

Title:	BMO ICO	Item No. _____
Meeting date:	April 7, 2015	
Agendized by:	PLUC	
Contact person:	Lyon	Phone number:
Committee Vote (if appropriate):	unanimously supported	
Does this item have a fiscal impact on the Neighborhood Council?	____ Yes <input checked="" type="checkbox"/> No	
Additional documents attached?	____ Yes ____ No	

**RECOMMENDATION:** That the Neighborhood Council of Westchester/Playa support the City Council's Motion 14-0656 to create Baseline Mansionization Ordinance (BMO) Interim Control Ordinances (ICO) and to further request that the Council consider citywide modifications to BMO (Ordinance No. 179883) to address the counterproductive provisions of the BMO to stabilize the conflict of out-of-scale homes that continue to proliferate in entire neighborhoods and preserve the City's single family neighborhoods and to request that the ICO include all of Westchester and Playa del Rey (PLUC)

**BACKGROUND/DISCUSSION:**

Since its inception on May 6, 2008, the City's Baseline Mansionization Ordinance (BMO), (Ordinance No. 179883), has been the guiding land-use regulation for all single-family zoned properties located within non-hillside designated areas.

Over the past six years, we have seen where the BM 0 has accomplished the intended goals of maintaining and promoting communities that preserve their integrity and livability. However, the past six years have also shown us where the BMO has fallen far short of its mandate to create regulations that allow for sustainable neighborhoods and that protect the interest of all homeowners. The largest victim of these shortcomings is the city's stock of RI (single family) zoned lots.

Of all the residential family zoned parcels within the BMO, 234,575 or 77% are zoned RI. And, of those, half are lots in the 5,000-6,000 square foot range. This means the backbone of our city's single-family neighborhoods are modest sized lots, with modest sized homes. These neighborhoods are integral to the city's history, as they have provided a consistent presence for our families and economic growth. And despite its good intentions, the BMO has shown to have vulnerabilities that threaten the cohesion and character of our single-family neighborhoods.

**FISCAL ANALYSIS:** n/a

**ATTACHMENTS:**

Council file: <http://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=14-0656>

Council Motion: [http://clkrep.lacity.org/onlinedocs/2014/14-0656\\_mot\\_05-16-14.pdf](http://clkrep.lacity.org/onlinedocs/2014/14-0656_mot_05-16-14.pdf)

CEQA Clearance for ICO: [http://clkrep.lacity.org/onlinedocs/2014/14-0656\\_rpt\\_plan\\_2-20-15.pdf](http://clkrep.lacity.org/onlinedocs/2014/14-0656_rpt_plan_2-20-15.pdf)

**MOTION:**

Motion to support City Council's Motion 14-0656 to create Baseline Mansionization Ordinance (BMO) Interim Control Ordinances (ICO) and to further request that the Council consider citywide modifications to BMO (Ordinance No. 179883) to address the counterproductive provisions of the BMO to stabilize the conflict of out-of-scale homes that continue to proliferate in entire neighborhoods and preserve the City's single family neighborhoods and to request that the ICO include all of Westchester and Playa del Rey.