

BASELINE MANSIONIZATION ORDINANCE (BMO)

The Baseline Mansionization Ordinance was approved by the City in 2008.

Its intent was to help rein in oversized residential development in certain neighborhoods and it restricted some ways of enlarging or remodeling homes. This ordinance established new regulations in the City that are zoned single family residential (R1, RS, RE9, RE11, RE15, RA, RE20, and RE40).

Currently there is a new draft of the BMO. It alters the way the building size and floor area ratio (FAR) are calculated, and it eliminates some kinds of bonuses that were part of the 2008 ordinance.

For more information, go to:

www.planning.lacity.org/ordinances/docs/baseline/Staff_Report.pdf.

The City's Planning and Land Use Management (PLUM) Committee has enacted an Interim Control Ordinance (ICO) that provide temporary restrictions to 15 specific neighborhoods that have had problems with mansionization. Those neighborhoods are:

- Faircrest Heights
- Kentwood
- La Brea Hancock Neighborhood
- Larchmont Heights
- Lower Council District 5
- Inner Council District 5
- Mar Vista/East Venice
- Old Granada Hills
- South Hollywood
- Valley Village
- Bel Air
- The Oaks of Los Feliz
- Beverlywood
- Fairfax Area

The ICO also affects six proposed Historic Preservation Overlay Zones:

- Carthay Square
- El Sereno Berkshire Craftsmen District
- Holmby Westwood
- Oxford Square
- Sunset Square
- Miracle Mile South

The ICOs apply to all RA, RE, RS and R1 zones in these neighborhoods and are in effect until March 2017.