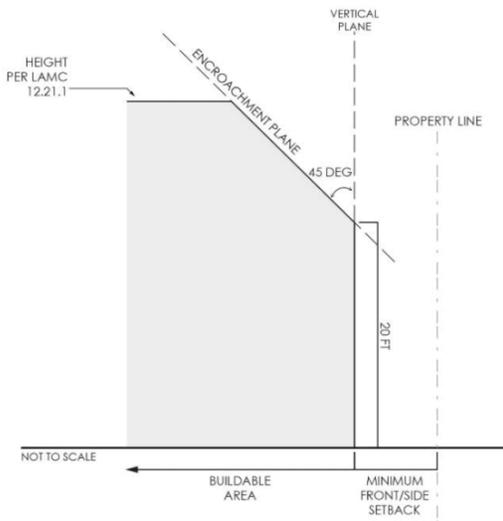


# HOW MUCH DIFFERENT WILL MY NEW HOME LOOK?

What are the key changes that will affect the look of my home?

For all single-family zones R1 zones, the new changes will:

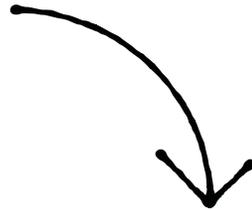
- Require that all occupied roof decks be set back 3 feet from the minimum side yard
- Require articulation of the front facade of the house
- Create an encroachment plane limit for homes over 20feet in height
- Creates a side wall articulation requirement for walls more than 45 feet in length and 14 feet in height



## How do I avoid being subjected to these changes?

Because of the uncertainty of exactly when these new changes could go into effect, it is best to get your permit drawings submitted to the Department of Building and Safety for plan check **as soon as possible**. If you submit after the effective date of the ordinance, your project will be subjected to these changes.

Questions about your new  
Home or Renovation?



## **BOOK YOUR 15 MINUTE CALL TODAY**

FIND OUT HOW THESE CODE CHANGES MAY  
AFFECT YOUR PROJECT



**kurt krueger**  
ARCHITECTS

310.979.9945  
info@kurtkruegerarchitect.com  
12207 Wilshire Blvd. #203  
Los Angeles, CA 90025  
www.kurtkruegerarchitects.com

CHANGES TO THE LA BUILDING ORDINANCES