

Title: Issue a Community Impact Statement in support of including all Coastal Zones in the city of Los Angeles in the Baseline Mansionization Ordinance.
Item No. 7
Meeting date: October 19, 2021
Agenized by: Julie Ross, PLUC Chair
Contact person: Julie Ross, PLUC Chair      Phone number:
Committee Vote: 7/0/0
Does this item have a fiscal impact on the Neighborhood Council? ____ Yes _X_ No
Additional documents attached? __X__ Yes ____ No

**RECOMMENDATION:** That the Board support the motion.

**BACKGROUND:** On March 3, 2020 the City Council approved a motion, Council File 10-1058-S4 by Councilmember Bonin to include all of the areas of the City of Los Angeles’ Coastal Zones into the Baseline Mansionization Ordinance. This was a result of the city recognizing that certain areas of the Pacific Palisades, Venice, Playa del Rey and San Pedro has gaps in coverage for protecting Coastal Zone properties located outside of designated Hillside areas from out-of-scale development. As the Baseline Hillside Ordinance applies in the Coastal Zone, so should the Baseline Mansionization Ordinance. Expanding the BMO into the Coastal Zone would bring those properties in line with the rest of the city and preventing mansionization in all single-family residential neighborhoods. CD11 has instructed the Planning Department to include this ordinance in the Community Plan Update.

**Committee Discussion:** Committee expressed their concerns over having certain residential neighborhoods unprotected from out of scale development whereas other communities have that protection and this must be corrected, particularly in the Coastal Zone.

**Public Comment:** None

**FISCAL ANALYSIS:** N/A.

**ATTACHMENTS:** City Council Committee Motion, City Council vote, CIS.

**MOTION:** Motion to support issuing a Community Impact Statement regarding Council File 10-1058S4 to include all of the areas of the City of Los Angeles’ Coastal Zones into the Baseline Mansionization Ordinance. The city recognized that certain areas of the Pacific Palisades, Venice, Playa del Rey and San Pedro have gaps in coverage for protecting Coastal Zone properties located outside of designated Hillside areas from out-of-scale development. As the Baseline Hillside Ordinance applies in the Coastal Zone, so should the Baseline Mansionization Ordinance. Expanding the BMO into the Coastal Zone would bring those properties in line with the rest of the city and prevent mansionization in all single-family residential neighborhoods.

**MOTION**


The City of Los Angeles passed the Baseline Mansionization Ordinance (BMO) in 2008 and a similar Baseline Hillside Ordinance (BHO) in 2011. The BMO and BHO sought to address neighborhood concerns like new building mass; the scale of driveways and garages; loss of natural light, air, and privacy; extensive hillside grading; and removal of street trees. These ordinances were a direct response to the “mansionization” and teardown trends in older neighborhoods throughout the City, with large, out-of-scale homes being constructed in many of the city’s single-family residential neighborhoods.

In 2017, City Council further adopted revisions to the BMO and BHO to address loopholes that had allowed for larger developments to continue.

Although the City passed the BMO in 2008 and a similar Baseline Hillside Ordinance (BHO) in 2011, only the BHO applies within the Coastal Zone. Therefore, the Coastal Zone, which includes Pacific Palisades, Venice and Playa del Rey, and San Pedro, has gaps in coverage for protecting Coastal Zone properties located outside of designated Hillside Areas from out-of-scale development. As the Baseline Hillside Ordinance applies in the Coastal Zone, so should the Baseline Mansionization Ordinance. Expanding the BMO into the Coastal Zone would bring those properties in line with the rest of the city and preventing mansionization in all single-family residential neighborhoods.

I THEREFORE MOVE that the Department of City Planning, in consultation with City Attorney, the CLA, and CAO, report back with recommendations to create a new ordinance or amend the existing Baseline Mansionization Ordinance (BMO) to include the Coastal Zone areas not currently covered by the Baseline Hillside Ordinance within the City of Los Angeles under the same standards as the City’s current BMO.

**PRESENTED BY:**

  
\_\_\_\_\_  
**MIKE BONIN**  
*Councilmember, 11th District*

**SECONDED BY:**

  
\_\_\_\_\_



JAN 28 2020

**ORIGINAL**

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CITY CLERK

City of Los Angeles  
CALIFORNIA

OFFICE OF THE  
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When making inquiries relative to  
this matter, please refer to the  
Council File No.: [10-1058-S4](#)

## OFFICIAL ACTION OF THE LOS ANGELES CITY COUNCIL

March 5, 2020

**Council File No.:** [10-1058-S4](#)

**Council Meeting Date:** March 03, 2020

**Agenda Item No.:** 10

**Agenda Description:** PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT relative to amending the existing Baseline Mansionization Ordinance (BMO) to include the Coastal Zone areas not currently covered by the Baseline Hillside Ordinance within the City.

**Council Action:** PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT - ADOPTED

**Council Vote:**

YES	BOB BLUMENFIELD
YES	MIKE BONIN
YES	JOE BUSCAINO
ABSENT	GILBERT A. CEDILLO
YES	MARQUEECE HARRIS-DAWSON
ABSENT	JOSE HUIZAR
YES	PAUL KORETZ
ABSENT	PAUL KREKORIAN
YES	JOHN LEE
YES	NURY MARTINEZ
YES	MITCH O'FARRELL
YES	CURREN D. PRICE
YES	MONICA RODRIGUEZ
YES	DAVID RYU
ABSENT	HERB WESSON

HOLLY L. WOLCOTT  
CITY CLERK

Adopted Report(s)

**Title**

Report from Planning and Land Use Management Committee

**Date**

02/18/2020

December 6, 2021

City of Los Angeles Planning Department  
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Re: Community Impact Statement for including all of the Coastal Zones in the city of Los Angeles in the Baseline Mansionization Ordinance. City Council File 10-1058-S4.

The Neighborhood Council of Westchester/Playa supports placing all of the Coastal Zones in the City of Los Angeles in the Baseline Mansionization Ordinance.

The city recognized that certain areas of the Pacific Palisades, Venice, Playa del Rey and San Pedro have gaps in coverage for protecting Coastal Zone properties located outside of designated Hillside areas from out-of-scale development. As the Baseline Hillside Ordinance applies in the Coastal Zone, so should the Baseline Mansionization Ordinance. Expanding the BMO into the Coastal Zone would bring those properties in line with the rest of the city and prevent mansionization in all single-family residential neighborhoods.