

Special MVCC Meeting

Neighborhood Conservation (Mansionization) Ordinance Presentation and Discussion

Wednesday, September 21, 7:00 p.m.

Mar Vista Recreation Center

The Los Angeles Department of City Planning has developed a draft city code amendment that sets Residential Floor Area maximums and regulates Bulk, Lot Coverage and Height of developments in single-family zones. Proposed "Variation Zones" would replace the current R1 single-family zone and be tailored by area to retain neighborhood character.

MVCC is seeking community input before making a recommendation to the City Planning Commission regarding the R1 Variation Zone assigned to Mar Vista. **Please come and provide your input.**

Proposed R1 VARIABLE-MASS* VARIATION ZONES

Planning Department recommendation for Mar Vista



Residential Floor Area Ratio	R1V1	R1V New	RIV2	R1V3	Lot Coverage
Up to 6,000 SF	.65	.55	.45	.40	50%
6,001 to 7,000 SF	.63	.53	.43	.38	48%
7,001 to 8,000 SF	.61	.51	.41	.36	46%
8,001 to 9,000 SF	.59	.49	.39	.34	44%
9,001 to 10,000 SF	.57	.47	.37	.32	42%
Over 10,000 SF	.55	.45	.35	.30	40%
Mass					
Total Height	30'	30'	28'	20'	
Encroachment Plane Begins	22'	22'	20'	14'	
Angle of Encroachment Plane**	45°	45°	45°	45°	

* Permits placement of bulk anywhere within the building envelope

** Minimum roof slope